

**VILLAGE OF BALDWIN
LAKE COUNTY, MICHIGAN**

**FY 2026-2031 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 the 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, 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 each improvement, and sources of revenue to pay for each improvement. With the adoption of the attached plan, and the projects contained herein, the Village Council and staff have carefully considered each project and the plan:

- The condition of the Village's existing infrastructure, including the projected need for repair or replacement.
- The demand for 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
- ❖ Park Improvements
- ❖ Water System
- ❖ Sanitary System
- ❖ Storm Drainage

The following pages include 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 further 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, vehicles, and equipment over \$5,000.00.

MAPPED PROJECTS

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

FUNDING SOURCES

The Village employs several tools to finance capital projects. These various sources are listed below. Though the attached CIP does not reflect the use of all 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.

Downtown Development Authority (DDA) – The Village's DDA has identified several projects that are consistent with its mission of encouraging economic development and creating jobs. The revenues of the DDA may be allocated to Village projects that occur within the DDA boundary.

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:

Land and Water Conservation Fund (L&WCF) – This grant program is administered by the Michigan Department of Natural Resources.

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. MDOT also provides funding through Public Act 51 of 1951, that provides funding to municipalities for local streets.

Community Development Block Grant (CDBG) – 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.

Drinking Water State Revolving Fund (DWSRF) - Michigan's Drinking Water State Revolving Fund (DWSRF) program is designed to assist water suppliers in satisfying the requirements of the Safe Drinking Water Act by offering low-interest loans (for 20, 30, or 40-year loans) to eligible water suppliers.

Distribution System Materials Inventory (DSMI) – A process that Michigan water supplies use to identify and record the materials in their service lines. The DSMI is a requirement of the Michigan Lead and Copper Rule, which was issued in 2018.

Drinking Water Asset Management (DWAM) – This grant program was a drinking water infrastructure financial assistance program developed by EGLE. The program provided grant funding to assist community drinking water supplies with asset management plan development and updates, and/or distribution system materials inventories as defined in Michigan's revised Lead and Copper Rule.

Water System Reliability Study (WSRS) – Completed in 2020, this study has identified several deficiencies in the Village water system which is continually reevaluated for compliance.

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

PROJECT SUMMARIES

- | | |
|-------------------------|-----------------------------------|
| 1. PROJECT NAME: | 902 Michigan Redevelopment |
| YEAR: | 2026 |
| ESTIMATED COST: | \$10,000 |
| PROJECT TYPE: | Downtown Improvements |

Description – Improvement of the vacant lot for public use.

Justification - This project consists of creating a new public gathering space feature.

Operational Impacts - Increased participation and interest in the center of the Village.

FUNDING SOURCES

DDA	\$ 10,000
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2. **PROJECT NAME:** Hollister Park
YEAR: 2026
ESTIMATED COST: \$950,000
PROJECT TYPE: Recreation Improvements

Description - This project consists of upgrades to the park including a picnic area, fencing, parking, lighting, resurfacing basketball courts, spray pad with water features and restoration of disturbed areas.

Justification – This project consists of making the park more kid friendly and the upgrade will provide greater participation and interest in the center of the Village.

Operational Impacts – Decreased maintenance costs overall but there may be some increased utility maintenance costs for the spray pad.

FUNDING SOURCES

SPARK Grant \$950,000

3. **PROJECT NAME:** M-37/Michigan Avenue Traffic Calming
YEAR: 2026
ESTIMATED COST: \$382,000
PROJECT TYPE: Street Improvements

Description - This project consists of

Justification – This project consists of making the

Operational Impacts – Decreased maintenance costs overall but

FUNDING SOURCES

MDOT \$382,000

4. **PROJECT NAME:** Signage / Banner Poles
YEAR: 2027
ESTIMATED COST: \$50,000
PROJECT TYPE: Downtown Improvements

Description - The project replaces the existing banner poles that have become obsolete.

Justification - This project consists of creating a new public advertising feature.

Operational Impacts - Decreased maintenance costs and increases interest in the downtown.

FUNDING SOURCES

DDA \$ 50,000

5. **PROJECT NAME:** Water Main Replacement - Lake Street, Oak Street, Fifth Street
YEAR: 2027
ESTIMATED COST: \$2,747,000
PROJECT TYPE: Drinking Water Supply

Description - The watermain replacement projects will involve replacing the existing 6-inch or 8-inch water main with new 8-inch main, including replacing associated lead service lines. This alternative addresses issues associated with undersized and aging water mains such as risk of main breaks, lost water, excessive head loss, decreased system pressure, and water quality problems.

