WHITE LAKE TOWNSHIP

COMMUNITY DEVELOPMENT DEPARTMENT

DATE: October 8, 2026

TO: Rik Kowall, Supervisor
Township Board of Trustees

FROM: Sean O'Neil, Community Development Director

SUBJECT: Capital Improvement Plan 2027-2032

Please find attached the White Lake Township Capital Improvement Plan (CIP) for the 2027-2032 cycle. The Planning Commission held a public hearing on October 1, 2026, after which they unanimously adopted the 2027-2032 CIP. The plan is now before you for consideration of its acceptance. A draft resolution, 26-027, as well as the draft Planning Commission minutes, are included for your reference.

I appreciate your consideration, and I look forward to discussing the CIP with you at the October 20th Township Board meeting. Please let me know if you require any additional information.

Thank you.

Director O'Neil presented the application by Ginko Investment, LLC for a Special Land Use and combined preliminary/final Site Plan Amendment for a self-storage facility located southwest of White Lake Road and Andersonville Road, parcel 12-01-127-004, approximately 2.13 acres, zoned LM-1. It was noted that the original Special Land Use (approved February 1, 2024) and Final Site Plan (approved February 20, 2024) had expired after twelve months, necessitating renewed approval. Changes from the original approval include relocation of the access drive further east (made possible by the applicant's acquisition of the adjacent parcel), reduction of Building 3 from 15,300 to 12,850 square feet, exclusively exterior (rather than interior-corridor) access to storage units, and a maximum building height of 16.5 feet.

Mr. Leuffgen summarized a review letter identifying comments related to grading and storm drainage, noting these did not affect site layout and could be resolved administratively.

Applicant representative Jim Butler, PEA Group, Auburn Hills, Michigan, addressed the Commission regarding access control (keypad/kiosk entry, unstaffed), landscape buffering coordination with neighboring residents, and confirmed intent to meet the 20-foot landscape buffer referenced in the Carlisle review letter. Staff confirmed a prior condition from the February 1, 2024 approval restricting hours of operation (facility closed from 10:00 PM to 6:00 AM) remains applicable and the applicant confirmed compliance.

It was MOVED by Commissioner Seward, seconded by Commissioner Sevic to approve special land use for Ginko Storage, identified as parcel ID #12-07-127-004, subject to the facility being closed from 10 PM to 6 am and subject to Board approval. The motion carried with a roll call vote: (6 yes votes) (Sevic/yes, Ruggles/yes, Seward/ Carlock/yes, Seeley/yes, Meagher/yes).

It was MOVED by Commissioner Meagher, seconded by Commissioner Seeley to recommend the Township Board approve the final site plan amendment to Ginko Storage, identified as parcel ID #12-01-127-004, subject to: (1) a waiver of the opposite-side driveway spacing requirement; (2) compliance with the 20-foot landscape buffer per the Carlisle review letter; (3) a finding regarding the required non-obscuring fence; (4) acceptance of the proposed site lighting; and (5) continued compliance with the hours-of-operation restriction (closed 10:00 PM to 6:00 AM). The motion carried with a roll call vote: (6 yes votes)
(Meagher/yes, Seeley/yes, Carlock/yes, Seward/yes, Ruggles/yes, Sevic/yes).

B. 2027-2032 Capital Improvement Plan (CIP)

1. Discussion of Police Department
2. Discussion of Parks and Recreation
3. Consideration of approval

Police Department: Chief of Police Matt Ivory presented a proposal to outfit the newly constructed firearms range at the public safety building with tactical range infrastructure (ballistic baffles, bullet trap/drum system, ballistic roll-up door), citing officer safety and training needs, current reliance on an outside range (Multi-Lakes Conservation Area) at significant daily cost, and potential revenue-sharing opportunities with neighboring police departments. Estimated cost was described as just over a million, with limited grant funding potentially available. A separate placeholder line item for a Mobile Command Post, unchanged since approximately 2009, was discussed as outdated; Chief Ivory offered to research and update the cost estimate for future CIP cycles.

Parks and Recreation: Director O'Neil presented CIP projects, noting the majority (approximately 9 of 13) relate to pathways/trails, continued reliance on grant funding (Federal Land and Water Conservation Fund, Michigan Natural Resources Trust Fund, Ralph C. Wilson Jr. Foundation, Kroger), and a newly operational Corridor Improvement Authority as an additional funding source. It was noted the current Parks and Recreation Master Plan expires in 2027 and a new plan will need to be developed to maintain grant eligibility for a 2028 start. Recent successes, including the Farm Festival (40th anniversary) and ongoing work at Bloomer Park and Stanley Park, were also noted.

Discussion occurred regarding the CIP project rating/prioritization methodology; it was clarified that ratings reflect a determination of need by department heads based on their subject-matter expertise, not a budget, and that all expenditures remain subject to separate Township Board approval.

Chairperson Carlock opened the public hearing at 7:12 P.M. Seeing none, she closed the public hearing at 7:12 P.M.

It was MOVED by Commissioner Seeley, seconded by Commissioner Meagher to adopt the 2027-2032 Capital Improvement Plan, subject to subject to correcting the adoption date and adding reference to the Federal Land and Water Conservation Fund grant programs. The motion carried with a roll call vote: (6 yes votes)
(Sevic/yes, Ruggles/yes, Seward/yes, Carlock/yes, Seeley/yes, Meagher/yes).

Commissioner Ruggles stated he disagreed with the rating schedule of the Fire Department's top three items in the CIP.

CONTINUING BUSINESS
None.

NEW BUSINESS

A. Hidden Pines Condominium
Request: 1. Final Site Plan Amendment

Mary Earley, 5925 Pine Ridge Court, requested an amendment to the 1995 Final Site Plan to remove a notation requiring "no parking" signs on Irene Boulevard. The HOA Board voted 3-0 in favor of removal; one unnamed co-owner has objected. Staff confirmed the Fire Department does not require the signage under current fire code and the Police Department cannot enforce parking restrictions on the private road.

It was MOVED by Commissioner Sweley, seconded by Commissioner Sevic to recommend the Township Board approve the final site plan recommendation for Hidden Pines Condominium: to remove the requirement for No Parking Signs on Irene Boulevard. The motion carried with a voice vote: (6 yes votes).

CHARTER TOWNSHIP OF WHITE LAKE

2027–2032

Capital Improvement Plan

CIP Snap Shot

Aerial view of the new White Lake Township Civic Center Campus, under construction — August 21, 2026

Prepared from the Planning Commission's 2027–2032 CIP

A Six-Year Roadmap for Township Investment

The Capital Improvement Plan (CIP) is White Lake Township's six-year game plan for the big-ticket public investments — new buildings, water and sewer upgrades, fire and police equipment, and parks and pathways. Required annually under the Michigan Planning Enabling Act because the Township runs its own water and sewer systems, the CIP turns long-range goals into a scheduled, funded, and prioritized list of projects the Planning Commission and Township Board can act on.

