

2026-2031 Capital Improvement Plan (CIP)



Charter Township of Highland
Oakland County, Michigan

Prepared by the Highland Township Planning Commission
with assistance from the CIP team

Adopted by Resolution on July 6th, 2026

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RESOLUTION OF ADOPTION

RESOLUTION #26-XX CAPITAL IMPROVEMENT PLAN 2026-2031

At a regular public meeting of the Highland Township Board of Trustees, held on Monday, July 6th, 2026, at 6:30 p.m. in the Highland Township Auditorium:

Present: Rick Hamill, Tami Flowers, Jenny Frederick, Beth Lewis, Grant Charlick, Brian Howe and Joseph Salvia

Absent:

The following motion was offered by _____ and seconded by _____ :

WHEREAS, the Michigan Planning Enabling Act, Act 33 of 2008, require the Charter Township of Highland Planning Commission to annually prepare a Capital Improvement Plan for the benefit of the health, safety, and welfare of the community as those criteria relate the physical development of the Charter Township of Highland; and

WHEREAS, the Township's professional engineering consultant and Planning Director have consulted with the Township's professional staff who carry on the business of planning and providing for the present and future needs of the citizens of the Charter Township of Highland; and

WHEREAS, the Capital Improvement Plan is intended to consider the present and future needs and goals of the Charter Township of Highland and the Township Planning Commission in consideration of existing projects and plans as well as anticipated resources; and

WHEREAS, the Capital Improvement Plan is a flexible document, intended to be reevaluated and updated on an annual basis to project into the six (6) succeeding years, and further amended as necessary to address the policies and philosophies of relevant Township Boards, Planning Commissions, and other stakeholders; and

WHEREAS, the Capital Improvement Plan is a guide and forum to aid the Township Supervisor and Township Board of Trustees in making decisions regarding the physical development and infrastructure maintenance of the Township and deeming what, if any resources can and should be available to carry out the Township Board's policies and budgetary decisions; and

WHEREAS, the draft of the Capital Improvement Plan has been available for public review via the Township Website and copies made available at the office of Planning Director, and has been an agenda item for the discussion and review by the Planning Commission and Township Board at several public meetings, and has been the subject of duly-noted Public Hearing held before the Charter Township of Highland Planning Commissions on June 4th, 2026 and will be reviewed, revised, and updated by the Planning Commission on an annual basis; and

WHEREAS, the Capital Improvement Projects included within the Capital Improvement Plan have been evaluated utilizing a point-system of variable that included among other things, whether a Capital Improvement Project has already begun, whether funds have been committed to the Project, the sources of funds committed to a Project, whether the Project is required per a legal obligation, or whether the projects is part of a Township-adopted policy, plan or program; and

WHEREAS, the Charter Township of Highland Planning Commission on June 4th, 2026 moved to recommend adoption of the 2026-2031 Capital Improvement Plan.

NOW THEREFORE BE IT RESOLVED, that this Capital Improvement Plan presented during the Public Hearing on June 4th, 2026 and revised per the public comments received during the Public Hearing is hereby adopted by the Charter Township of Highland Board of Trustees on July 6th, 2026; and

BE IT FURTHER RESOLVED, that this Capital Improvement Plan should be published and attested to according to State law.

This resolution passed this 6th day of July, 2026 at a regular meeting of the Charter Township of Highland Township Board. A roll call vote was taken on the foregoing resolution and was as follows:

Yeas:

Nays:

Abstain:

RESOLUTION DECLARED ADOPTED

Rick A. Hamill, Township Supervisor

Tami Flowers MiPMC, Township Clerk

I, Tami Flowers, Charter Township of Highland Clerk, do hereby certify that the foregoing is a true and complete copy of a resolution, the original of which is on file in my office, approved by the Charter Township of Highland Board of Trustees at a Regular Meeting thereof held on July 6th, 2026.

Tami Flowers MiPMC, Township Clerk

ACKNOWLEDGEMENTS

This Capital Improvement Program was created and organized by the administration of the Charter Township of Highland, with valuable contributions from the Township boards, commissions, consultants, and partners.

Highland Township Board of Trustees

Rick Hamill-Supervisor, Tami Flowers-Clerk, Jennifer Frederick-Treasurer, Brian Howe-Trustee, Grant Charlick-Trustee, Beth Lewis-Trustee and Joe Salvia-Trustee.

