

City of White Cloud
Capital Improvement Plan 2025-26 through 2029-30

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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.

CAPITAL IMPROVEMENT PLAN

UPDATED 03/17/26

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

L DFA – 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

Capital Improvement Plan EXECUTIVE SUMMARY

2022-2023 Fiscal Year		
Project	Cost	Funding Source
Cemetery - Remove Trees	\$6,000	GF
Dam Maintenance (in progress 2023)	\$50,000	GF/ARPA
DPW Truck (used)	\$18,000 (purchased FY-2023/24)	EQ
City Hall BS&A Upgrade	\$28,300 (purchased FY-2022/23)	GF
City Sign Upgrade/Conversion	\$18,000 (purchased FY-2022/23)	SG
Leaf Claw	\$15,000	EQ
Police Patrol Vehicle (purchased-05/2023)	60,000 (w/ equip)-purchased FY 2022/23	EQ

2023-24 Fiscal Year		
Project	Cost	Funding Source
Police Dept. Garage Roof (done 2023)	\$25,000	GF
Dam Maintenance (2023 project w/-feasibility study rec by EGLE)	\$210,000	GF
Pinehill Water Tower Repairs *required	\$40,000	WF
Pinehill Water Tower Inspection	\$7500 (done FY22/23)	
Safe Routes to School Sidewalks	\$84,000	LS/SG/GF
Dam Repairs	\$200,000+	SG/EQ
Trailer DPW	\$10,000	EQ/DPW

CAPITAL IMPROVEMENT SCHEDULE 2026/27 - 2029/30

2024-25 Fiscal Year		
Project	Cost	Funding Source
Safe Routes to School	\$84,000	LS
Dam Maintenance	\$100,000	GF
Police Patrol Vehicle 75/25 Grant	\$25,000	EQ/GF/SG
City Hall Generator	\$20,000	EQ

2025-26 Fiscal Year		
Project	Cost	Funding Source
SPARK- Smith Park Project	Grant Funded (\$862,600)	EQ
Lead/Copper Water Replacement	Grant Funded (\$4m)	WF
Dam - Engineers/Attorney Fees	\$50,000	GF
Newell St. Water Tower Repairs	\$40,000	WF
Mobile Radios - WCPD	GF	GF
Body Cams (1 of 5 year install)	\$4000	GF
<i>DPW Truck or Box Replacement</i>	<i>Saved \$15,000</i>	<i>EQ</i>

2026-27 Fiscal Year		
Project	Cost	Funding Source
Dam Engineer/Decision Making Process	\$30,000	GF
<i>City Hall Roof (save)</i>	<i>\$15,000</i>	<i>EQ</i>
<i>Police Vehicle (save)</i>	<i>\$10,000</i>	<i>FG/EQ</i>
<i>DPW Truck or Box Replacement</i>	<i>\$15,000</i>	<i>EQ</i>

We will be focusing on saving primarily for capital improvements this year, as I believe it is important to take a more conservative approach given the uncertainty surrounding the dam and several other high-cost projects.

CAPITAL IMPROVEMENT SCHEDULE 2026/27 - 2029/30

2027-28 Fiscal Year		
Project	Cost	Funding Source
City Hall Roof	\$30,000	GF
WCPD Short Rifles	\$20,000	EQ
DPW Truck Upgrade	\$15,000	EQ/DPW
Dam Options	TBD	EQ
DPW Bucket Truck (save)	\$30,000	EQ
Police Cruiser (USDA Grant/75%)	25%	FG/EQ

2028-29 Fiscal Year		
Project	Cost	Funding Source
Police Vehicle (save)	\$20,000	EQ
DPW Bucket Truck (purchase)	\$30,000	EQ
Dam - Mill Pond	TBD	
WCPD Shot Guns (4)	\$3,000	EQ
WCPD Car Printers (3)	\$2,500	EQ

2029-30 Fiscal Year		
Project	Cost	Funding Source
Police	TBD	EQ
DPW	TBD	EQ
Dam	TBD	GF