Every project is scored with a standardized rating system that weighs health & safety impact, legal obligations, consistency with adopted plans, and community benefit — so a fire truck replacement and a pathway extension can be compared on the same scale.

2026 in the Rearview: A Landmark Year

The headline story of the last CIP cycle is the new Civic Center Campus — an 11-acre development on Elizabeth Lake Road bringing together a new 46,000 SF Public Safety Building and a new 36,000 SF Township Hall. Design wrapped in spring 2024, bidding and award followed that year, and construction has been underway since fall 2024. As of the August 21, 2026, project status update, both buildings are deep into interior finishes — paint, flooring, millwork, ceiling grids, and doors — with occupancy targeted for fall 2026.

New Public Safety Building — brick installation complete on the hose tower wall (8/21/26)

Also worth celebrating: Stanley Park — 59 acres off Elizabeth Lake Road — opened to vehicular traffic on July 1, 2026, with Phase II improvements (see the 2027 priority list below).

Supervisor Kowall, Clerk Noble, and Treasurer Roman officially unlocking the Stanley Park gates to vehicular traffic.

Top 5 Priorities to Tackle in 2027

The full 2027 project list spans Fire, Water, Sewer, Parks, Police, Facilities, and Internal Services — but by the CIP's own project-rating system, these five rise to the top as the most important next projects to consider in 2027:

#1 Rating 143	**Upgrades & Equipment Replacement — 7 Sanitary Sewage Pump Stations** **2027 funding:** $716,667 (installment toward a $6.99M multi-year project) Replacing pumps, controls, and adding variable-frequency drives and iron filtration across seven pump stations for better system control and long-term operating savings.
#2 Rating 141	**Brush Truck Replacement** *(Fire Protection / EMS)* **2027 funding:** $90,000 The department's current brush truck and its skid-mounted pump/hose unit are nearing the end of useful life and need replacing.
#3 Rating 140	**Fire Station No. 2 Replacement** *(Fire Protection / EMS)* **2027 funding:** $100,000 (2027 start toward a $4.0M project) Construction of a new satellite fire station with living quarters and three bays begins moving forward in 2027, funded through grants, a bond issue, and the Building Authority.
#4 Rating 139	**Water Tanker (Tender) Truck** *(Fire Protection / EMS)* **2027 funding:** $500,000 After selling off two aging tankers in recent years, the department needs a replacement tanker to maintain water-supply capability at fire scenes.
#5 Rating 127	**Repaint Water Tower 1 & Water Tower 2** *(Water Supply)* **2027 funding:** $932,750 (combined — WS-0021 & WS-0022) Exterior overcoat and interior repainting for both elevated water towers. The CIP flags these two as a natural pairing, since bidding them together can save on mobilization and traffic control costs.

Other notable 2027 activity includes Stanley Park Phase II improvements ($1,000,000), continued Twin Lakes I well upgrades, a new ambulance, extrication tools, and structural firefighting gear.

The Money Picture

Most CIP projects draw on a dedicated enterprise or millage fund rather than the General Fund — which matters, because the CIP is explicit that the General Fund balance alone is not enough to cover the Township's full capital share across all departments. Grants, bonds, and special assessment districts are expected to fill much of the remaining gap, though as of this draft many of those grants have not yet been secured.

Fund	2026 Balance (12-31-25)
General Fund	$8,058,037
Water Supply Fund	$8,711,768
Sewer Fund	$5,059,722
Police Fund	$6,186,253
Fire Protection Fund	$5,924,401
Improvement Revolving Fund	$9,988,762
Parks & Recreation Fund	$2,757,920
Total	$46,686,863

2027-2032
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
Draft for Review –August 2026

2027-2032
Capital Improvement Plan (CIP)

ACKNOWLEDGEMENTS

White Lake Township Board of Trustees
Rik Kowall, Supervisor | Anthony L. Noble, Clerk | Mike Roman, Treasurer |
Scott Ruggles, Trustee | Liz Fessler Smith, Trustee | Andrea C. Voorheis, Trustee | Steve Anderson, Trustee |

White Lake Township Planning Commission
Merrie Carlock, Chair | Robert Seeley , Vice-Chair | Debby Dehart, Secretary & ZBA Liaison | T. Joseph Seward |
Scott Ruggles, Township Board Liaison | Mona Sevic | Peter Meagher |

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

White Lake Township Community Development Department — Planning Division
Sean O'Neil (AICP), Community Development Director | David Waligora, AICP, Senior Planner |
Hannah Kennedy-Galley, Building Specialist | Paige Myers, Executive Secretary |

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

Table of Contents

Table Of Contents	i
Resolution of Adoption	iii
Ch. 1. Overview	1-1
1a. CIP Overview	1-3
1b. White Lake Township Overview	1-7
1c. CIP Process Overview	1-9
Ch. 2. Existing Capital Facilities	2-1
Figure 2-1. Existing Capital Facilities Map	2-7
Ch. 3. Executive Summary	3-1
Ch. 4. CIP Components	4-1
4a. Facilities	4-3
4b. Fire Protection / EMS	4-5
4c. Internal Services	4-9
4d. Parks and Recreation	4-11
4e. Police Department	4-16
4f. Sanitary Sewerage Disposal System	4-18
4g. Water Supply System	4-20
Appendix	A-1
Michigan Planning Enabling Act of 2008 Excerpt	A-1
Project Application Form	A-2
Project Cost Detail Form	A-4
Project Rating Form	A-5
Summary Project Worksheet	A-7

Resolution of Adoption

White Lake
Oakland County, Michigan

Capital Improvement Plan 2027-2032
Resolution #26-027

Motion by Commissioner Seeley, supported by Commissioner Meagher, that the White Lake Township Board of Trustees accept the Capital Improvement Plan for the years 2027-2032. The White Lake Township Board has determined the following:

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

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

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

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

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

WHEREAS, the draft of the Capital Improvement Plan has been available for public review via the Township website and copies made available at the office of the Township Community Development Department, and has been an agenda item for discussion and review by the Planning Commission and Township Board at several public meetings, and has been the subject of a duly noticed Public Hearing held before the White Lake Township Planning Commission on October 1, 2026 and will be reviewed, revised, and updated by the Planning Commission on an annual basis; and

Resolution of Adoption, continued

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 October 1, 2026, moved to adopt the 2027-2032 Capital Improvement Plan unanimously.

NOW THEREFORE BE RESOLVED, that the Capital Improvement Plan presented during the Public Hearing on October 1, 2026, and revised by the public comments received during that Public Hearing, and adopted by the White Lake Township Planning Commission on October 1, 2026, **IS ACCEPTED BY THE WHITE LAKE TOWNSHIP BOARD OF TRUSTEES**; and

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

Ayes:
Nays:
Absent:

RESOLUTION DECLARED ADOPTED.