Highland Township Planning Commission

Kevin Curtis-Chair, Chris Heyn-Vice Chair, A. Roscoe Smith-Secretary, Grant Charlick-Township Board Liaison, Michael Zeolla-Zoning Board of Appeals Liaison, Mike O'Leary, Scott Temple, Russ Tierney, Guy York

Highland Township Zoning Board of Appeals

David Gerathy-Chair, Michael Borg-Vice Chair, Anthony Raimondo-Secretary, Michael Zeolla-Planning Commission Liaison, Robert Hoffman, Pete Eichinger, Gary Childs, Alternates: Jacob Probe, Chuck Benke

Highland Township Downtown Development Authority

Rick Hamill-Township Supervisor, A. Roscoe Smith-Chair, Andy West-Vice Chair, Christina Hamill-Treasurer, Cassie Blascyk, Taylor Dehaan, Dale Feigley, Jennifer Frederick, Daniel Walker, and Christina Welsh.

Administration

Beth Corwin-Planning Director, Kari Littlebear-Zoning Administrator, Samantha George-Assistant Zoning Administrator, Nick George-Fire Chief, Melissa Dashevich-DDA Executive Director, Cassie Blascyk-Assistant to the Supervisor, Steve Tino-Building Official, Robin Orlando-Accountant, Heidi Bey-Activity Center Director, Deej Hubenschmidt-Maintenance Supervisor, Lt. Matt Snyder-Oakland County Sheriffs Office.

Consultants and Partners

Jennifer Angle-WCA Assessing, Oakland County Water Resources Commission, Highland Township Fire Department, Highland Township Planning, Zoning and Building Departments, Highland Township Public Library.

INTRODUCTION

The Charter Township of Highland Capital Improvement Program (CIP) is a multi-year planning tool designed to identify community needs and align them with available financial resources for major public improvements. It supports the orderly and strategic planning of infrastructure projects, preserves and maintains existing systems, and facilitates the acquisition or timely replacement of essential assets. The primary goal is to ensure the efficient delivery of services to residents, businesses, and stakeholders across the Township. The CIP also plays a vital role in ensuring that capital investments are fiscally responsible and aligned with the long-term goals, policies, and priorities of the Highland Township Board of Trustees, administration, and community members.

A well-developed CIP is a critical element in planning for the social, physical, and economic health of Highland Township. It strengthens the quality of public facilities and services, provides a structured path toward achieving community goals, and serves as a foundation for building and maintaining a resilient, vibrant, and forward-looking community. The CIP outlines the Township's capital improvement needs and priorities over a six-year planning horizon. It is reviewed and updated annually to add new projects, refine existing ones, and adapt to emerging community needs. The document may include maps, schedules, and visual aids to illustrate the timing, sequence, and location of planned improvements. Additionally, the CIP can help guide growth and development patterns, as infrastructure projects often influence land use and community expansion.

BENEFITS OF THE CAPITAL IMPROVEMENT PROGRAM

The CIP provides multiple benefits to residents, business owners, and stakeholders within the Charter Township of Highland, including but not limited to:

- Strategic use of public funds and resources
- Clear alignment with community goals, priorities, and capabilities
- Support for sustainable growth and development
- Promotion of transparent and effective governance
- Strengthened intergovernmental and regional collaboration
- Maintenance of a stable and predictable financial outlook
- Improved eligibility and competitiveness for federal and state funding opportunities

PLANNING AND POLICY GUIDANCE

Projects included in the CIP reflect a coordinated effort to meet the current and future needs of the community. These projects are informed by various guiding documents and planning efforts, including but not limited to:

- Charter Township of Highland Master Plan
- Parks and Recreation Plan
- Transportation and Non-Motorized Pathway Plans
- Asset Management and Infrastructure Plans
- Downtown Development Authority (DDA) Plans
- Environmental and Open Space Preservation Plans
- Regional, State, and Federal Plans and Programs
- Internal Administrative Policies and Objectives
- Goals and strategic direction set by the Highland Township Board of Trustees

The Highland Township CIP is a proactive approach to investing in community infrastructure and public assets, ensuring that the Township continues to grow responsibly, remain financially resilient, and deliver high-quality services to its residents.

CAPITAL IMPROVEMENT PROGRAM (CIP) OVERVIEW

The Charter Township of Highland prepares its Capital Improvement Program (CIP) under the authority of the Michigan Planning Enabling Act, Public Act 33 of 2008, as amended. The primary purpose of the CIP is to help implement the goals and objectives outlined in the Highland Community Master Plan and to support long-term financial planning for capital investments.

