

**YANKEE SPRINGS TOWNSHIP
284 N. BRIGGS ROAD
MIDDLEVILLE, MI 49333**

BARRY COUNTY, MICHIGAN

UPDATED 1/11/2025

**2024-2030 CAPITAL IMPROVEMENT
PLAN**

ACKNOWLEDGEMENTS

Yankee Springs Township Planning Commission

Shana Bush, Chair
Richard Beukema – Vice Chair
Frank Fiala, Secretary
Larry Knowles
Lee Kooistra
John Frigmanski
Ryan Craven

Capital Improvement Plan Contributors

Dan Miller
Dave VanHouten
Deb Mousseau
Frank Fiala
Larry Knowles
Sandy Marcukaitis
Shana Bush

Yankee Springs Board of Trustees

Rob Heethuis, Supervisor
Deb Mousseau, Treasurer
Tom Hopkins, Clerk
Larry Knowles, Trustee
Dave VanHouten, Trustee

With the passage of the Michigan Planning Enabling Act (MPEA – PA33 of 2008, as amended), communities with public water or sewer were required to prepare Capital Improvement Plan (CIPs). More specifically, the Planning Commissions were charged with the task of adopting these plans – unless such responsibility was removed by the legislative body – as a method of better connecting the group that establishes the Master Plan for a community with the implementation of that plan.

The 2024-2030 Capital Improvement Plan represents the CIP for the Township of Yankee Springs. To begin the process of preparing this plan, the Capital Improvement Plan Committee collected information from the various Township departments about their capital needs and priorities. The committee also collected information regarding the Township Budget and past budgeting procedures. Throughout the process, communication was maintained with the whole of the Planning Commission as well as the Township Board.

In this report, the details of the CIP are described, and additional information is provided regarding the process and rationale for the selections. A detailed spreadsheet is also provided detailing the specifics of the CIP for the next six years.

GENERAL OVERVIEW

The purpose of this project is to develop a short-term action plan for achieving key objectives in the community. The Planning Commission created this plan in compliance with the MPEA to further the implementation of the vision identified in the Township's Master Plan.

With a vision comes expectations and costs. The Master Plan identifies the vision, but the expectations and costs are left unstated. The CIP assigns costs to the vision, quantifies the expectations, and presents an annual plan for getting closer to that vision. It is in this role that the Planning Commission has prepared this document.

Action is needed to be taken to determine priorities and to fund the projects that will be implemented. Scheduling these projects over a six-year plan and laying them out prior to and during the budgeting process should help with the implementation of these priorities, their financing, and Township preparedness for funding opportunities in the future.

This is not a mandate, and these are not requirements. As a plan, it sets forth a guide for achieving certain objectives. It can be changed annually as the objectives change. If funds are not available to pay for everything, the Board of Trustees will prioritize and make decisions.

CAPITAL IMPROVEMENTS IN THE TOWNSHIP

When considering capital improvements in the Township, there are several broad categories within which the vast majority of improvements will fit. Organizing them into these categories helps in the process of developing the list of capital projects as well as considering the funding sources.

1. Township Offices and Hall
2. Yankee Springs Water Service
3. Sewer Services
4. Fire Protection
5. Township Park/Non-motorized Trail
6. Information Technology
7. Veterans Memorial
8. Cemetery

There are additional categories that are not technically township capital assets, but they are critical to our township and they require township funds. For this reason, they are also covered as an important part of this capital improvement plan.

1. Township Roads
2. Ambulance/Emergency Services

SOURCES OF FUNDS

ARPA (American Rescue Plan Act) Funds:

This full balance was used in 2024-2025 to complete the funding for the new fire truck.

Parks Grant

Recreation Passport Grant has been awarded to Yankee Springs Township for improvements in our parks and trails.

Yankee Springs Water & Sewer:

Regular maintenance and upkeep of the water system are funded by the users of the system through their quarterly payments. Currently there are approximately 270 users on the water system. Expansions of the water system required by new development are paid for by the new development at the time it is required. In theory, neither of these instances results in the use of township funds.

However, major expenditures could result when a part of the existing infrastructure fails, when the Township seeks an opportunity to expand the existing infrastructure, or when government regulations require installation of equipment to ensure the safety of the water quality. In the past, these types of costs have been

financed by bonding through Barry County and subsequently paid through new user fees, or by seeking grant funds. The Township contributes \$23,500 annually for rental of the Fire Hydrants.

A Water Advisory Committee has been put in place to participate in future planning and expansion projects.