I HEREBY CERTIFY, that I am duly elected and qualified Clerk of the Charter Township of White Lake, County of Oakland, State of Michigan, and the keeper of the records of the proceedings of said Township as authorized by the Township Board, and the foregoing is a true and correct copy of a resolution duly adopted by a majority vote at a regular meeting of the Township Board legally held on the October 20, 2026, at which a quorum was present.

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

1. Overview

The 2027-2032 White Lake Township Capital Improvement Plan (CIP) will serve as a tool to assist White Lake Township in turning long-range policy planning into real improvements on the ground. A six-year capital improvement plan and an annual update of that plan is a requirement for White Lake Township under the Michigan Planning Enabling Act of 2008. The following report identifies the major capital improvements needed and/or planned for the community, the time-frame 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 nonrecurring 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 $75,000 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 $75,000 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?
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 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 (6) 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 Plan is a dynamic planning document, intended to serve as a tool to implement the White Lake Township Master Plan. The Master Plan should correspondingly include capital improvement projects as well as guide long-term capital planning. The White Lake Township Planning Commission is uniquely qualified to manage the development and annual update of the Township's CIP, based on its role in creating and updating the Township Master Plan. The Planning Commission's role will ensure that public works projects are consistent with the land uses identified within the Master Plan. By making a recommendation of approval for the CIP to the Township Board, the Planning Commission agrees that the projects outlined within it reasonably address the Township's capital improvement needs.

The CIP is an essential link between planning for capital improvement projects and budgeting for them. Once approved by the Township Board, the CIP can be used to develop the capital project portion of the Township's budget. Those projects included in the CIP's first year (2027) potentially form the basis for the upcoming year's capital project budget. As the CIP is annually updated, a continuous relationship will be maintained between the CIP and the Township's annual budget. The annual update to the CIP will occur in advance of the preparation of the Township's budget.

1b. Overview - White Lake Township Overview

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

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

Principal Land Uses

While the commercial base of White Lake Township continues to grow, the principal land use within the Township remains single-family residential. Based on existing land use data from Oakland County Economic Development and Community Affairs, 46.7% of the Township's nearly 24,000 acres is developed as single-family residential. The second largest land use in the Township (in terms of land area) is recreation/open space, comprised of two State Recreation Areas (Pontiac Lake and Highland), a regional Metropark (HCMA's Indian Springs), and an Oakland County-owned golf course (White Lake Oaks). Combined, the recreation/open space land uses within the Township comprise over 25% of the land area (6,000 acres). The Township's commercial, industrial, and office uses comprised 2.2% of the land area in 2019. The majority of the commercial, industrial, and office uses in White Lake Township are located along the Highland Road (M-59) corridor, although some are scattered elsewhere throughout the Township, mostly in the southeast quadrant. There is also a small industrial concentration in the Township's northeast corner. The 21 lakes within White Lake Township comprise almost 11% of its total land area. Figure 1-1 displays the 2024 Existing Land Use Map.

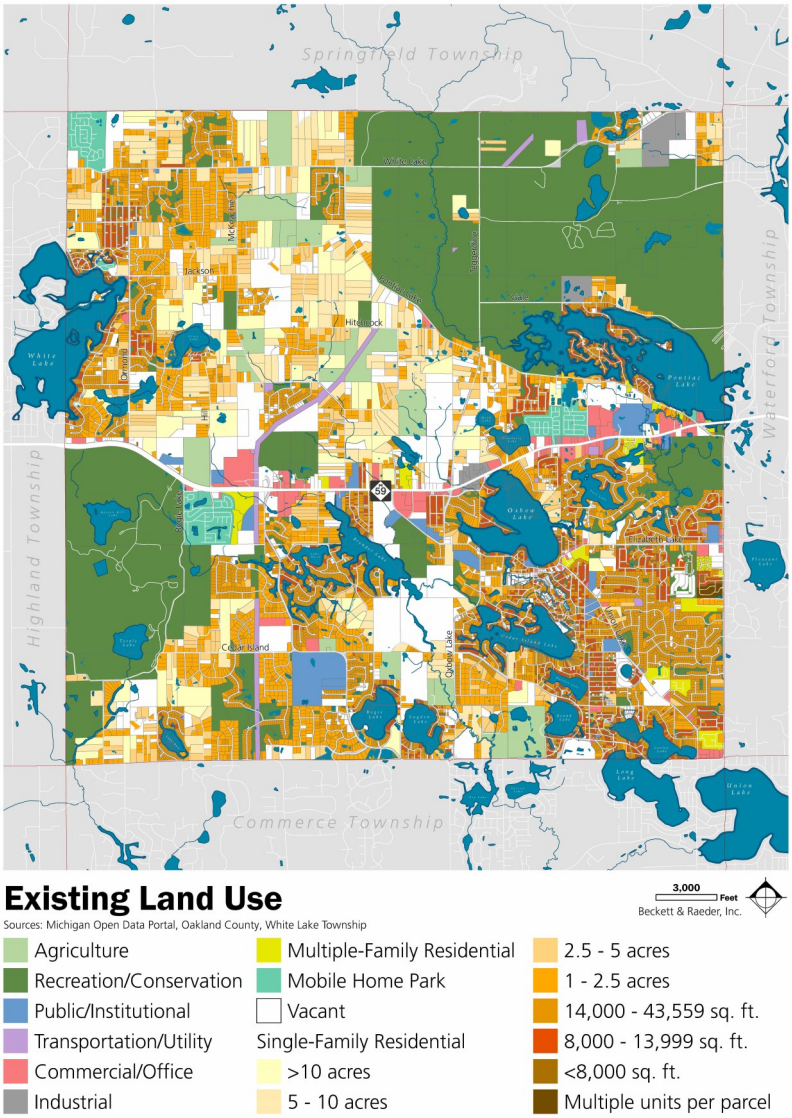
Population

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

Employment

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

FIGURE 1-1 EXISTING LAND USE, 2024



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 was 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 2027-2032 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.

