

**VILLAGE OF BALDWIN
LAKE COUNTY, MICHIGAN**

**FY 2016-2021
SIX-YEAR
CAPITAL IMPROVEMENT PLAN (CIP)**

INTRODUCTION

The CIP is intended to identify public improvements to support the Village's projected needs during the next six years. It consists of:

- Standards for public facilities expressed as levels of service
- A schedule of required projects
- A schedule of revenues to fund required projects

RANKING CRITERIA - Capital improvements are prioritized in the following order:

1. Repair, remodeling, renovation, or replacement of obsolete or worn out facilities that contribute to achieving or maintaining the current level of service.
2. New or expanded facilities that reduce or eliminate deficiencies in the current level of service for existing demand.
3. New public facilities and improvements to existing public facilities that eliminate public hazards not eliminated above.
4. New or expanded facilities that provide the adopted levels of service for new development and redevelopment during the next six fiscal years.
5. New or expanded public facilities that are contained in the Village Master Plan and scheduled within the next six years.

6. Improvements to existing facilities, and new facilities that significantly reduce the operating cost of providing a service or facility.

7. New facilities that exceed the adopted levels of service for growth during the next six fiscal years by either:

- a) Providing excess public facility capacity that is needed by future growth beyond the next six fiscal years; or
- b) Providing higher quality public facilities than are contemplated in the Village's normal design criteria for such facilities.

8. Facilities not described in (1) through (6) above, but which the Village is obligated to complete.

ADDITIONAL INFORMATION

Village of Baldwin Administration
(231) 745-3587

OVERVIEW

Village of Baldwin's Capital Improvements Plan (CIP) is a 6-year program that outlines projected capital expenditures for infrastructure and major capital projects such as road construction and improvements, park system improvements, public utility enhancements such as improvements to water, sanitary sewer, and storm drainage systems, and construction and improvement of Village facilities. In addition to identifying the specific capital projects, the CIP also outlines how these projects are to be financed.

The Village's CIP is designed to set forth the estimated schedule, timing, and details of each specific capital improvement by year, together with the estimated cost, the need for the improvement, and sources of revenue to pay for the improvement. With the adoption of the attached plan, and the projects contained herein, Board and staff have carefully considered for each project and the overall plan:

- The condition of the Village's existing infrastructure, including the projected need for repair or replacement;
- The likely demand for the improvement;
- The estimated cost of the improvement;
- The available resources;
- The level of overlapping debt;
- The relative benefits and costs of alternative uses of the funds;
- Operating costs of the proposed improvements; and
- Alternatives for providing services most efficiently, through shared facilities with other governmental units.

Each project in the Village's CIP is identified as to the project's type, or category. Also included for each project are the funding source and the year (or years in some cases) in which the project will be constructed or put into service. Project types currently in use in the CIP are:

- ❖ Buildings and Facilities
- ❖ Roads, Streets, and Bridges
- ❖ Traffic Signals
- ❖ Park Improvements

- ❖ Park Trails
- ❖ Utility Systems
- ❖ Water System
- ❖ Sanitary System
- ❖ Storm Drainage

The following includes detail on each project included in the CIP. For each project, an improvement worksheet is completed. This worksheet provides all estimated costs and anticipated funding sources as well as the timing and location for each improvement. When a project is first proposed for inclusion in the CIP, a sheet such as this is entered into the data in the CIP database for Board discussion and review.

CIP DEFINED

In Village of Baldwin, Capital Improvements will be any physical improvement to public facilities or road infrastructure as well as land acquisition, buildings, bike paths, trails, sidewalks, fire apparatus and equipment over \$5,000.00.

MAPPED PROJECTS

Projects having a physical location are shown on the accompanying map.

FUNDING SOURCES

The Village employs a number of tools to finance capital projects. These various sources are listed below. Though the attached CIP does not reflect the use of all of the funding sources available to the Village, the sources are identified below as potential sources for funding certain projects.

INTERNAL METHODS:

Property Taxes – Property taxes are used to fund projects of a general benefit to the entire Village. Property taxes can be used to concurrently fund projects – i.e., taxes levied in a particular year are spent that year for the specific project – or, taxes can be levied to retire

bonded debt if the Village borrowed money by issuing bonds to fund the project.

Special Assessments - Special assessments are based on the concept that when land is benefited from a particular improvement, all or part of the costs of the improvement should be levied against those properties to finance such improvements. Special assessment bonds are retired through special assessment collections and, if necessary, property taxes if backed by the full faith and credit of the Village.

Utility Funds - Capital improvements to the water and sewer utilities are financed through utility fund revenues derived from user charges for the respective services. Revenue bonds are used to finance large projects.

Lease/Revenue Bonds - These bonds are backed by the full faith and credit of the Village and supported through an ad valorem special levy (millage).

Sinking (Reserve) Funds – Sinking funds for capital expenditures is recommended for future repair and replacement of infrastructure such as water mains.

