



Bath Charter Township 2025-2029 Capital Improvement Plan



2020 Bath Charter Township Capital Improvement Plan

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Chapter One – Introduction to Capital Improvements Programming

Capital Improvement Plan Blueprint

A Capital Improvement Plan (CIP) is a financial blueprint for mapping an agency's capital expenditures. Ideally, it coordinates community planning, financial capacity, and physical development. A successful CIP will:

1. Facilitate coordination between capital needs and the operating budget
2. Identify the most economical means of financing capital projects
3. Increase opportunities for obtaining federal and state aid
4. Relate public projects to other public and private development policies and plans
5. Incorporate community objectives into project planning
6. Inform the public about future projects and plans

The 2025-2029 CIP includes planned expenditures on facilities and equipment and a comprehensive list of public improvements. This update should assure our stakeholders that we are striving to continuously advance sound capital programming practices and principles. This is achieved by allowing stakeholders to ensure that their budgets can finance their potential projects. Stakeholders also have an opportunity every year to review their policies and plans to make sure that public input takes effect.

The CIP has been developed to advance the highest priority improvements where we are able to identify sufficient resources. This provides a snapshot of large investments which may at times look inconsistent with our desire to provide a balanced and equitable program. Our challenge is to continually distribute our limited resources equitably as we attempt to address all of the capital improvement needs throughout Bath Township.

What are Capital Improvements?

Capital improvement projects are currently defined as permanent physical or system improvements that cost at least \$20,000, or significant equipment purchases in excess of \$20,000 and add value to the township. Examples of capital improvement projects are parks, government facilities, roads, and sewers.

Typical projects considered to be capital improvements include:

- Construction or large-scale rehabilitation of public structures
- Construction or large-scale rehabilitation of roads
- Construction or large-scale rehabilitation of sewers
- New equipment and machinery purchases
- Construction of a new facility
- Significant remodeling or expansion of existing facilities
- Purchase or improvement of land
- Planning and engineering costs related to specific capital improvements

Projects which are generally not considered to be capital improvement include:

- Routine maintenance and repairs
- Replacement of equipment and machinery
- Routine maintenance of road and sewer systems

Why do we use a Five Year Programming Period?

A five-year period is considered most suitable. A shorter two to three year timeframe is too little time for effective programming because planning and financing of capital projects usually takes longer. A period of seven years or more may project the program too far into the future to accurately predict or to be of practical value.

Why do we Update the Program Annually?

The Michigan Planning Enabling Act stipulates that Planning Commissions in Townships which operate public water or sewer systems “shall annually prepare a capital improvements program of public structures and improvements” which support the adopted Comprehensive Development Plan.

Aside from the legal requirement, it is a good idea to update the CIP annually. This helps the township to fine tune the capital budget to reflect changing economic and/or social conditions. The township wants to have the most accurate project costs reflected in the CIP. The program is also adjusted to reflect the need for additional projects and changing priorities if necessary.

What are the Benefits of Capital Improvements Programming?

1. Focusing attention on community goals, needs, and capabilities.

This involves bringing projects in line with community objectives, anticipated growth, and financial capabilities. This is the type of information contained within the Bath Township Comprehensive Plan. The CIP is a tool for implementing the goals, policies, and objectives set forth in the plan, as well as other plans adopted by Bath Township, such as the Non-Motorized Plan and the Five-Year Parks and Recreation Plan.

2. Achieving optimum use of the taxpayer's dollar.

Advance programming can help avoid costly mistakes. The program also aids the Township Board in making sound annual budget decisions. A listing of anticipated projects may encourage the purchase of land well in advance of construction at a lower present cost than higher future costs.

3. Serving wider community interests.

Projects within the CIP are prioritized on the basis of the greatest benefit to the greatest number of Township residents.

4. Encouraging a more efficient governmental administration.

Through coordination of capital improvement programming, the township, county, and state agencies can reduce scheduling problems and conflicting or overlapping projects.