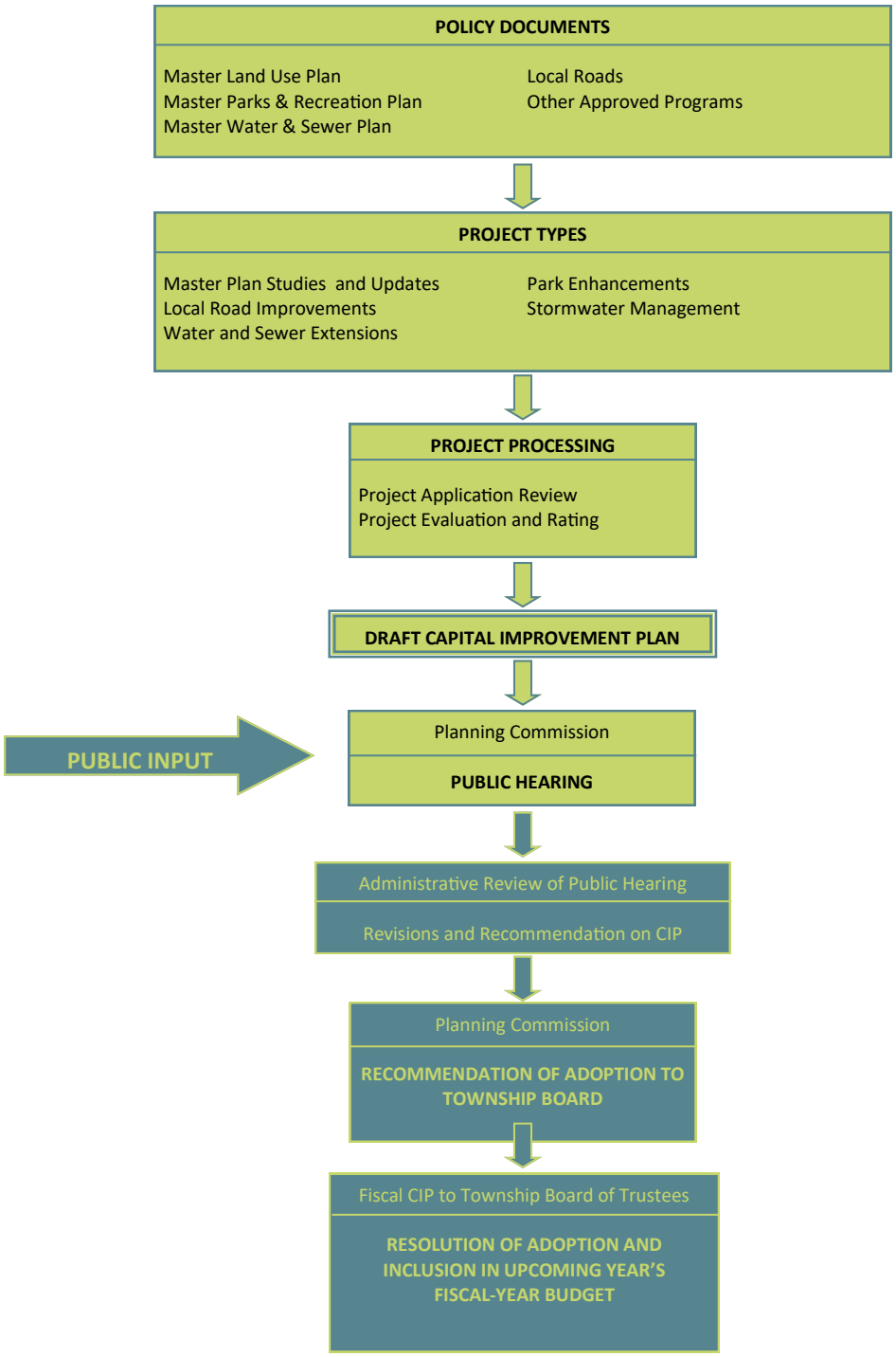
2. Data Compilation

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 Improvement 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: ±1948
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: ±1948
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: ±1973
Last Major Improvement: ±1996
Serves: Southeast quadrant
Condition: Fair
Extent of Use: Heavy

Fire Hall Number 3
4870 Ormond Road
Year Built: ±1979
Last Major Improvement: ±1996
Serves: Northwest quadrant
Condition: Fair
Extent of Use: Moderate

White Lake Township Police Station
7525 Highland Road
Year Built: ±1949
Last Major Improvement: 2001 (expansion)
Condition: Poor
Extent of Use: Heavy

White Lake Township Police Garage
Location: Behind Police Station
Year Built: 2004
Last Major Improvement: None
Condition: Poor
Extent of Use: Heavy

White Lake Township Police Communications System
Year Acquired: New in 2010
Last Major Improvement: None
Condition: Good
Extent of Use: Heavy

White Lake Township Police Vehicles
Includes: 18 Vehicles
Year Acquired: Varies
Condition: Excellent
Extent of Use: Heavy

Fire and EMS Equipment
Includes: three engines, two tankers, two ambulances / transporting units, one light duty rescue (no pumping or water carrying capabilities), one pick-up style grass truck with a skid-mounted pump and tank, four fleet vehicles, one drone aircraft, two cardiac monitors, and breathing apparatus
Year acquired: Varies; between 1997 and 2022
Condition: Varies; from Fair to Excellent
Extent of Use: Varies; primarily Moderate to Heavy

Township Office Annex
7527 Highland Road
Year Built: 1985
Last Major Improvement: 2020 remodel
Condition: Good
Extent of Use: Moderate

Dublin Community Senior Center
685 Union Lake Road
Year Built: approx. 1950
Last Major Improvement: 2001
Condition: Good
Extent of Use: Heavy

White Lake Township Clerk's Equipment
Includes: Voting tabulation machines (18)
Voter assist terminals (13)
Year acquired: Varies; between 2018 and 2022
Condition: Excellent
Extent of Use: Varies

White Lake Township Water System

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

Year Built: Ongoing

Last Major Improvement/Extension: 2020 Hillview Well House & 2019 Twin Lakes II Well House

Condition: Varies; primarily Good to Excellent

Extent of Use: Varies; primarily Moderate to Heavy

White Lake Township Sanitary Sewer System

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

Year Built: Ongoing since 1998

Last Major Improvement/Extension: 2012

Condition: Good to Excellent

Extent of Use: Light to Moderate

Water Tower 1

360 Woodsedge Drive

Year Built: 1994

Last Major Improvement: 2007

Condition: Good

Extent of Use: Heavy

Water Tower 2

6055 Highland Road

Year Built: 2004

Last Major Improvement: None

Condition: Excellent

Extent of Use: Moderate

Hidden Pines Park
Location: Intersection of White Lake Road and Hidden Pines Drive.
Size: 9 Acres
Includes: Baseball Field and parking area

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

Judy Hawley Park
Location: Behind Township Hall, just east of the Township Annex
Size: 12 acres
Includes: Soccer fields, pavilion, play structure, basketball courts, sand volleyball court, and pathway

Ferdinand C. Vetter Park
Location: Behind Dublin Community Center on Union Lake Road
Size: 6 acres
Includes: Baseball field, picnic shelter, pathway, and play structure