The CIP is intended to be a living document, updated annually to reflect the Township's evolving needs and priorities. Each year, existing projects are reviewed, proposed new projects are solicited, and updates are made to reflect changes in funding requirements, project scope, conditions, priorities, and timelines. A new program year is also added annually to account for the year completed through the Township's operating budget. As the Township grows and changes, so too should the CIP. Over time, the Township aims to enhance the quality and functionality of the CIP by incorporating more detailed project descriptions, improving program planning, strengthening fiscal analysis, and refining financial policies and debt management strategies.

This ongoing development ensures that the CIP remains a valuable tool for guiding Highland Township's infrastructure investments and supporting responsible, strategic growth.

CAPITAL IMPROVEMENT PROGRAM FUNDING

The Capital Improvement Program (CIP) plays a critical role in implementing the goals and objectives outlined in the Charter Township of Highland's Community Master Plan. It serves as the vital link between long-range planning and the Township's annual budgeting process for capital projects.

The development of the CIP precedes the annual budget process and is used specifically to shape the capital improvement portion of the Township's operating budget. Approval of the CIP by the Township Board of Trustees does not constitute a final commitment to fund all projects listed in the plan. Instead, it signifies that the Board recognizes these projects as a reasonable reflection of the community's anticipated needs and that those identified for the first year are appropriate for further consideration in the upcoming fiscal year's budget. The prioritization of projects within the CIP does not necessarily dictate the order in which they will be funded. For example, a lower-ranked road improvement may be funded before a higher-ranked park development if the road project qualifies for a dedicated funding source, such as Act 51 funds, while the park project depends on more competitive or limited revenue streams. A project's inclusion and timing are influenced by a variety of factors including funding availability, cost, location, alignment with other infrastructure efforts, and overall community impact.

The Township seeks to responsibly manage public funds by maintaining a healthy balance between day-to-day operations and long-term capital investments. As part of a well-managed financial strategy, the CIP is closely tied to the Township's annual budget, and both documents are updated regularly to reflect evolving priorities and fiscal realities. Appropriations for projects are typically authorized on an annual basis, and unused appropriations lapse at the end of each fiscal year. The operating budget is generally supported by recurring revenues such as property taxes, state-shared revenues, user fees, permits, and interest income.

The Township of Highland adheres to a "pay-as-you-go" funding philosophy whenever possible. This means capital projects are typically funded from current revenues or existing reserves. However, this approach does not prevent the Township Board from considering other funding mechanisms when necessary—for instance, to respond to urgent needs, to leverage grants or partnerships, or to realize cost savings by accelerating multi-year projects. In certain situations, such as compliance with state or federal mandates, the Township may also consider debt financing to ensure regulatory adherence and continuity of essential services.

In addition, the availability of external funding sources such as grants, donations, or matching funds may allow the Township to implement certain projects ahead of schedule or to expand their scope to better serve the needs of the community.

PROCESS FOR THE CAPITAL IMPROVEMENT PROGRAM

CIP ADMINISTRATIVE TEAM

Responsibility for the development of the Capital Improvement Program (CIP) rests with the Township Administration, following consultation with the Township Board, relevant commissions, committees, and other key stakeholders. The administration's role in developing the CIP includes:

- Reviewing existing township plans, studies, and policies that identify capital improvement needs
- Establishing criteria for evaluating and prioritizing proposed projects
- Coordinating the submission and scheduling of project requests
- Identifying potential funding sources
- Drafting the multi-year CIP for review and discussion with the Township Board and stakeholders
- Presenting the proposed CIP at a public meeting for community input and final consideration

TOWNSHIP BOARD

The Highland Township Board is encouraged to utilize the CIP as a strategic planning tool during the development and adoption of the annual Township budget, aligning with the Township's long-term goals and objectives. When evaluating funding for major capital projects, the Board should ensure the project is included in the adopted CIP. If a project is proposed outside the formal CIP process, the Board should document the reasons for the deviation. Final authority for adopting the multi-year CIP lies with the Township Board.

RESIDENTS, BUSINESSES, AND OTHER STAKEHOLDERS

Residents, business owners, and other community stakeholders are encouraged to review the CIP—available on the Township website—and to provide feedback or participate in public discussions during the CIP development and amendment process. The Township Board supports transparent and ongoing communication between Township staff, board and commission members, consultants, and the community to ensure the CIP reflects the priorities and needs of Highland Township.

