

Bergland Township

Capital Improvements Program

2026-2031

Adopted by Township Board

March 19, 2026

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Introduction

Under the Michigan Planning Enabling Act, Public Act 33 of 2008, the planning commission of a township may prepare and recommend for adoption a six-year capital improvement program (CIP) to carry out its long-range planning objectives. A township that owns or operates a water supply or sewage disposal system is required to adopt a CIP, and in Bergland, this is subject to final approval by the Township Board of Trustees. The Bergland Township Planning Commission (PC) is preparing its program this year for fiscal year 2026-27 (FY 2026) through fiscal year 2031-32 (FY 2031)

Commencing with this program year, the township board and planning commission review and update the six-year CIP annual during the February budgeting process. This is timed so as to approve the capital budget in concert with the general operating budget in March.

Briefly stated, the objectives of a CIP are as follows:

- To develop a long range (six-year) program in which physical projects are planned, prioritized and implemented in an orderly manner
- To coordinate the capital related projects of the various township departments, boards and commissions to ensure and appropriate distribution of capital improvement funds with regards to the needs of the township and the fiscal ability of the township to undertake the requested projects
- To assist the Township Board in determination of projects and funding sources with regard to short and long-range plans
- To coordinate the demands and request for capital improvement funds with the planning needs of the township so that an appropriate prioritized system can be programmed over increments of six years

Explanation of Capital Improvement Terms

Capital Improvement:

Projects that result in the acquisition, addition, updating of development of physical facilities. A capital improvement may also include contractual or bonded indebtedness payments related to fixed assets (SAW grant) or any major expenditure for physical development, which generally falls into one of the following categories:

- Land and non-structural improvements
- New structures
- Major repairs- \$2,500 or more

- Major replacements- \$2,500 or more
- Non-motorized equipment- \$2,500 or more

Additionally, capital improvements are generally defined as the following:

- New and expanded physical facilities for the community which are relatively large in size, expensive and permanent
- Large scale rehabilitation or replacement of existing facilities
- Major pieces of equipment which has a direct relationship to the function of a physical facility and which are relatively expensive and of long life
- Purchase of equipment for any public improvements when first erected or acquired that are to be financed in whole or in part from bond funds
- The cost of engineering and architectural studies and surveys relative to an anticipated improvement

Capital Improvement Program:

Capital improvement programming is the preparation and updating of a recommended schedule of public works and related equipment to be built or purchased during the next six years. To be effective, the township's CIP will cover the township's entire range of public facility and service requirements. In the township's CIP all future projects are listed in order of construction priority together with cost estimates and the anticipated means of financing each project.

A six-year capital improvement programming period is generally considered to be most suitable. A two- or three-year time period is too short for effective programming because planning and financing of major projects usually take a longer period of time. Conversely, a period of seven or more years may project the program too far into the future to be of practical value. A capital improvement budget is the first year of a CIP.

Capital Improvement Budget:

While the CIP is a proposed spending schedule for six years, the capital budget is legal authorization to spend, during the coming fiscal years, funds from township sources and from federal and state grants for those projects.

The township capital budget is distinct from the operating budget. The operating budget authorizes the expenditures, on an annual basis, of funds for employee salaries, fringe benefits, and the purchase of services, supplies and the like. It also includes the payment of principle and interest on the bonds issued to support past capital budget projects. Since effective township services depend on the timely combination of manpower, supplies and capital facilities, serious effort is devoted in the budgetary process to coordinating the capital and operating budgets.

Appropriation of Funds:

Funds must be appropriated by the Township Board for capital improvement projects to be implemented during the budget year. It includes amendments made during the fiscal year to the originally approved capital budget appropriation.

Program Adoption and Amendment Procedures:

The PC must work collaboratively with the Township Board during the fiscal year to maintain the CIP project list. The PC shall annually prepare such a CIP for the ensuing six years, which program shall show those public structures and improvements in the general order of their priority, which in the PC’s judgement will be needed or desirable and can be undertaken within the six-year period.

The CIP should be formally accepted prior to, or at the same time as, the township operating budget meeting in March. In the event of a proposed change or amendment of an adopted CIP and/or project, the change must be submitted to the Township Board for amendment consideration.

Methodology

The projects listed in this document are compiled by the PC from comments received in public surveys; other public input; meetings with township staff, supervisor, and other board members; and projects identified in other planning documents such as the Recreation Plan and asset management plans prepared by Coleman Engineering.

Future updates to the CIP will consist of a budgetary cost review to those projects already on the list along with an assessment of the need for the project. Additions to the CIP list should be accompanied by a formal request to add the project including a +/- 50% cost estimate and a specific reason for the needed project.