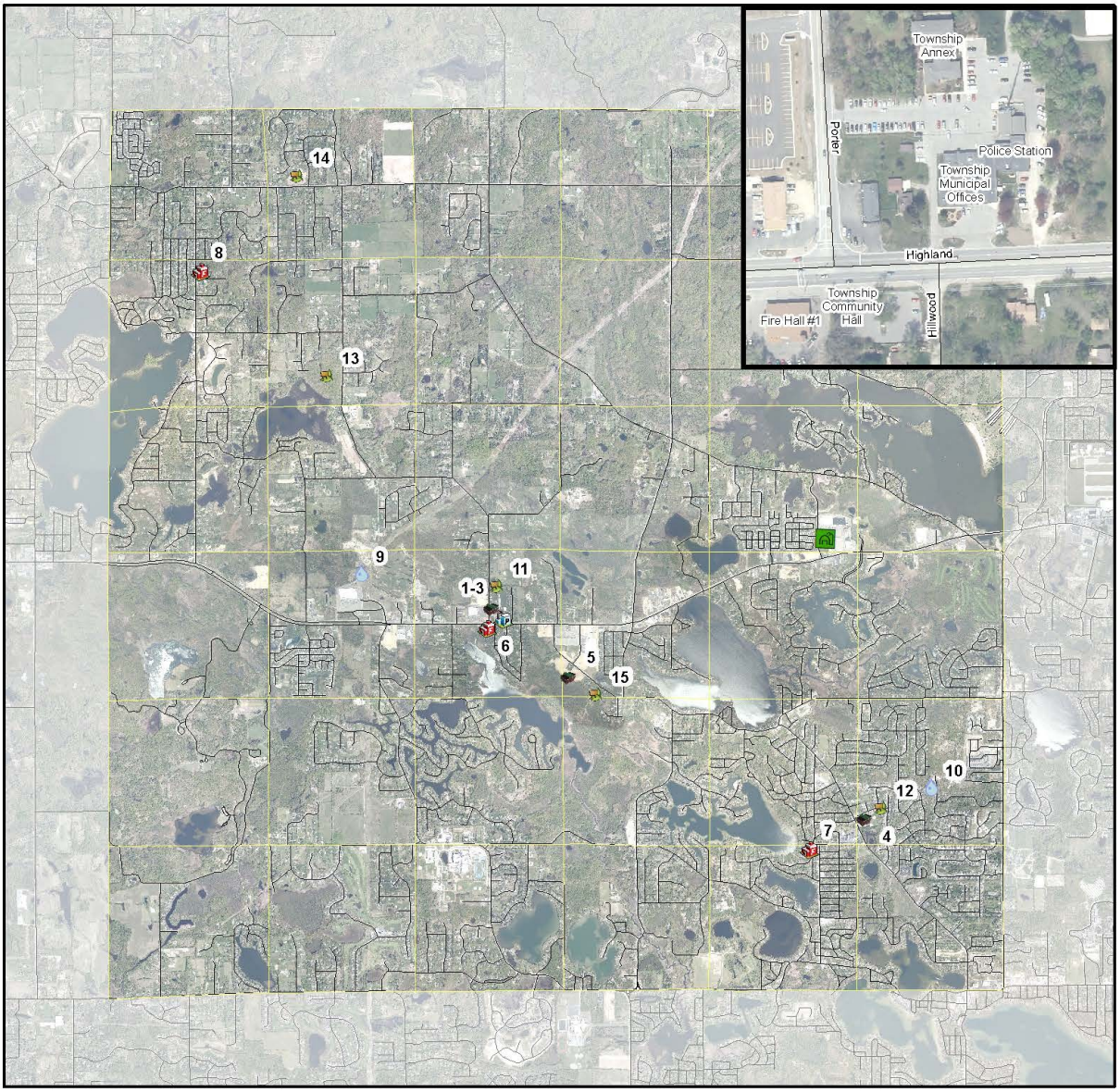
Bloomer Park
Location: West side of McKeachie Road, between Grass Lake and Jackson Roads
Size: Approximately 28 acres
Description: Picnic shelter, scenic overlook, and nature trails

Stanley Park
Location: West side of Elizabeth Lake Road, south of White Lake Library
Size: 59 acres
Description: Park opened to vehicular traffic on July 1, 2026. Phase 2 anticipated construction in 2027.

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

Civic Center Campus
Location: West side of Elizabeth Lake Road, south of White Lake Library
Size: 29 acres
Description: Currently under development, anticipated completion for Fall 2026.

FIGURE 2-1



White Lake Charter Township

0 0.5 1 2 Miles

N

Existing Facilities

Public Facilities
1 - Township Municipal Offices
2 - Community Hall
3 - Township Annex
4 - Dublin Community Center
5 - Civic Center Property

Fire Stations
6 - Fire Hall #1
7 - Fire Hall #2
8 - Fire Hall #3

Police Station

Water Towers
9 - Water Towerl #1
10 - Water Tower #2

Township Parks
11 - Judy Hawley Park
12 - Ferdanand C. Vetter Park
13 - Bloomer Park
14 - Hidden Pines Park
15 - Stanley 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 Department of Public Services. Though some of the information received will require further detail, it is the most current information available until future refinements are made to the project profile.

Project Histories

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

2026 Project Histories

The capital improvement projects, outlined in the 2026-2031 CIP, completed during 2026 were Township Civic Building (FA-0007) and Public Safety Headquarters (FA-0006).

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:

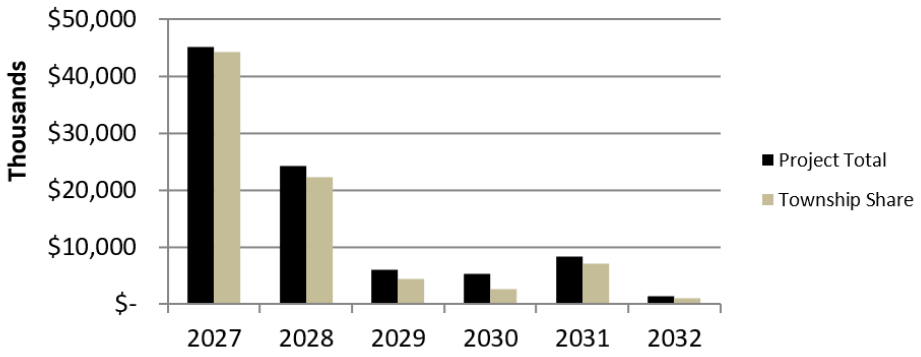
FIGURE 3-1	
Location	Project Labels
M-59, Teggerdine east 0.3 miles	BP-0003 & PK-0006
Stanley Park Phase II & Pickleball Courts	PK-0013 & PK-0014
Elizabeth Lake Road, south of White Lake Library	FA-0006 & FA-0007
Repaint Water Tower 1& 2	WS-0021 & WS-0022

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.