CAPITAL IMPROVEMENT PROGRAM CRITERIA

The Charter Township of Highland defines a Capital Improvement Project as a major, nonrecurring investment in public infrastructure, facilities, or assets that meets one or more of the following criteria:

1. Construction of a new facility (e.g., public building, water or sanitary sewer mains, storm sewers, major and local roadways, recreational facilities, parking lots) or an addition to or extension of such facility, provided that the cost of such facility is at least \$10,000.00 and that the improvement will have a useful life of more than one (1) year
2. Nonrecurring rehabilitation of all or part of a Township-owned building, public grounds or facility, provided the cost of such rehabilitation is at least \$10,000.00 and the improvement appreciably prolongs the life of the asset.
3. Purchase or replacement of vehicles, equipment, or tools to support community programs or services, provided that the cost of such vehicles, equipment, or tools is at least \$10,000.00, has a useful life of more than one (1) year, and will be coded to a capital asset account.
4. A planning, feasibility, engineering, or design study that is related to an individual capital improvement project, or to a program that is implemented through individual capital improvement projects, regardless of the cost of the study, provided the cost of such project for which the study relates is at least \$10,000.00 and will have a useful life of more than one (1) year.
5. A planning, feasibility, engineering, or design study that is not related to an individual capital improvement project, or program that is implemented through an individual capital improvement project, regardless of the cost of the study, provided the total cost of all projects intended to result from such study is at least \$10,000.00.
6. Acquisition of land for a public purpose that is not part of an individual capital improvement project, or a program that is implemented through individual capital improvement projects, provided that the value of such land is at least \$1.00. Land purchased as part of an individual capital improvement project will be included in the cost of that particular project. (All land purchases or donations should be capitalized regardless of value.)

CHARTER TOWNSHIP OF HIGHLAND CAPITAL IMPROVEMENT PROGRAM AND THE BUDGET PROCESS

GENERAL FUND

Equipment purchases or public improvement projects that provide a general benefit to the entire community are typically financed through the General Fund. These are expenditures that cannot appropriately be assigned to another funding source. The General Fund receives its revenues primarily from the Township's annual general operating tax levy, established by the Township Board, along with other general revenue sources such as fees, permits, and state-shared revenues.

ENTERPRISE FUNDS

Enterprise funds are used for operations that are financed and operated similarly to private businesses, where the costs of providing services are recovered primarily through user fees. These funds cover both day-to-day operations and capital improvement needs, as well as debt service on any related loans or bonds. For example, the Water and Sewer Enterprise Funds are used exclusively for improvements and maintenance of those respective systems. Enterprise fund revenues may only be spent on projects directly related to that enterprise.

BONDS

When Highland Township issues bonds, investors are effectively lending money to the Township, which is repaid over time with interest from tax revenues or user fees. Bonds are often used to fund major capital projects whose costs are too large to be paid for in a single fiscal year. Two common types of bonds include:

- **General Obligation (GO) Bonds** – These bonds can be used for a wide range of capital improvements and are repaid through property tax revenues. The Township pledges its taxing power to repay the debt. Voter approval is required if issuing such bonds would increase taxes beyond statutory limits. Whenever possible, new GO bonds are timed to coincide with the retirement of older debt to minimize tax impact.
- **Revenue Bonds** – These bonds are issued for projects that generate their own income, such as water or sewer utilities. Repayment is made from user fees or other project-related revenues rather than general tax revenues. Because they are not backed by the Township's full faith and credit, revenue bonds are not counted toward state debt limits.

ACT 51 FUNDS

Under Public Act 51 of 1951, as amended, Highland Township may receive a portion of state-collected taxes on motor fuel, vehicle registrations, and highway usage in the future. These funds would be restricted to transportation-related projects, including road construction, maintenance, and improvements.

TAX INCREMENT FINANCING (TIF)

Tax Increment Financing is a tool used to support redevelopment and reinvestment in designated areas by capturing the increase in property tax revenues (the "increment") generated by rising property values within a defined TIF district. The captured funds are used to pay for public improvements that encourage further private investment. Highland Township may utilize TIF through entities such as a Downtown Development Authority (DDA) or similar economic development authority, as permitted under Public Act 57 of 2018, the Recodified Tax Increment Financing Act.

TAX LEVIES

Property tax levies are one of Highland Township's most important sources of revenue. A millage rate is applied to the taxable value of real and personal property, with one mill equaling one dollar per \$1,000 of taxable value. Millages may be authorized by state law or approved by voters for specific purposes—for example, a road improvement millage or public safety millage. Property tax revenue supports both ongoing operations and capital improvement projects as permitted under the Michigan Home Rule Township Act, Public Act 278 of 1909, as amended.