The sewer system (GLASWA) is governed by four township supervisors or their representatives who meet monthly. The sewer system is supported by the users and developers and is not an expense to the township.

Fire Equipment Purchase Fund:

The Fire Equipment Purchase Fund was originally approved by the BOT in 2002 to set aside funds that can only be used for fire equipment capital purchases. The Fire Equipment Purchase Fund is a separate fund and is not combined with General Fund accounts. Currently the BOT transfers \$50,000 each fiscal year to this fund. Revenue transferred to the Fire Equipment Purchase Fund from the General Fund can be returned to the General Fund by resolution of the township board of trustees.

The current $\frac{3}{4}$ mil voted and levied is the Emergency Services Millage. It is a separate revenue flow which is part of the General Fund. It is used for the operation of the fire station and to fund the contract with the City of Wayland (Fire Dept.). The challenge for the township is that every year the Headley Amendment lowers the amount of funds that can be levied. If more funds do not flow into the township from the Emergency Services Millage, the township will need to continue to augment the Fire/EMS department with more funds from the General Fund to pay for the services.

Keep in mind that the number of fire responses has seen a 125% increase since 2016. The number of medical responses has increased 179% since 2016. Yankee Springs is also the fastest growing township in Barry County so the demands on the Fire/EMS services will continue to grow over the next 5 years

The General Fund

Park Development, Township Facilities Improvements, Information Technology, Veterans Memorial and Cemeteries are funded from the General Fund. Other resources are sometimes available such as grants, donations, or partnerships to help in defraying the costs.

Roads:

The annual payment of the Township's contribution to the Barry County Road Commission to assist with the cost of road maintenance comes from the general fund. At this time the Barry County Road Commission receives State and Federal Funds based upon a compilation formula from Act 51 Michigan Transportation Funds (MTF).

Most Townships in Michigan participate in cost share programs for road improvements in their Township. Many Townships have a road millage to fund road improvements. Because of the high cost to maintain roads in good condition, Yankee Springs Township will likely increase its annual contribution in the future.

Special assessment district procedure has been established to improve private roads and subdivisions that desire road maintenance and improvements.

PROJECTING FUTURE FUNDS

CIPs generally contain a projection of the funds that will be available in the future to finance the projects contained in the Plan. However, because of the unstable nature of the current Michigan economy and municipal funding system, detailed projections have not been included in this CIP.

The two primary sources of revenue for the Township come from property taxes and state revenue sharing. The Township property taxable values are listed in the chart that follows.

YEAR	TAXABLE VALUE	INCREASE or DECREASE
2008	219,790,535	--
2009	227,501,015	3.51%
2010	224,643,704	-1.26%
2011	228,711,886	4.81%
2012	226,573,322	-0.94%
2013	231,217,207	2.05%
2014	236,847,646	2.44%
2015	243,704,723	2.90%
2016	250,036,479	2.60%
2017	259,993,309	3.98%
2018	273,855,037	5.33%
2019	289,581,181	5.74%
2020	302,045,676	4.30%
2021	315,967,179	4.61%
2022	335,324,681	6.13%
2023	362,397,477	8.07%
2024	391,148,781	7.93%

It is not possible to predict what future revenue sources will be, but for the purposes of this CIP, based on historical data, the assumption is that they will remain steady or increase slightly over the next six years.

USES OF FUNDS

To determine the projects identified in the table for Fire Protection, the Commission relied heavily on the information provided by the Yankee Springs Fire Committee. Yankee Springs Fire Committee also provided information concerning equipment and turn-out gear that would need replacing within the next six years. The challenge resides in the unpredictable rate of turnover, the technology they use, and the wear and tear placed on their equipment. This could vary the costs significantly. Furthermore, Yankee Springs is currently in the process of evaluating the feasibility of bringing fire protection services in-house. If this direction is taken, this would result in some deviation from the current capital improvement plan.

The remaining projects are funded from the General Fund. It was the Commission's focus to identify some concrete goals and projects to achieve those goals. The Commission acknowledges that this may require finding some other sources of funding – or reallocating General Fund monies to fund these projects. It may be possible that not everything on the CIP will be implemented, but the intention was to put forth a schedule showing some key projects throughout the community. By putting these projects on paper, it will encourage discussion of the projects and could lead to implementation.

GENERAL FUND GOALS

1. Township Hall Facilities Improvements

Project Title: Recycling System Improvements

Project Cost: \$30,000

Project Fiscal Year: 2024-2025 (completed in 2024)

Project Description:

The recycling system consists of 3 - 24' x 24' concrete pads for placement of 3 – 30 yd recycling containers. 2 of the containers are township owned and 1 is supplied by Walsh Disposal and Recycling for metal recycling which provides a small amount of annual revenue. A paper only bin is supplied by PaperGator and provides a small amount of annual revenue. The current annual expense for handling the recycling bins is \$35,000 - \$40,000 per year and is increasing.