OVERALL FUNDING
FIGURE 3-2



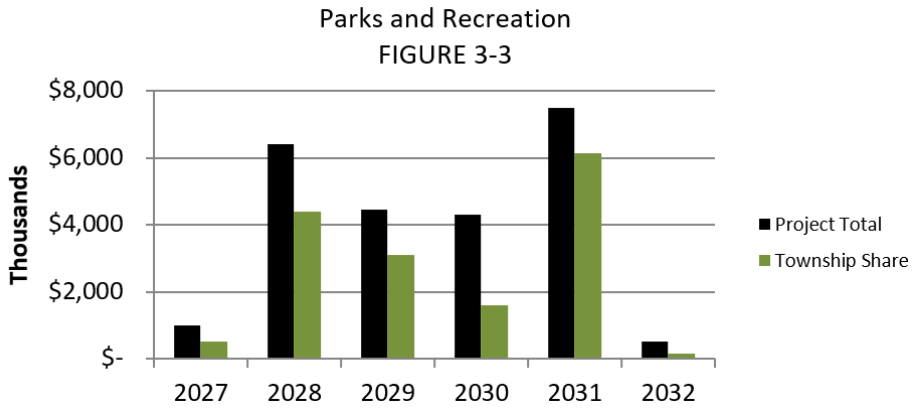
The Township's General Fund balance at the end of fiscal year 2025 was $8,058,037. <u>That amount is inadequate to support the Township's share of the CIP, which is shown in Figure 3-2 above.</u>

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

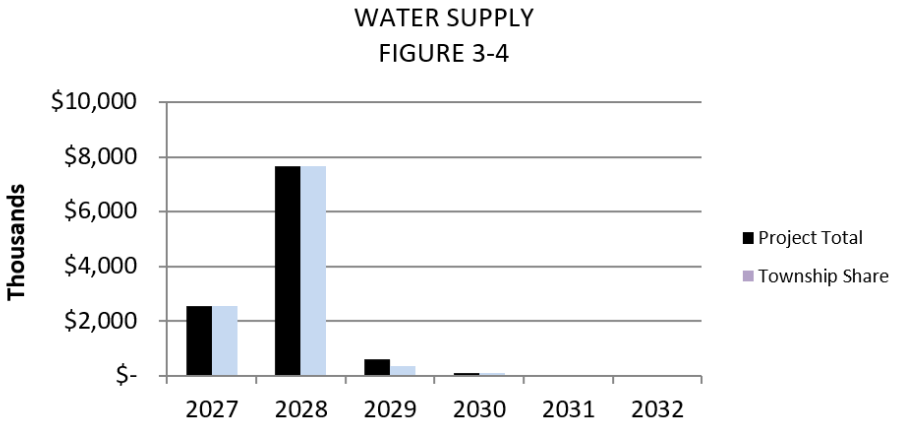
The Parks and Recreation Fund had a fund balance of **$2,757,920** as of December 31, 2025, as shown in the Township's 2025 Audit Report. The 2026 Budget carries forward a beginning fund balance of **$2,757,920.22** for the Parks and Recreation Fund. These funds, together with any awarded grant funds, may be used to support and leverage future 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

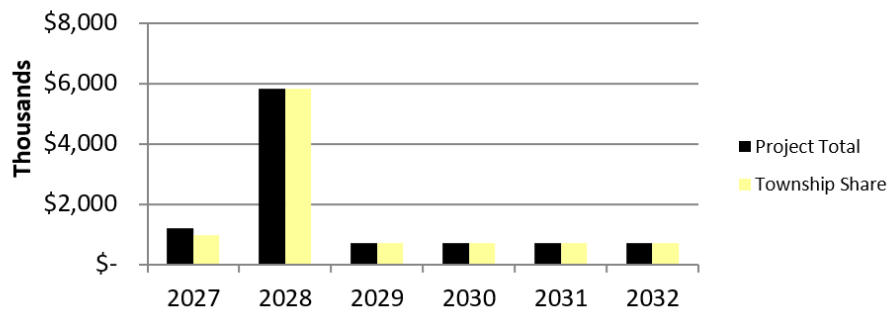
The Water Supply Fund (WF) is an enterprise fund that is not dependent on support from the General Fund. The Water Supply Fund (WF) has a balance of $16,316,762 as of the close of 2025. Several projects in this program area are funded using the Drinking Water Revolving Fund supplemented by the Water Supply Fund balance.



Sewerage Disposal System

Development of sewer has been done either by private development or special assessment districts (SADs). As of 2025, the Sewer Fund (Enterprise Fund) has a balance of $31,887,477.

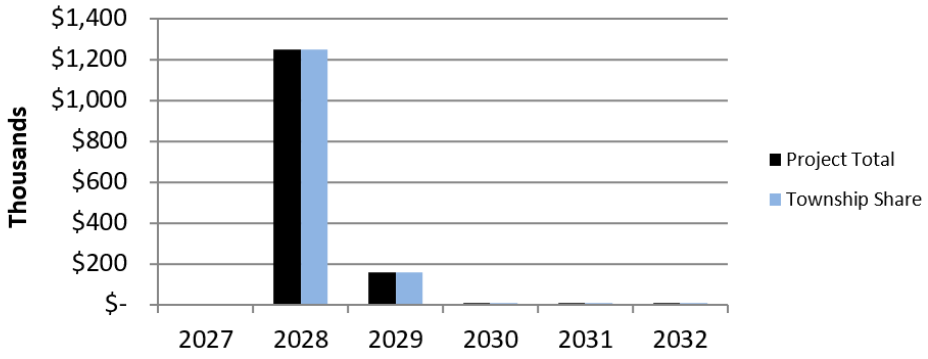
SEWERAGE DISPOSAL
FIGURE 3-5



Police Department

The 2025 CAFR reports a balance of $6,186,253 in the Police Fund. The Police Department is currently funded by a Township Millage.

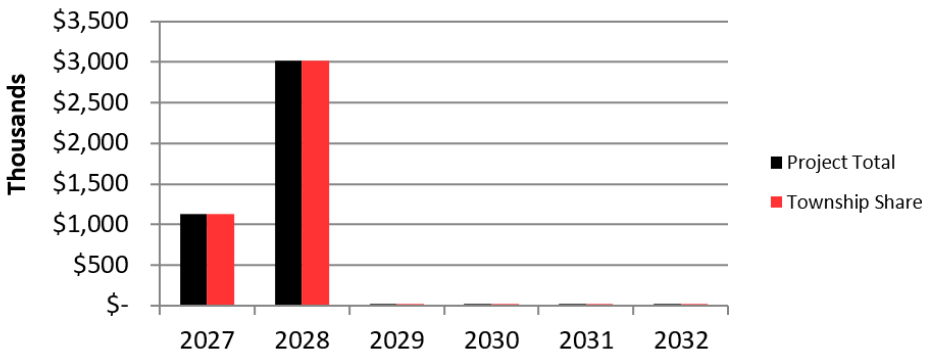
POLICE DEPARTMENT
FIGURE 3-6



Fire Protection

The Fire Protection Fund has a balance of $5,924,401 as reported in the 2025 CAFR. The Fire Protection Fund is supported solely through millage money.

