



## Capital Improvement Plan Fiscal Years 2022/23 through 2027/28



ADOPTED: **DRAFT FEBRUARY, 2022**

# City of White Cloud

## Capital Improvement Plan 2022-23 through 2027-28

### Overview

The Capital Improvement Plan (CIP) is a six-year schedule of all proposed major capital improvement projects including project priorities, cost estimates, methods of financing, and annual estimated operating and maintenance costs for the proposed projects. The CIP, therefore, is a tool to assess the long-term capital project requirements for White Cloud. Since capital improvements are spread across many community needs (including police, dpw, water, parks and recreation, and municipal administration, etc.) the CIP helps to prioritize these projects across the City over time.

### Capital Improvement Projects

Capital improvements are major, infrequent expenditures, such as construction of a new facility, a major rehabilitation or repair to an existing facility, or the purchase of major equipment. Capital improvements are non-recurring expenditures that tend to be both large in physical size and cost, and have a longer useful life. Examples of capital projects include:

- Construction of a new City building
- Major road construction, such as bridge replacement or repaving
- Major Dam Repairs
- Extension of a water line
- Purchase of a new police cruiser
- Creation of a new park

The following projects are examples of *expenditures that would be categorized as operating expenses, and would not usually constitute a capital improvement project*:

- Purchase of new office furniture
- Purchase of new/used small equipment (lawn mowers, copiers, individual computers, etc.)
- Recurring maintenance of existing facilities
- Minor repairs to buildings or equipment
- Minor improvements to existing buildings (carpeting, painting, fixtures, etc.)

### Major Expenditures

The term “major expenditure” is relative – what is major to White Cloud may be minor in another community. A capital improvement for the purposes of the White Cloud CIP is a major, non-recurring expenditure if it meets one or more of the following criteria:

- Any acquisition of land for a public purpose which costs \$5,000 or more.
- Any construction of a new facility (City building, water or parks), or any addition to an existing public facility, the cost of which equals \$5,000 or more and has a useful life of five or more years.

- A non-recurring rehabilitation (not including annual/recurring maintenance) of a building, its grounds, a facility or equipment, the cost of said rehabilitation being \$5,000 or more with a useful life of five or more years.
- Purchase of major equipment which, individually or in total, cost \$5,000 or more with a useful life of five or more years.
- Planning, feasibility, engineering, or design studies related to an individual capital improvement project with a cost of \$5,000 or more.

### Benefits

Completion of a six-year Capital Improvement Plan is a requirement of the Michigan Planning Enabling Act (Public Act 33 of 2008). Beyond meeting the State law, adoption of a CIP is beneficial to elected officials, administrative staff and the general public. Among the benefits of an adopted and well-maintained Capital Improvement Plan are:

- Prudent use of taxpayer dollars;
- Focusing 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 eligibility for State and Federal grants;
- Providing an implementation tool for the goals and objectives of the Master Plan;
- Transparency in identification of high-priority projects;
- Coordination/cost-sharing between projects.

Each year the Capital Improvement Plan will be revised & reviewed by the City of White Cloud's Planning Commission for the next fiscal year. At the end of each fiscal year, the projects completed during that year are removed from the plan and an additional year's projects are added. Projects can then be adjusted in priority to reflect actual resources available. As the CIP is annually updated, a continuous relationship will be maintained between the CIP and the annual budget.

THE FOLLOWING CODES ARE USED THROUGHOUT THE DOCUMENT TO INDICATE  
THE SOURCE OF FUNDING FOR THE PROPOSED PROJECTS

DO – Donations

EQ- Equipment Fund Allocations

FG – Federal Grant

GF – General Fund

LDFA – Local Development Finance Auth.

LS – Local Street Fund

LG – Local Grant

MS – Major Street Fund

SA – Special Assessment

SG – State Grant

SM – Special Millage

WF – Water Fund