Other - Other internal funding options available include capital project and capital improvement funds whose source of funding includes property tax levies, interest income on Village investments, and transfer from reserves.

EXTERNAL METHODS:

Michigan Department of Transportation – The Michigan Department of Transportation provides financing assistance for maintenance and improvements on those highways included in the MDOT trunk highway system and federal interstate system. These improvements could include intersecting local or county streets. Improvements on these highways must meet State trunk highway standards before MDOT releases funds.

USDA Rural Community Facilities Program - Grants and loans for eligible cities with a population of less than 20,000 may be used to construct, enlarge, or improve community facilities, with public safety and health care facilities given top priority.

USDA Rural Water and Waste Disposal Program - Funds to certain cities and rural areas to construct or modify water, sewer, storm water, and solid waste disposal facilities.

Community Development Block Grant – Enables local governments to help provide decent, affordable housing and create economic opportunities primarily for low and moderate-income families to address long-term economic distress in urban industrial cores and rural areas; distributed based on need and ability to create jobs and attract private investment. Priority consideration will be given to those areas that have experienced sudden and severe economic dislocation and job loss due to corporate restructuring.

Other - Other sources of financing available externally include grants and donations.

PROJECT SUMMARIES

1. **PROJECT NAME:** West Side Business District Alleyway
YEAR: 2016
ESTIMATED COST: \$300,000
PROJECT TYPE: Street and Parking Improvement

Description – Replace alley with paved and curbed drive and additional parking. Place overhead utilities underground.

Justification – Better access to rear entrances of stores and more parking

Operational Impacts – Functionality

FUNDING SOURCES

DDA \$300,000
MEDC Downtown Grant \$250,000

2. **PROJECT NAME:** Replace Water Well #1
YEAR: 2016
ESTIMATED COST: \$65,000
PROJECT TYPE: Water System Improvements

Description - This project consists of abandoning and properly capping well number 1 and installing an entirely new well. A new well about \$65,000.

Justification – The well is in poor condition.

Operational Impacts – Reduces long-term maintenance and/or replacement costs.

FUNDING SOURCES

Water Fund	\$65,000
Rural Development Bond	?????

- 3. PROJECT NAME: New Sidewalks**
- YEAR: 2016**
- ESTIMATED COST: \$25,000**
- PROJECT TYPE: Street Improvements**

Description - This project consists of constructing new sidewalk on the north side of Fifth Street between Michigan Street and Beech Street, and on the east side of Beech Street between Fourth Street and Fifth Street.

Justification - These improvements will increase the safety of schoolchildren in this area.

Operational Impacts – Perhaps additional snow removal at the discretion of the Village Council.

FUNDING SOURCES

Street fund	\$25,000
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- 4. PROJECT NAME: Expand Wastewater Treatment Plant Capacity**
- YEAR: 2016**
- ESTIMATED COST: \$3,200,000**
- PROJECT TYPE: Sanitary Sewer System Improvements**

Description – This project consists of installing head works for septic receiving and additional treatment cell for additional capacity.

Justification - These improvements are part of the agreement with Webber Township and Geo.

Operational Impacts – Functional preparedness but increased maintenance costs

FUNDING SOURCES

Geo, Inc. \$3,200,000

5. **PROJECT NAME:** Paving Eighth Street
YEAR: 2017
ESTIMATED COST: \$100,000
PROJECT TYPE: Street Improvements

Description - This project consists of paving the unpaved sections of Eighth Street through the railroad yard between Cherry Street and Astor Road, and a short piece of Cherry Street south of 8th Street. Remove old railroad underground water tanks and repair two railroad crossings.

Justification - These improvements will improve year round maintenance in this area.

Operational Impacts - None

FUNDING SOURCES

Street fund \$150,000

6. **PROJECT NAME:** New Bridge on Eighth Street
YEAR: 2017
ESTIMATED COST: \$750,000
PROJECT TYPE: Street Improvements

Description - This project consists of replacing the Eighth Street bridge which had recently had the load capacity reduced from 50 to 17 tons and is listed on the MDOT critical bridge list for 2015.

Justification - These improvements will increase traffic safety in this area and keep a critical river crossing functioning properly into the future. This bridge is on the critical bridge list for the State of Michigan.

Operational Impacts – This will reduce annual maintenance costs and sedimentation of the Baldwin River. Improved traffic flow and snow removal.

FUNDING SOURCES

Street fund	\$250,000
MDOR Grant	\$500,000

- 7. **PROJECT NAME:** Airport Runway Extension
- YEAR:** 2017
- ESTIMATED COST:** \$2,300,000
- PROJECT TYPE:** Street Improvements

Description - This project consists of repairing the surface of the entire Baldwin Airport runway, and add runway lighting, extend the runway to 4,500 feet in length (from 3,800 feet), and add ground station instrument landing system (ILS).