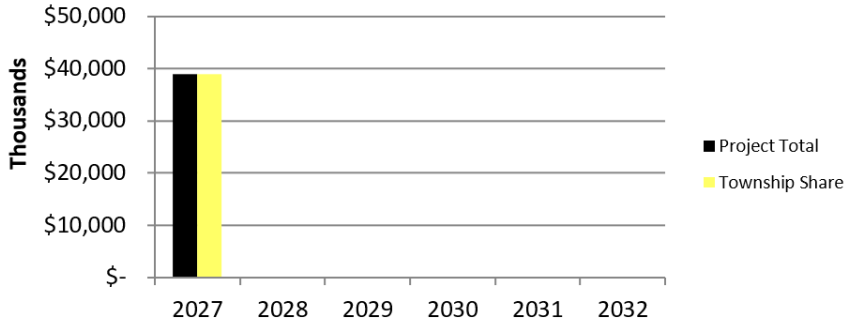
FIRE PROTECTION
FIGURE 3-7



Facilities

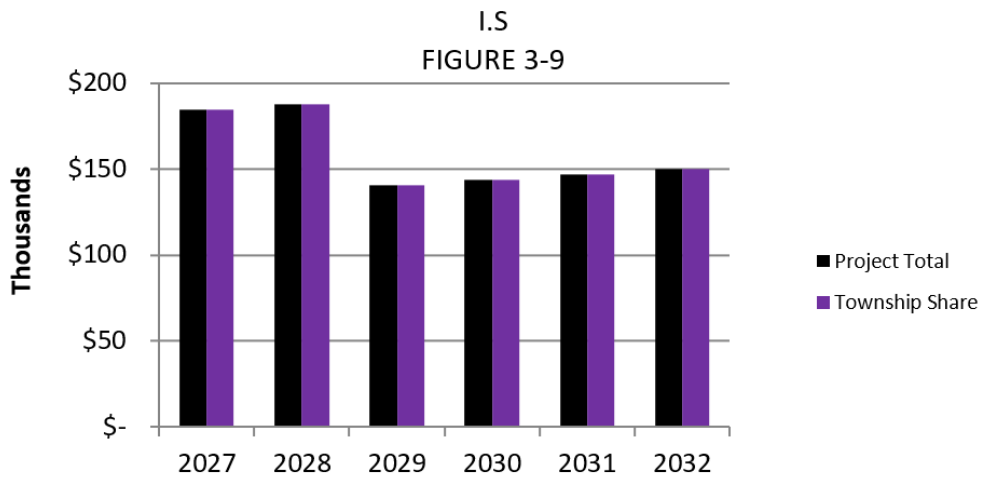
The Township Civic Center district will have a new Public Safety Headquarters that will cost approximately $25 million dollars and a new Civic Center Building to replace the current Township Offices at an approximate cost of $20 million dollars. This money will come from the Capital Project Fund and the issuance of bonds. The Township currently has $10,166,676 available for a new Township Municipal Complex in an Improvement Revolving Fund listed in the 2025 CAFR.

FACILITIES
FIGURE 3-8



Internal Services

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



4. CIP Components

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

Section 1a. Facilities

Section 4b. Fire Protection / Emergency Medical Services

FD-0002 - Fire Station 2 Replacement
FD-0006 - Fire Ladder Truck
FD-0009 - Fire Station 3 Replacement
FD-0017 - Structural Firefighting Gear
FD-0019 - Engine / Pumper Replacement

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-0008 - Hidden Pines Park Phase II
PK-0009 - Teggerdine Trail Design
PK-0010 - Bloomer Park (Phase II)
PK-0013 - Stanley Park (Phase II)
PK-0014 - Pickleball Courts

Section 4e. Police Department

PD-0002 - Mobile Command Center
PD-0002 - Public Safety Firearms Range

Section 4f. Sanitary Sewerage Disposal System

SS-0005 - Western Outlet Sanitary Extension Phase 2
SS-0006 - Pump Station at Lakeland High school
SS-0008 - Upgrades & Equipment Replacement of 7 Sanitary Sewage Pump Stations

Section 4g. Water Supply System

WS-0004 - Twin Lakes Well Replacement and Upgrades
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
WS-0024 - Waterford / White Lake Emergency Interconnection
WS-0025 - DPS Storage / Maintenance Building

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
Private Developer	PD

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.

This page is intentionally left blank.

4b. CIP Components - Fire Protection/EMS

Overview

Fire Protection/Emergency Medical Services 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-0001	Extrication Tools	New Equipment	106	GF, FPF	$120,000	$120,000	$--

Project Description
We need to upgrade our extrication tools every 8-10 years or so due to construction methods of vehicles. Our tools are 10 years old.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0003	Brush Truck	New Equipment	141	GF, FPF	$90,000	$90,000	$--

Project Description
We currently have one brush truck. It is nearing its end of life for both the vehicle and the skid unit (pump, hose, etc. that goes in the bed).

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0004	Water tanker (tender) truck	New Equipment	139	GF, FPF	$500,000	$500,000	$--

Project Description
We currently have one (1) tanker (tender) truck. Several years ago, the department sold the third tanker (tender). We recently sold our second one that was beyond its useful life. We need to replace it.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0005	Ambulance	New Equipment	111	GF, FPF	$300,000	$300,000	$--

Project Description
We currently have three (3) excellent ambulances. Should one go down for a short or longer period of time, we need to have a reliable backup. A good used remounted ambulance should suffice.

CHARTER TOWNSHIP OF WHITE LAKE
CAPITAL IMPROVEMENTS PLAN
PROJECT SUMMARY
FIRE PROTECTION (FD)

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0002	Fire Station 2 Replacement	New Construction	140	Grant, Bond Issue, BA	$4,000,000	$4,000,000	$--

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	$1,500,000	$1,500,000	$--

Project Description
100-foot fire-fighting ladder truck.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0009	Fire Station 3 Replacement	New Construction	112	Grant, Bond Issue, BA, GF	$5,000,000	$5,000,000	$--

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-0017	Structural Firefighting Gear (30 sets)	New Equipment	102	FPF	$126,000	$126,000	$--

Project Description
Structural Firefighting Gear. $4,200 per set = $126,000

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
FD-0019	Engine/Pumper Replacement	New Equipment	112	FPF	$3,000,000	$3,000,000	$--

Project Description
Specification process beginning in 2027.

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 Vehicles	New Equipment	80	PD / GF	$ 873,000	$ 873,000	$--

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 expedite 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, or Federal Housing and Urban Development.