An additional 24' x 24' concrete pad and 30 yd recycling bin were needed to efficiently provide the capacity needed to handle the townships recycling needs. Improved signage was also needed to maintain and improve the quality of our recycling "product". The estimated cost of the proposed improvements is \$30,000. Some of the required funds could come from county/state grants and the rest from the general fund.

Project Title: Kitchen Renovation
Project Cost: \$30,000 (completed in 2024)
Project Fiscal Year: 2024-2025

Project Description:
The hall kitchen was originally built in 1971 and is currently in need of new cabinets and counter tops and flooring.

Project Title: Hall Restroom Renovations
Project Cost: \$25,000
Project Fiscal Year: 2025-2026

Project Description:
The hall men's and women's restrooms need upgrades including supply and drain plumbing and replacement of all of the facilities including toilets, sinks and dividers.

Project Title: Install lawn sprinklers & grass at recycling system
Project Cost: \$5,000
Project Fiscal Year: 2026-2027

Project Description:
The strip of land between the recycling bins (north edge of parking lot) and the property line is not watered or mowed and detracts from the appearance of the township hall/office property. It is proposed to install lawn sprinklers, prepare the area for seeding and then add this new area of lawn to future mowing contracts. Improving this area will encourage recycling system users to keep the recycling area clean and will make it easier to clean up recycling litter that currently gets caught up in vegetation along the property fence line. The hall/office property appearance will be improved.

2. Yankee Springs Water Service

Project Title: Water Treatment Capacity Increase
Project Cost: \$400,000
Project Fiscal Year: 2026

Project Description:
Increase the capacity of water treatment system

Project Title: New Well
Project Cost: \$200,000
Project Fiscal Year: 2026

Project Description:
Drill an additional well

3. Sewer Services

Project Title: Generator Replacement

Project Cost: \$960,000

Project Fiscal Year: 2024-2029

Project Description:

Replace Lift Station Generators. There is a total of 18 generators that need to be replaced at \$60,000 per generator. The plan is to replace 3 generators each year over a period of 6 years.

4. Fire Protection, Medical First Responder

Project Title: Fire Station Storage addition

Project Cost: \$90,000

Project Fiscal Year: 2025-2026

Project Description:

Addition of storage at the fire station.

Project Title: Parking Lot repair/maintenance

Project Cost: \$50,000

Project Fiscal Year: 2024-2025

Project Description:

The fire station is experiencing challenges with the current chip seal tracking stone into the fire barn and damaging the floors. The long-term solution is to Mill 1.5" of the existing asphalt out and replace it with a new 1.5" of asphalt and then NOT chip seal the parking lot.

Project Title: Restoration of fire truck bays floor coating

Project Cost: \$15,000

Project Fiscal Year: 2025-2026

Project Description:

Following the repair of the parking lot, the floor coating in the fire truck bays will need restoration.

Project Title: Replacement of tender

Project Cost: TBD

Project Fiscal Year: TBD

Project Description:

Replacement of tender

Project Title: New Fire Truck

Project Cost: \$799,954

Project Fiscal Year: 2023-2025 (completed 2024)

Project Description:

Purchase of a new fire truck. The final \$150,000 of the ARPA funds was used toward the purchase of a new fire truck. This project was completed in 2024.

Project Title: Purchase Fund Items

Project Cost: \$30,000

Project Fiscal Year: 2024-2025

Project Description: Items include: 800MHZ mobile radio for the truck (current one has to be returned to Wayland FD), Replace Roof Emergency Light Bar on 2003 Water Tender, Replace Roof Emergency Light Bar on 2003 Utility Truck 10-year mandatory replacement of firefighter gear (3) complete sets, Rapid Intervention Team (RIT) pack for firefighter and/or civilian rescues at an incident in trouble.

5. The Township Park and Non-Motorized Trail

The Township Parks & Recreation Plan specifies improvement for each fiscal year. Major projects of the next five years include renovation/improvements to the soccer and BB fields, additional pickle ball courts, new full basketball court, redesign of the current multiple courts, restroom facilities, handicap accessible playground equipment, fencing. These major improvements are in conjunction with the current five-year park plan approved by the Board of Trustees in January of 2023. Non-motorized trails are a key factor in bring communities together by providing connection to key amenities (i.e., Parks, other trail systems, business and residential developments). They also provide recreation and fitness opportunities for residents and visitors.