Justification - These improvements will increase the safety of aircraft, and allow larger aircraft to land.

Operational Impacts - None

FUNDING SOURCES

Private funds	\$2,300,000
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- 8. **PROJECT NAME:** Extend Water and Sanitary Sewer
- YEAR:** 2017

ESTIMATED COST: \$600,000
PROJECT TYPE: Street Improvements

Description - This project consists of extending water and sanitary sewer along James Street on the east side of the Baldwin River, and other areas in the Village adjacent to the Village not currently served.

Justification - These improvements will increase the availability of public utilities in this part of the Village.

Operational Impacts - None

FUNDING SOURCES

Street fund \$600,000

9. PROJECT NAME: Emergency US-10 Bypass
YEAR: 2018
ESTIMATED COST: \$150,000
PROJECT TYPE: Street System Improvements

Description - This project consists of land acquisition and construction of a new street to connect Tenth Street and Sheridan near the new water tank.

Justification – The emergency bypass will provide access to the Village should an accident prohibit use of the US-10 and M-37 intersection.

Operational Impacts – Increases long-term maintenance costs.

FUNDING SOURCES

DDA	\$100,000
Street Fund	\$ 50,000
TOTAL	\$150,000

10. PROJECT NAME: Widen Prospect Street Right-of-Way

YEAR: 2019
ESTIMATED COST: \$50,000
PROJECT TYPE: Street Improvements

Description - This project consists of widening the right-of-way of Prospect Street to 66 feet.

Justification - These improvements continue the established standard in the village.

Operational Impacts – Better management of utilities and maintenance

FUNDING SOURCES

DDA \$50,000

11. PROJECT NAME: Hollister Park Spray Pad
YEAR: 2019
ESTIMATED COST: \$175,000
PROJECT TYPE: Recreation Improvements

Description - The project includes 50-foot diameter pad with water features and restoration of disturbed areas.

Justification - This project consists of creating a new feature at the park that is kid friendly.

Operational Impacts - Increased utility maintenance costs and. It would provide greater participation and interest in the center of the Village.

FUNDING SOURCES

DDA	\$100,000
<u>L&WCF Grant</u>	<u>\$ 75,000</u>
TOTAL	\$175,000

12. PROJECT NAME: Widen the Right-of-Way of Center Street

YEAR: 2019
ESTIMATED COST: \$25,000
PROJECT TYPE: Street Improvement

Description - This project consists of widening the 50-foot right-of-way on Center Street to 66-feet.

Justification – A full width right-of-way would meet the Village standard of 66 feet and allow enough room for in the future to improve utilities.

Operational Impacts - Increased utility maintenance costs.

FUNDING SOURCES

Street Fund \$ 25,000

13. PROJECT NAME: 7th Street Streetscape and Sidewalk
YEAR: 2019
ESTIMATED COST: \$100,000
PROJECT TYPE: Street Improvements

Description - This project consists of extending the streetscape treatment on 7th Street one block each east and west of Michigan Avenue including curb & gutter, landscaping, lighting and street furniture.

Justification - These improvements continue the established standard in the downtown area.

Operational Impacts - Increased maintenance costs.

FUNDING SOURCES

DDA \$100,000

14. PROJECT NAME: 8th Street Streetscape and Sidewalk

YEAR: 2019
ESTIMATED COST: \$100,000
PROJECT TYPE: Street Improvements

Description - This project consists of extending the streetscape treatment including curb & gutter, landscaping, lighting and street furniture.

Justification - These improvements continue the established standard in the downtown area.

Operational Impacts - Increased maintenance costs.

FUNDING SOURCES

DDA \$100,000

15. PROJECT NAME: Airport Runway Repaving
YEAR: 2020
ESTIMATED COST: \$250,000
PROJECT TYPE: Street Improvements

Description - This project consists of repaving the entire Baldwin Airport runway.

Justification - These improvements will increase the safety of aircraft, and extend the life of the runway.

Operational Impacts - None

FUNDING SOURCES

Private funds \$250,000

TABLE 1
CAPITAL IMPROVEMENTS

PROJECT	DEPARTMENT	2016	2017	2018	2019	2020	2021
1. West Side Business District Alleyway		50,000					
2. Replace Water Well #1				300,000			
3. New Sidewalks				63,000			
4. Expand Wastewater Treatment Plant Capacity					10,500		
5. Paving Eighth Street					5,000		
6. New Bridge on Eighth Street						150,000	
7. Airport Runway Extension							50,000
8. Extend Water and Sanitary Sewer							175,000
9. Emergency US-10 Bypass							25,000
10. Widen Prospect Street Right-of-Way							3.2 mil
11. Hollister Park Spray Pad							100,000
12. Widen the Right-of-Way of Center Street							100,000
13. 7 th Street Streetscape and Sidewalk							
14. 8 th Street Streetscape and Sidewalk							
15. Airport Runway Repaving							