Justification - The length of water main to be replaced ranges from 300 feet to 2,100 feet. The water system modeling performed under the WSRS showed that currently, dead ends and older mains produce pressures between 48-52 psi, under peak hour demand conditions. After completion of the proposed projects, water system modeling showed that system pressure should increase to greater than 55 psi in all parts of the system.

Operational Impacts – Reduces maintenance costs and improves reliability.

FUNDING SOURCES

DWSRF Grant	Lake Street	\$1,656,000
	Oak Street	\$ 829,000
	Fifth Street	\$ 262,000
	Total	\$ 2,747,000

6. **PROJECT NAME:** Elevated Storage Tank Improvements - School Tank Altitude Valve Improvements
YEAR: 2027
ESTIMATED COST: \$142,000
PROJECT TYPE: Drinking Water supply

Description - The selected alternative for the elevated storage tank improvements is the optimization of the existing facility. This alternative includes replacing aging infrastructure components at the Village's existing School Tower. Improvements to the School Tower include altitude valve piping and equipment.

Justification - Improvements at both the School Tower will see the aging equipment and infrastructure components replaced to maintain the existing functionality of the system.

Operational Impacts - Improves system reliability.

FUNDING SOURCES

DWSRF Grant	\$142,000
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7. **PROJECT NAME:** Water Supply Improvements – Well 2 Improvements
YEAR: 2027
ESTIMATED COST: \$80,000
PROJECT TYPE: Drinking Water Supply

Description - The selected alternative for the water supply improvements is the optimization of the existing facilities. This alternative includes repairing a damaged roof and rebuilding the pump at the Village's well #2. Fixing these items will improve the reliability of the water system and will limit the risk of critical supply equipment breaking down while in operation.

Justification - Improvements to the well-house will see the aging components replaced by maintaining the existing functionality of the supply system.

Operational Impacts - Improves system reliability.

FUNDING SOURCES

DWSRF Grant **\$80,000**

8. **PROJECT NAME:** **Water System Pressure Reducing Valves Improvements - Norway Street and Maple Street**
YEAR: **2028**
ESTIMATED COST: **\$90,000**
PROJECT TYPE: **Drinking Water Supply**

Description - The selected alternative for the water system pressure reducing valves improvements is the optimization of the existing facilities. This alternative will see the PRVs and associated piping and equipment at the Maple Street and Norway Street PRV vaults replaced in kind. Maintaining the functionality of these infrastructure components is necessary to ensure reliable operation of the two pressure zones in the distribution system, and to prevent scenarios where elevated tank overflows could occur.

Justification - Improvements to the PRV vaults will see the aging components replaced in kind to maintain the existing functionality of the distribution system.

Operational Impacts – Extends life of system.

FUNDING SOURCES

DWSRF Grant **\$90,000**

9. **PROJECT NAME:** **Elevated Storage Tank Improvements - Norway Tank Improvements**
YEAR: **2028**
ESTIMATED COST: **\$207,000**
PROJECT TYPE: **Drinking Water Supply**

Description - The project for the elevated storage tank improvement is the optimization of the existing facility. This includes replacing aging infrastructure components at the Norway Tower. Improvements to the Norway tower include replacement of existing electrical and control equipment, as well as corrosion control system equipment.

Justification - Improvements at the Norway Tower will see the aging equipment and infrastructure components replaced to maintain the existing functionality of the system.

Operational Impacts – Extends life of system.

FUNDING SOURCES

DWSRF Grant **\$207,000**

10. PROJECT NAME: **Elevated Storage Tank Improvements - School Tank Improvements**
YEAR: **2028**
ESTIMATED COST: **\$146,000**
PROJECT TYPE: **Drinking Water Supply**

Description - The selected alternative for the elevated storage tank improvement is the optimization of the existing facility. This project replaces aging infrastructure components at the School Tower. Improvements include replacing overflow piping, drain piping, and altitude valve piping and equipment.

Justification - Improvements at the School Tower will see the aging equipment and infrastructure components replaced to maintain the existing functionality of the system.

Operational Impacts – Extends life of system and improves water quality.

FUNDING SOURCES

DWSRF Grant **\$146,000**

11. PROJECT NAME: **Water Main Replacement - Eighth Street Abandonment, Eighth Street, Carrs Street**
YEAR: **2029**
ESTIMATED COST: **\$1,714,000**
PROJECT TYPE: **Drinking Water Supply**

Description - The watermain replacement projects will involve replacing the existing 6-inch or 8-inch water main with new 8-inch main, including replacing associated lead service lines. This alternative addresses issues associated with undersized and aging water mains such as risk of main breaks, lost water, excessive head loss, decreased system pressure, and water quality problems.