Cost Summary of Projects per Category

Total Expenditures by Category by Year

	2026	2027	2028	2029	2030	2031	TOTAL
Wastewater	\$36,000	\$6,000	\$0	\$400,000	\$0	\$2,000,000	\$2,442,000
Drinking Water	\$10,000	\$3,000	\$3,000	\$528,000	\$0	\$5,000	\$549,000
Streets	\$252,000	\$5,000	\$185,000	\$5,000	\$175,000	\$50,000	\$672,000
Buildings	\$0	\$40,000	\$200,000	\$0	\$0	\$0	\$240,000
Parks & Rec	\$13,000	\$15,000	\$0	\$0	\$500,000	\$0	\$528,000
Equipment	\$0	\$0	\$0	\$0	\$25,000	\$0	\$25,000
Fire Dept	\$16,900	\$0	\$250,000	\$0	\$0	\$0	\$266,900
Cemeteries	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL	\$327,900	\$69,000	\$638,000	\$933,000	\$700,000	\$2,055,000	\$4,722,900

2026 Project Expenditures

	Budget
Wastewater	
Wastewater lagoon repairs, valves, and piping	\$6,000
Lift station #2 pump	\$30,000
Drinking Water	
Water tank cleaning	\$5,000
Well pump auto transfer switch	\$5,000
Streets	
Ash/Center/Pine reconstruction	\$250,000
Storm sewers system reconstruction	\$2,000
Buildings	
Parks & Recreation	
Install fire rings (20)	\$7,000
Equipment	
Fire Department	
SCBA (3)	\$13,900
Cemeteries	
Forest Lawn Road Paving	\$20,000
TOTAL	\$344,900

Wastewater System Projects

	2026	2027	2028	2029	2030	2031	TOTAL
Wastewater lagoon expansion & dredging	\$0	\$0	\$0	\$0	\$0	\$2,000,000	\$2,000,000
Wastewater lagoon repairs, valves, and piping	\$6,000	\$6,000	\$0	\$0	\$0	\$0	\$12,000
Bergland lift station upgrade	\$0	\$0	\$0	\$400,000	\$0	\$0	\$400,000
Lift station #2 pump	\$30,000	\$0	\$0	\$0	\$0	\$0	\$30,000
TOTAL	\$36,000	\$6,000	\$0	\$400,000	\$0	\$2,000,000	\$2,442,000

1. Discussion with the supervisor suggested dredging will eventually be needed but will require a major outside funding source. It remains at the end of the six-year period as it has been for the past few CIPs. This can be combined with expansion to accommodate future growth.
2. Other lagoon repairs, valves, and piping are required; EGLE inspection found certain deficiencies. Cost can be covered by the Sewer enterprise funds.
3. Lift station #2 pump is a routine improvement and can be covered by the Sewer enterprise funds. Lift station upgrade is a more significant project that will require significant funding.

Other projects that are not capital improvements are cattail control and relocation of the ballfield fencing to the lagoons, which is needed for compliance purposes.

Drinking Water System Projects

	2026	2027	2028	2029	2030	2031	TOTAL
Water tank cleaning	\$5,000	\$0	\$0	\$0	\$0	\$5,000	\$10,000
Well pump replacement	\$0	\$0	\$0	\$15,000	\$0	\$0	\$15,000
Well pump auto transfer switch	\$5,000	\$0	\$0	\$0	\$0	\$0	\$5,000
Water main	\$0	\$0	\$0	\$500,000	\$0	\$0	\$500,000
Fire hydrants	\$0	\$0	\$0	\$10,000	\$0	\$0	\$10,000
Water meters	\$0	\$3,000	\$3,000	\$3,000	\$0	\$0	\$9,000
TOTAL	\$10,000	\$3,000	\$3,000	\$528,000	\$0	\$5,000	\$549,000

1. Almost all projects are routine maintenance or improvements covered by enterprise fund.
2. Water tank cleaning is necessary every five years.
3. Well pump #2 was repaired in 2025.
4. Water main will require a major grant. There were attempts to align this with the 2024 highway resurfacing, but it could not be accomplished.
5. Water meters: It is estimated that up to 20 water meters are not functioning properly and should be replaced. Cost estimate is based on relatively inexpensive meters the supervisor thinks may be adequate, but it is unknown whether these will meet regulatory requirements; more research is needed. Previous discussion about the meters had suggested around 50% were malfunctioning (not measuring flow/volume) and would have been beyond capacity of the enterprise fund, but this year's lower-end estimate, if accurate, could be achievable from this fund.