5. Improving intergovernmental and regional cooperation.

It may be possible to share needed facilities between local units of governments or between the municipality and a school district. Municipalities have several plans that they can review annually to ensure that the CIP complies with their plans.

6. Maintaining a sound and stable financial program.

When there is ample time for planning, the most economical means of financing each project can be selected in advance. Keeping projects within the financial capacity of the community helps to preserve its credit rating and makes the area more attractive to business and industry.

7. Enhancing opportunities of participation in Federal and State grant programs.

Most grant applications require the need for the program to be well documented with a clear statement of goals and objectives. This documentation has already been developed in the CIP and helps to identify the most economical means of financing capital projects.

Chapter Two – Bath Township’s Improvement Programming Process

Legal Basis for Capital Improvement Planning

The Michigan Planning Enabling Act, 2008, PA 33 (MCL 125.3801 et. seq.), which became effective on September 1, 2008, mandates that the Township, typically through the Planning Commission, annually prepare a program of public improvements for the ensuing five years as follows:

“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. 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 5-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, agency or department of the local unit of government with authority for public structures or improvement shall upon request furnish the commission with lists, plans and estimates of time and cost of those public structures and improvements.”

Thus, the Bath Township Planning Commission has the primary responsibility of preparing the Township’s Capital Improvement Program.

In the preparation of this CIP, the Planning Commission worked closely with Planning Staff to prepare a draft CIP document. Once prepared, the draft was reviewed and approved at a public hearing and forwarded to the Township Board for their consideration during the annual budget process.

A Summary of Bath Township’s CIP Process

The CIP process for the 2025-2029 CIP was modified from past years in order to more accurately reflect capital projects in Bath Township. The process was slightly modified in 2019 to include scoring criteria from the Planning Commission for discretionary projects. The CIP as it appears here is the result and may be subject to future changes should the Planning Commission find further efficient processes.

- June 11, 2024:** CIP kickoff and project submission window opens (4 weeks)
- July 9, 2024:** Project submissions due
- July 12, 2024:** Project sheets available online
- July 23, 2024:** Applicants attend the Planning Commission meeting to discuss their proposals
- August 13, 2024:** Planning Commission discuss the projects and provides scores to the Planner
- August 27, 2024:** Planning Commission review and adoption of CIP
- October 7, 2024:** Board acceptance and/or adoption of CIP

Preparation and Adoption of the 2025 - 2029 CIP

The preparation of the 2025 - 2029 Capital Improvement Program followed the process as described above. Staff prepared the CIP through a combination of an inventory of the Township’s facilities and input from outside entities. This was done through the call for projects in February and helped ensure a comprehensive level of participation from all interested stakeholders.

Chapter Three – Establishing the CIP and Budget

The annual Township budget includes a certain number of capital projects to be funded in the current fiscal year. These are known as First Year Project. The CIP itemizes the funds needed during the next five years.

Project Type

There are five types of projects represented in the CIP. Based on the amount of money spent, most CIP funds are spent on sewer projects while non-motorized facilities receive the least attention.

The following table indicates the total number of projects for each category, the total costs, the Township’s share of the total costs, and the corresponding percentages for each project type. Total costs include all required funds throughout the five-year CIP timeline. Total costs listed below do not include Non-Discretionary Projects, as the Township Board has not adopted them at this time.

Project Timelines and Costs

TYPE	NUMBER	TOTAL COSTS
Road Projects	2	\$ 2,366,516.00
Vehicles	4	\$ 992,000.00
Sewer Projects	7	\$ 17,670,925.00
Other	1	\$ 175,000.00
Totals	14	\$ 21,029,441.00

Non-Discretionary Projects:

Department	Description	Type	2025	2026	2027	2028	2029	Long-Range	Unspecified	Total	Funding Source	Note
Computer	Equipment	Equipment						X	X	\$ -	General Fund, Fund Balance	Repair and replacement.
DPW (Roads)	Webster Road Project	Infrastructure								\$ -	General Fund, Fund Balance Act 51, TIP (Transportation)	Engineering for sidewalk, bike lane, lane reconfiguration project, and road mill/fill.
DPW (Roads)	General Road Projects	Infrastructure	\$ 766,516	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000			\$ 2,366,516	General Fund, Fund Balance	General road repair and maintenance.
DPW	Backhoe	Equipment						X	X	\$ 150,000	General Fund, Fund Balance	Replace Backhoe
Fire Department	Station Addition	Facilities	\$ 25,000					X	X	\$ 25,000	Millage, Public Safety Fund, General Fund, Fund Balance	Addition of crew quarters to Fire Station. House 24-hour coverage personnel. Cost of addition to be
Fire Department	Engine Replacement	Vehicles	\$ 200,000	\$ 200,000	\$ 200,000	\$ 200,000		X		\$ 800,000	Millage, Public Safety Fund, General Fund, Fund Balance	Update equipment. Possible 10-year lease from Pierce Manufacturing.
Fire Department	Brush Truck	Vehicles								\$ -	Millage, Public Safety Fund, General Fund, Fund Balance	Replace aging brush truck.
Fire Department	Generator	Equipment								\$ -	Millage, Public Safety Fund, General Fund, Fund Balance	Replace emergency generator.
Parks & Recreation	Park Lake	Other	\$ 32,000	\$ 32,000	\$ 32,000	\$ 32,000		X		\$ 128,000	General Fund, Fund Balance , Assessment	Annual weed treatment, and Goose Busters.
Police Department	Patrol Vehicles	Vehicles	\$ 129,000	\$ 63,000				X		\$ 192,000	Millage, Public Safety Fund, General Fund, Fund Balance	Replace older cars with high mileage. Purchase of new patrol cars including changeover cost and labor.
Sewer	Critical Interceptor Sewer Lining, Phase I	Infrastructure								\$ 1,067,000	Sewer Fund, Fund Balance, Bonds	Sewer Master Plan implementation.
Sewer	Chandler Area Consolidation	Infrastructure	\$ 6,314,000							\$ 6,314,000	Sewer Fund, Fund Balance, Bonds, State Revolving Fund	Sewer Master Plan implementation.
Sewer	Lift Station 203 Inline Equalization, Phase II	Infrastructure	\$ 2,776,000							\$ 2,776,000	Sewer Fund, Fund Balance, Bonds, State Revolving Fund	Sewer Master Plan implementation.
Sewer	Critical Interceptor Sewer Lining, Phase II	Infrastructure			\$ 1,716,000					\$ 1,716,000	Sewer Fund, Fund Balance, Bonds, State Revolving Fund	Sewer Master Plan implementation.
Sewer	Critical Interceptor Sewer Lining, Phase III	Infrastructure			\$ 880,000					\$ 880,000	Sewer Fund, Fund Balance, Bonds, State Revolving Fund	Sewer Master Plan implementation.
Sewer	SCCMUA Plant Improvements	Infrastructure				\$ 4,917,925				\$ 4,917,925	Sewer Fund, Fund Balance, Bonds	Bath Township's estimated portion: \$4,371,489 over 20 years; or \$4,917,925 over 30 years
Sewer	SCCMUA Plant Capacity	Infrastructure						X	X	\$ -	Sewer Fund, Fund Balance, Bonds	Purchase additional REU capacity from another municipality to accommodate growth in Bath

Note: inclusion of a project in this CIP does not guarantee that it will be funded or developed

Discretionary Projects:

* See the Planning Commission’s comments on specific projects below in the Appendix.