Project Title: Additional Pickleball courts and expand basketball court

Project Cost: \$250,000

Project Fiscal Year: 2025-2027

Project Description:

Additional Pickleball courts and expand basketball court. \$175,000 Grant awarded – bids pending

Project Title: Picnic shelter, storage building, plant trees, porta-jon pad

Project Cost: TBD

Project Fiscal Year: 2025-2026

Project Description:

In addition to standard park maintenance and planting more trees, we will add a picnic shelter, storage building, and a porta-jon pad.

Project Title: Acquisition of additional park property

Project Cost: TBD

Project Fiscal Year: 2026-2027

Project Description:

Acquisition of additional park property

Project Title: Trail btwn Park & State Recreation area, maintenance, dog park

Project Cost: TBD

Project Fiscal Year: 2026-2027

Project Description:

Complete a trail between the township park and the state recreation area along with the addition of a dog park. There will also be standard park maintenance.

Project Title: Permanent Bathrooms, maintenance, plant trees

Project Cost: TBD

Project Fiscal Year: 2027-2028

Project Description:

Addition of permanent bathrooms in addition to standard park maintenance and planting more trees.

6. Information Technology Upgrades

Project Title: Information Technology Upgrades

Project Cost: \$55,000

Project Fiscal Year: 2025-2026

Project Description:

Yankee Springs Township increasingly depends on information technology to fulfill the Townships statutory duties and meet the needs of Township residents. Information technology costs are incurred for the equipment (hardware) and programs (software) needed to digitally create, store, analyze, display, and transmit documents, and increasingly to communicate with residents and others. Both hardware and software become out of date and/or unreliable every few years requiring continuous reinvestment in information technology.

Areas of Yankee Springs Township Technology Capital Spending:

- Telephone system
- Internet connectivity
- WI-FI
- Office computers & Software
- Internal Network including Server and local/Cloud backup
- E-mail
- Printers/scanner/fax
- Meeting Technology – Display screens/projection, Audio equipment
- Security system – Alarms and Cameras

The most significant capital spending is on new computers about every 5 years. Less predictable is server and data. Meeting technology including big screen TV/projection system, speakers, lap top computers/monitors for the meeting table, and cameras and other equipment to enable remote meeting viewing and participation will be purchased largely out of the general fund (\$15,000). Telephone system changes will be needed for the expanded office as well as a smaller big screen TV for the new conference room.

A plotter, capable of scanning full size prints is proposed to digitize prints as they are supplied and used by the township and to digitize all the historical prints currently stored as difficult to access and use paper prints. A plotter can be purchased for \$10,000 or leased.

Project Title: Digitize Township Documents

Project Cost: \$10,000/year

Project Fiscal Year: 2024-2029

Project Description:

The township must retain certain records for various lengths of time including permanent retention. Accessing these records when requested by residents and others is time consuming and unreliable. There is always the risk that permanent records can be destroyed. It is proposed to begin a program of digitizing all past, present, and future township documents. This project would include purchasing a program/system to logically organize and file digital documents as they are created, and to digitize/scan existing documents for filing in the new system. It is proposed to budget up to \$10,000 per year in a multi-year effort to complete this process with contract and/or township staff labor. The exact total cost of this project is difficult to accurately estimate but could cost between \$50,000 to \$80,000.

Project Title: Replace office copier

Project Cost: \$21,000

Project Fiscal Year: 2026-2027

Project Description:

The current copier/fax/scanner/printer is 9 years old and should be replaced soon to maintain reliable service from this critical piece of office equipment.

7. Veterans Memorial

The Veterans Memorial continues its mission of recognizing/supporting our local veterans as well as providing the township residents with memorial services for both Veterans Day and Memorial Day. The phase 1 of establishing the Memorial is complete. To complete phase two, we need approximately \$1500 for 2 benches on a concrete pad and some electrical/lighting improvements. Next the committee believes there may be some merit to changing the name of the Yankee Springs Veterans Memorial to Yankee Springs Veterans Memorial Park. We requested the park committee to study whether there are advantages to establishing the memorial as a park and then placing the memorial park management under the park committee. The veteran's committee would continue to focus on the planning and running of the ceremonies. The committee continues to have conversations to expand the memorial to have a small walking park that would include the history of Yankee Springs and the contributions the local military and local Indian tribes have had on it. No costs have been developed. We continue to appreciate the support of the township.