Streets & Storm Sewers Projects

	2026	2027	2028	2029	2030	2031	TOTAL
Pulverize & relay	\$250,000	\$0	\$150,000	\$0	\$150,000	\$0	\$550,000
Railroad storm system repairs	\$2,000	\$5,000	\$5,000	\$5,000	\$25,000	\$0	\$42,000
Sidewalk repairs	\$0	\$0	\$30,000	\$0	\$0	\$50,000	\$80,000
TOTAL	\$252,000	\$5,000	\$185,000	\$5,000	\$175,000	\$50,000	\$672,000

1. Streets & Storm Sewers millage is 1.5 mills for 10 years, with revenue through tax year 2034.
2. Ash, Center, and Pine streets to be reconstructed/resurfaced in 2026. Cost indicated is 50% of required amount.
3. Subsequent millage-funded resurfacing planned for every two years.
4. Storm water system has been combined with Streets category. Annual incremental improvements to storm system are planned. There will be larger improvements as part of the 2026 street reconstruction, expected to resolve most of the system's major issues.
5. Sidewalk repairs would have to be funded by other township funds (not eligible for Streets & Storm Sewers millage). Possibility of special assessment for cost share between property owners and township. 2028: Pine Street; 2031: Center St.

Buildings Projects

	2026	2027	2028	2029	2030	2031	TOTAL
Fire/office/community building design	\$0	\$40,000	\$0	\$0	\$0	\$0	\$40,000
Fire/office/community building upgrades	\$0	\$0	\$200,000	\$0	\$0	\$0	\$200,000
	\$0	\$40,000	\$200,000	\$0	\$0	\$0	\$240,000

- \$40,000 (estimated) is budgeted for fire hall design/plans in 2027 from restricted Fire millage funds.
- \$200,000 in 2028 is for upgrades to former Forest Service building, once acquired. Plans will be revisited in 2027.

Parks & Recreation Projects

	2026	2027	2028	2029	2030	2031	TOTAL
Install roll-up canvas sides on Merriweather Pavilion	\$0	\$6,000	\$0	\$0	\$0	\$0	\$6,000
New restroom/shower building & expansion of upper campground	\$0	\$0	\$0	\$0	\$500,000	\$0	\$500,000
Fire rings (20)	\$7,000	\$0	\$0	\$0	\$0	\$0	\$7,000
Improve lower campground drainage	\$0	\$10,000	\$0	\$0	\$0	\$0	\$10,000
Upgrade electric service at all Township Park campsites	\$0	\$15,000	\$0	\$0	\$0	\$0	\$15,000
Lower campground water hookups	\$0	\$15,000	\$0	\$0	\$0	\$0	\$15,000
TOTAL	\$7,000	\$46,000	\$0	\$0	\$500,000	\$0	\$553,000

- Parks millage is 0.25 mills for 5 years, with revenue through tax year 2029 (can be used for operations and improvements).
- Merriweather Pavilion sides expense would be covered by donations. Exact cost unknown.
- Restroom/shower building and upper campground expansion would be accomplished with support from grant in 2030 – Natural Resources Trust Fund (grant up to \$400K + required match of 25% of total project cost [up to \$533,000])
- Upper campground sites could be reconfigured in connection with electrical upgrade.
- Lower campground drainage conditions should be monitored and evaluated during 2026 season for remediation in 2027.
- Preparation of primitive campsites and completion of pickleball court upgrades are possible in 2026, but cost of each is less than capital expense threshold.

Equipment

	2026	2027	2028	2029	2030	2031	TOTAL
Backhoe/combination unit	\$0	\$0	\$0	\$0	\$25,000	\$0	\$25,000
TOTAL	\$0	\$0	\$0	\$0	\$25,000	\$0	\$25,000

- Best option for backhoe/combination unit TBD.

Fire Expenditures

	2026	2027	2028	2029	2030	2031	TOTAL
SCBA (3)	\$13,000	\$0	\$0	\$0	\$0	\$0	\$13,000
Fire truck	\$0	\$0	\$250,000	\$0	\$0	\$0	\$250,000
Airboat	\$3,000	\$0	\$0	\$0	\$0	\$0	\$3,000
TOTAL	\$16,000	\$0	\$250,000	\$0	\$0	\$0	\$266,000

1. Up to \$13,000 for 4 used SCBAs approved at Feb. 2026 Board meeting per FD request.
2. Used airboat (little cost more than donation) may be available to acquire at any time.
3. Fire truck of some kind needs to be purchased in near term. Auditor recommends having a plan for this purchase due to accumulation of restricted millage funds.
4. Tax year 2026 (December) is the last year of Fire millage revenue.

Cemetery Expenditures

	2026	2027	2028	2029	2030	2031	TOTAL
Forest Lawn Road Paving	\$0	\$0	\$0	\$20,000	\$0	\$0	\$20,000
TOTAL	\$0	\$0	\$0	\$20,000	\$0	\$0	\$20,000

1. Cemeteries millage is 0.25 mills for 5 years, with revenue through tax year 2029 (can be used for operations and improvements).
2. Excess Cemeteries millage or other revenues to be committed to paving of Forest Lawn Cemetery Road.