Project Name	Project Limits	Project Type	Construction Year	Community Score	Department Score	Funding Score	Total Score	Planning Commission Comment*	Total Costs	2025	2026	2027	2028	2029
Wiswasser Park Multi-Sport Court	Wiswasser Park	Facilities Expansion	2025	51/95	21/35	19/25	91/155	No	\$54,173	\$55,798	\$57,472	\$59,196	\$60,972	\$62,801
Wiswasser Parking Lot	Wiswasser Park	Facilities Improvements	2025	56/95	33/35	17/25	106/155	Yes	\$140,000	\$144,200	\$148,526	\$152,982	\$157,571	\$162,298
Beach Bathrooms	Park Lake Beach	Facilities Expansion	2025	21/95	19/35	8 / 25	48/155	No	\$164,800	\$169,744	\$174,836	\$180,081	\$185,484	\$191,048
Boat Launch Reconstruction & Kayak Launch	Park Lake Boat Launch area	Facilities Expansion	2025	68/95	25/35	19/25	112/155	No	\$238,008	\$245,148	\$252,503	\$260,078	\$267,880	\$275,917
Total									\$596,981	\$614,890	\$633,337	\$652,337	\$671,907	\$692,065

Note: the total cost of the project is estimated in this table to go up at a 3% inflationary rate year over year if the project is not adopted and implemented in the first year the applicant is seeking to establish the proposed project.

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Appendix

Details on Discretionary projects

Note: inclusion of a project in this CIP does not guarantee that it will be funded or developed.'

Project Title: V. Jack Wiswasser Park Multi-Sport Court

Location: Wiswasser Park – 6499 Park Lake Rd

Department, Official, or Organization: Bath Township Parks & Recreation Department

Project Description: Install a multi-sport court north of bathrooms at Wiswasser park. Court to include full court basketball, volleyball, pickleball and ten-foot-high fence on the perimeter of the court area.

Purpose of Project: Expand recreation options for community members

Year(s): Intended for implementation in 2025. To be rescored every year the project is not implemented.

Project Cost (Total): \$54,173 (at time of submission in 2023)

Sources of Financing: Bath Township General Fund

Planning Commission Comments: None.

Project Title: V. Jack Wiswasser Park Parking Lot

Location: Wiswasser Park – 6499 Park Lake Rd

Department, Official, or Organization: Bath Township Parks & Recreation Department

Project Description: Storm system improvements and establishment of a asphalt surface parking lot

Purpose of Project: Improvements to the current surface water drainage conditions and maintaining the condition of the newly installed pour in place area.

Year(s): Intended for implementation in 2025. To be rescored every year the project is not implemented.

Project Cost (Total): \$140,000.00

Sources of Financing: Bath Township General Fund

Planning Commission Comments: The Planning Commission believes that DPW could bring down the overall cost of this project by conducting some of the preliminary work themselves. The Commission also noted that if grants are to be applied for to aid in the cost of this project, it would be important to include other elements of the park in that application, as to make this project more competitive.

Project Title: Park Lake Beach Bathrooms

Location: Park Lake Beach

Department, Official, or Organization: Bath Township Recreation Committee, Parks & Public Works, and Recreation Departments

Project Description: Construct a waterless bathroom building at Park Lake Beach

Purpose of Project: Provide restrooms to the beach to improve its image and attract new people to the community, as well as enhance safety by eliminating the need to cross traffic for the restroom.

Year(s): 2025

Project Cost (Total): \$130,000 – 170,000 (at time of submission in 2023)

Sources of Financing: Bath Township General Fund; Seeking DNR Grants; ARPA funding

Planning Commission Comments: The Planning Commission encourages there to be some price comparisons between the proposed waterless restroom and a more traditional restroom hooking into public water and sewer.

Project Title: Park Lake Boat Launch Reconstruction & Expansion of a Kayak Launch

Location: Park Lake Boat Launch

Department, Official, or Organization: Bath Township Parks & Recreation Departments

Project Description: Engineer, reconstruct and expand the boat launch to accommodate two boats, more parking, and a kayak launch.

Purpose of Project: Reconstruct the current boat launch, expand onto newly purchased township property to the north, and add more parking, accessibility and recreation access via a kayak launch.

Year(s): Intended for implementation in 2025. To be rescored every year the project is not implemented.

Project Cost (Total): \$238,000 (at time of submission in 2023)

Sources of Financing: Bath Township General Fund and seeking DNR Grant funding

Planning Commission Comments: None.