In January 2023 the Township Board adopted the 2023-2027 Parks and Recreation Master Plan. The Plan outlines goals and objectives illustrating the vision for parks and recreation over the next five plus years, and documents desired capital improvements to meet the goals, and categorizes them as short-, mid-, long-term, or ongoing priorities including magnitude of cost of the proposed capital improvements. The Plan also identifies potential funding sources that might best align with the various capital projects. The CIP incorporates several of the capital projects identified in the 2023-2027 Parks and Recreation Master Plan.

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	$2,000,000	$1,500,000	$500,000

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	$2,000,000	$1,500,000	$500,000

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	$2,000,000	$1,500,000	$500,000

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	New Construction	98	MNRTFG; RCOCTP; P&RF	$1,500,000	$1,150,000	$350,000

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 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	$5,500,000	$5,000,000	$500,000

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	$2,000,000	$1,500,000	$500,000

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	$2,000,000	$1,500,000	$500,000

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	$2,000,000	$1,500,000	$500,000

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-0008	Hidden Pines Park Phase II	New Construction	80	MNRTFG; P&RF, Passport Grant	$500,000	$150,000	$350,000

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 pathway network and providing other park amenities including park benches.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0013	Stanley Park Phase II	Improvements	91	MNRTFG; P&RF; GF; Donations	$2,250,000	$1,250,000	$1,000,000

Project Description
Balance of Stanley Park improvements.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PK-0014	Pickleball Courts	New Construction	91	Grant(s); P&RF	$450,000	$100,000	$350,000

Project Description
Location to be determined. This recreational amenity is identified in the Parks and Recreation Master Plan.

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 the Police Fund balance, grants from sources such as Homeland Security, and drug forfeitures. The Police also have a 10-year operating millage that will collect through 2031.

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

CHARTER TOWNSHIP OF WHITE LAKE CAPITAL IMPROVEMENTS PLAN PROJECT SUMMARY POLICE DEPARTMENT (PD)							
PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PD-0002	Mobile Command Center	New Equipment	65	Grants; Drug Forfeitures	$152,000	$152,000	$--

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.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
PD-0003	Public Safety Firearms Range	New Construction	99	Grants; Drug Forfeitures; PDF	$1,250,000	$1,250,000	$--

Project Description
Outfitting of the Public Safety Building Firearms Range by moving forward with construction of the range, the Firearms Instruction Unit will be able to provide training to officers on a consistent basis. Additional benefits to White Lake Township are that area agencies will be able to utilize this range for training purposes for a fee that will help offset the cost of the outfitting.

4f. CIP Components - Sanitary Sewerage Disposal System

Overview

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

A Sanitary Sewerage Disposal Enterprise Fund was created in 2022.

The Department of Public Services completed an asset management plan in 2019 following a roughly three year study of the condition of the Township wastewater system. Potential sources of funding for projects are the Sewer Fund, Special Assessment Districts (SADs), and the State Revolving Fund (SRF) loan program.

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	SF, SRF	$5,329,711	$5,329,711	$--

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	SF, SRF, Private Development	$500,000	$260,250	$--

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

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
SS-0008	Sanitary Sewer Pump Stations (11)	Rehabilitation	139	SF, SRF	$6,994,348	$6,994,348	$--

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

4g. CIP Components - Water Supply System

Overview

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

The Township has a Water Enterprise Fund managed by the Department of Public Services.

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

On the following pages, 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	$500,000	$484,000	$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. This will have to be combined with WS-0015.

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	$2,723,516	$2,723,516	$--

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

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0015	Twin Lakes Well House Upgrades	Rehabilitation	108	WF, DWRF	$3,123,000	$3,123,000	$--

Project Description
Update controls, piping, iron filtration, and instrumentation to allow efficient operation of the Twin Lakes well house. New in 2027 is well replacement.

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	$3,928,148	$3,928,148	$--

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.

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-0019	Meter Replacement	Rehabilitation	82	WF, DWRF	$500,000	$500,000	$--

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	$658,672	$658,672	$--

Project Description
Exterior overcoat polyurethane paint. Complete wet interior repaint.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0022	Repaint Water Tower 2	Rehabilitation	127	WF, DWRF	$312,300	$312,300	$--

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-0023	Backhoe Machine	New Equipment	74	WF, DWRF	$100,000	$100,000	$--

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

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0024	Waterford / White Lake Emergency Interconnection	New Construction	103	WF, DWRF, Waterford	$500,000	$250,000	$--

Project Description
Construction of a second interconnection between the Waterford and White Lake water systems to increase reliability and capacity.

PROJECT NUMBER	PROJECT TITLE	CATEGORY	RATING	FUNDING	PROJECT COST	TOWNSHIP SHARE	OTHER FUNDS
WS-0025	DPS Storage / Maintenance Building	New Construction	58	SF, WF	$1,457,400	$1,457,400	$--

Project Description
Currently gathering estimates and developing preliminary site plan.

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 TOWNSHIP FOUNDED 1836

CHARTER TOWNSHIP OF WHITE LAKE

1985

OAKLAND COUNTY, MICHIGAN

FOUR SEASONS PLAYGROUND

Rik Kowall, Supervisor
Anthony L. Noble, Clerk
Mike Roman, Treasurer

Trustees
Scott Ruggles
Steve Anderson
Andrea C. Voorheis
Liz Fessler Smith

WHITE LAKE TOWNSHIP
7525 Highland Road • White Lake, Michigan 48383-2900 • (248) 698-3300 • www.whitelaketwp.com

White Lake
Oakland County, Michigan

Capital Improvement Plan 2027-2032
Resolution #26-027

Motion by Commissioner Seeley, supported by Commissioner Meagher, that the White Lake Township Board of Trustees accept the Capital Improvement Plan for the years 2027-2032. The White Lake Township Board has determined the following:

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

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

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

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

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

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

of a duly noticed Public Hearing held before the White Lake Township Planning Commission on October 1, 2026 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 October 1, 2026, moved to adopt the 2027-2032 Capital Improvement Plan unanimously.

NOW THEREFORE BE RESOLVED, that the Capital Improvement Plan presented during the Public Hearing on October 1, 2026, and revised by the public comments received during that Public Hearing, and adopted by the White Lake Township Planning Commission on October 1, 2026, **IS ACCEPTED BY THE WHITE LAKE TOWNSHIP BOARD OF TRUSTEES**; and

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

Ayes:
Nays:
Absent:

RESOLUTION DECLARED ADOPTED.

I HEREBY CERTIFY, that I am duly elected and qualified Clerk of the Charter Township of White Lake, County of Oakland, State of Michigan, and the keeper of the records of the proceedings of said Township as authorized by the Township Board, and the foregoing is a true and correct copy of a resolution duly adopted by a majority vote at a regular meeting of the Township Board legally held on the October 20, 2026, at which a quorum was present.

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