Justification - The length of water main to be replaced ranges from three hundred feet to 2,100 feet. The water system modeling performed under the WSRS showed that currently, dead ends and older mains produce pressures between 48-52 psi, under peak hour demand conditions. After completion of the proposed projects, water system modeling showed that system pressure should increase to greater than 55 psi in all parts of the system.

Operational Impacts – Reduces maintenance costs, improves functionality and water quality, and reduces water loss.

FUNDING SOURCES

DWSRF Grant **Eighth Street \$ 10,000**

Eighth Street	\$ 994,000
Carrs Road	\$ 710,000
Total	\$1,714,000

12. PROJECT NAME: WWTP – Sludge Pump Replacement
YEAR: 2030
ESTIMATED COST: \$175,000
PROJECT TYPE: Sanitary Sewer System

Description – This project consists of replacement of outdated sewage sludge pumps.

Justification – Current pumps life expectancy is nearing.

Operational Impacts – Eliminates potential for catastrophic pump failure.

FUNDING SOURCES

Infrastructure Grant	\$150,000
Repair/Replacement Fund	\$25,000

13. PROJECT NAME: WWTP - Holding Tank Expansion
YEAR: 2030
ESTIMATED COST: \$2,000,000
PROJECT TYPE: Sanitary Sewer System

Description – The tank expansion will alleviate the possibility of overflow as flows increase.

Justification – The enlargement will increase capacities and eliminate excessive use of transfer pumps.

Operational Impacts – Increased capacity and decreased transfers.

FUNDING SOURCES

Infrastructure Grant	\$1,950,000
Repair/Replacement Fund	\$50,000

14. PROJECT NAME: WWTP - New Water Well
YEAR: 2030
ESTIMATED COST: \$425,000
PROJECT TYPE: Drinking Water Supply

Description – Construction of a new water well at the Wastewater Treatment Plant.

Justification – Provide an additional potable well source and provide resources for processing sewage.

Operational Impacts – provides an alternative source of potable water for the Village.

FUNDING SOURCES

DWSRF Grant	\$400,000
Sewer Fund	\$25,000

- 15. PROJECT NAME:** 7th Street Streetscape and Sidewalk between Maple and Cedar
YEAR: 2030
ESTIMATED COST: \$250,000
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	\$250,000
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- 16. PROJECT NAME:** New Sidewalks on Beech Street
YEAR: 2030
ESTIMATED COST: \$50,000
PROJECT TYPE: Street Improvements

Description - This project consists of constructing 3 blocks of new sidewalk on the east side of Beech Street between 4th Street and Lake Street.

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

Operational Impacts - None

FUNDING SOURCES

Street fund	\$ 15,000
<u>Grant (Safe Routes to School)</u>	<u>\$ 35,000</u>
TOTAL	\$ 50,000

- 17. PROJECT NAME:** Improve 8th Street west of M-37 to Astor Road
YEAR: 2030
ESTIMATED COST: \$800,000
PROJECT TYPE: Street Improvements

Description - This project consists of reconstructing the street, acquiring right-of-way, and constructing a new street across the railroad tracks.

Justification - These improvements provide an additional route for access to Astor Road and are long-due for this major street.

Operational Impacts – Increased maintenance costs.

FUNDING SOURCES

Street fund	\$400,000
DDA	\$400,000
TOTAL	\$800,000

TABLE 1							
CAPITAL IMPROVEMENTS							
<u>PROJECT</u>	<u>DEPARTMENT</u>	<u>2026</u>	<u>2027</u>	<u>2028</u>	<u>2029</u>	<u>2030</u>	<u>2031</u>
1. 902 Michigan Redevelopment	DDA	10,000					
2. Hollister Park	Recreation	950,000					
3. M-37/Michigan Ave. Traffic Calming	Streets	382,000					
4. Banner Poles/Signage	DDA		50,000				
5. Watermain Replacement – Lake, Oak & 5 th Streets	Water		2,747,000				
6. South Water Storage Tank Altitude	Water		142,000				
7. Well #2 Improvements	Water		458,000				
8. Norway & Maple Streets Reducing Valves	Water			90,000			
9. Norway Storage Tank Improvements	Water			207,000			
10. South Storage Tank Improvements	Water			146,000			
11. 8 th Street & Carrs Road Watermain Replacement	Water				1,714,000		
12. WWTP Sludge Pump	SNS					175,000	
13. WWTP Holding Tank	SNS					2,000,000	
14. WWTP New Well	Water					425,000	
15. 7 th Street Streetscape & Sidewalk	Streets					250,000	
16. Beech Street Sidewalks	Streets					50,000	
17. Improve 8 th Street west of M-37 to Astor Road	Streets						800,000