Project Title: Phase 2 - Adding 2 benches and improving electrical and lighting

Project Cost: \$1,500 (donations to cover cost)

Project Fiscal Year: 2024 **(completed in 2024)**

Project Description:

Providing safe seating to be used by physically challenged and those that just want to sit and reflect. Electrical upgrades are to simplify holding our ceremonies and to improve lighting.

Project Title: Bollard Installation

Project Cost: \$1,200

Project Fiscal Year: 2024-2025

Project Description: Install 2 bollards with a yellow sleeve over them between the parking lot and the concrete walkway.

Project Title: Phase 3

Project Cost: TBD

Project Fiscal Year: 2025-2026

Project Description:

Study by park commission to determine if the memorial should be a memorial park. Next development plan is to develop a short walk through the history of Yankee Springs and how the local military and Indian tribes contributed to the development of Yankee Springs. The Veterans Committee has been in discussion but we have not developed plans or obtained estimates yet.

8. Yankee Springs Cemetery Projects

Yankee Springs Township has three significant and active cemeteries: Yankee Springs, Robbins, and Coman, and three small and inactive cemeteries: Bowerman, Duffy, and Hill.

Capital spending for the township cemeteries is used for annual replacement of deteriorated headstone foundations, and for less frequent cemetery drive additions and space marking to make additional cemetery space available for use.

Project Title: Purchase Cemetery Data Base Software.

Project Cost: \$10,000

Project Fiscal Year: 2025-2026

Project Description:

Cemetery lot ownership and burial information for the Township's three active cemeteries consists of many individual documents, old maps, and scraps of paper dating back to the turn of the last century. This information is not well organized or searchable, making it difficult, time consuming and mistake prone to assist residents with cemetery space purchase and use questions.

It is proposed to purchase software specifically designed to allow all cemetery information to be digitized in a manner that makes it possible to manage the township cemetery needs quickly, and accurately. New information will be input directly into the system, and existing information will be input over a two-to-three-year period until all of the cemetery information is available in digital format.

Project Title: Headstone Foundation Replacement.

Project Cost: \$3,000/year

Project Fiscal Years: 2024-2029

Project Description:

It has been a long-time practice of the Township to invest \$2,000 to \$3,000/year to replace the headstone foundations in the township cemeteries that are in the worst condition. This program prevents the Township from needing to make a larger expenditure less frequently to maintain the foundations, and keeps the cemeteries looking better, and preserves the condition of the headstones. The Township cemetery Sexton determines which foundations need to be replaced each year and performs the necessary work.

Project Title: Install New Cemetery Signs

Project Cost: \$15,000

Project Fiscal Years: 2025-2026

Project Description:

The signs for the three township cemeteries are old and in need of repair/replacement. It is proposed to repair/replace these signs.

NON-CAPITAL CRITICAL EXPENSES:

1. Township Roads

For the purposes of this plan, the Barry County Road Commission (BCRC) has provided a proposed plan for all primary and local paved public roads in the township. The BCRC projects that the township matching funds that will be required to maintain the roads in an optimal fashion to be \$367,548 per year. The BCRC recommends identifying an annual dollar amount that the township can afford. At that point, BCRC will assist in prioritizing where to spend the funds in the most practical and efficient manner.

In the past a Plat/Subdivision Road policy was established whereby the township agrees to fund the crack seal/slag seal cost when applied. Any additional costs (i.e. asphalt overlay, milling, rebuilding) will be paid by the residents of the subdivision via (Special Assessment District (SAD) procedure. Private (Non-Public) Road improvements can be funded by the same SAD procedure paid for by the residents.

Increased costs and a lack of funding have resulted in almost all available funds being applied to maintain the quality of primary thru roads, with little spending on public or private subdivision roads.

The Township has been funding \$125,000 annually for improvements to the main roads. Additional funds will be required to maintain the roads.

A Township Roads Committee could be formed to work with the BCRC to assist with this process.

2. Ambulance

Ambulance service for Yankee Springs Township is currently provided through the Wayland Area Emergency Medical System, Inc. (WAEMS). In 2016 Yankee Springs became a member of the organization as part of an Inter-local agreement that created WAEMS (11 local units of government participate in WAEMS). The annual expenses are paid through a quarterly billing system that is based on a proportionate share for each participating unit of government. Yankee Springs has had a representative on the WAEMS Board which meets bi-monthly. Annual expenses are currently in the range of \$27,000. Yankee Springs Township recently entered into a contract with Thornapple EMS and will benefit with a lower annual expenditure for this service. The estimated annual expense for 2025-2030 are reduced based on the expected reduction in cost under the new contract.