STATE AND FEDERAL GRANT FUNDS

Highland Township may receive funding through a variety of state and federal grant programs. These programs provide financial assistance for specific types of projects—such as infrastructure, parks, safety, or environmental initiatives. While some grants allow flexibility in how funds are spent, others have strict eligibility and reporting requirements. The Township's access to such funds depends on program availability and successful grant applications.

SPECIAL ASSESSMENTS

When a capital improvement project benefits a specific group of properties rather than the entire community, the Township may establish a special assessment district. In this case, property owners who directly benefit from the improvement pay a proportional share of the project cost. Typical uses include street paving, sidewalk installation, drainage improvements, or streetscape enhancements.

DEVELOPER CONTRIBUTIONS

At times, new developments require infrastructure improvements such as roads, sidewalks, or utility extensions. In these cases, developers may voluntarily contribute to or directly construct necessary improvements as a condition of project approval. Note that development impact fees, which require mandatory payments from developers to fund public infrastructure, are not permitted under Michigan law.

FUND RESERVES

When expenditures in a given fiscal year are less than anticipated, resulting in available reserves, the Township Board may allocate a portion of these unencumbered fund balances to support future capital improvement projects. This practice allows for flexibility in funding needs without increasing tax burdens.

OTHER REVENUE SOURCES

Additional revenue sources that do not fit into the categories above may include interfund loans, interest earnings, insurance reimbursements, user fees, service charges, cost recoveries, or court settlements. These miscellaneous funds may be used, as appropriate, to support capital improvement activities consistent with their source and purpose.

EXISTING CAPITAL IMPROVEMENT FACILITIES

As part of the development of Highland Township's Capital Improvements Plan, it is essential to first assess the Township's existing capital facilities. Understanding what facilities are currently in place provides a foundation for identifying future needs and priorities.

Highland Township's Master Plan emphasizes that municipal public facilities are a critical component of community life, directly influencing quality of life as well as the protection of public health, safety, and welfare.

The following section provides a summary of the Township's major capital facilities, including their current condition where applicable, based on evaluations by the directors of the respective departments. The locations of these facilities are depicted on the Existing Facilities Map (Figure 1-A).

HIGHLAND TOWNSHIP OFFICES

205 N. John Street

Year Built: 2022

Last Major Improvement: N/A

Houses: Supervisor, Clerk, Treasurer,
Assessing, Building, Planning, Maintenance.

Condition: Good

Extent of Use: Heavy



HIGHLAND ACTIVITY CENTER

209 N. John Street

Year Built: 1989

Last Major Improvement: Exterior Remodel in 2022

Houses: Activity Center, Meals on Wheels

Condition: Good

Extent of Use: Heavy



HIGHLAND TOWNSHIP FLEET VEHICLES

Includes: Maintenance vehicles, inspection
vehicles, does NOT include Fire Dept. vehicles.

Year Acquired: Varies

Condition: Varies

Extent of Use: Varies

Average Duty Cycle: 10-12 years.



HIGHLAND TOWNSHIP FIRE STATION #1

1600 W. Highland Road

Year Built: 2021

Last Major Improvement: N/A

Serves: M59 Corridor, western quadrant of Township

Condition: Good

Extent of Use: Heavy



HIGHLAND TOWNSHIP FIRE STATION #2

2550 E. Wardlow Road

Year Built: 2022

Last Major Improvement:

Serves: M59 Corridor, eastern quadrant of Township

Condition: Good

Extent of Use: Heavy



HIGHLAND TOWNSHIP FIRE STATION #3

510 Clyde Road

Year Built: 1979

Serves: Clyde Road Corridor, northern quadrant of Township

Condition: Fair

Extent of Use: Moderate



FIRE AND EMS EQUIPMENT

Includes: Turnout Gear, Lucas Devices, Difibulators, Power Loads, Stair Chairs, Vehicles.

Year Acquired: Varies

Condition: Varies

Extent of Use: Varies



OAKLAND COUNTY SHERIFF SUBSTATION

165 N. John Street

Year Built: 1950

Last Major Improvement: 2022

Houses: Oakland County Sheriff Office

Condition: Good

Extent of Use: Heavy



STEEPLE HALL

205 W. Livingston Road

Year Built: 1886

Last Major Improvement: 2025 Foundation Tuckpointing and Window Restoration

Houses: Highland DDA, Huron Valley Arts, Community Space

Condition: Good

Extent of Use: Heavy



OLD FIRE STATION #1 (WOTA)

250 W. Livingston Road

Year Built: 1970

Last Major Improvement: 2024, Roof

Houses: Western Oakland Transportation Authority.

Condition: Good

Extent of Use: Heavy



OLD FIRE STATION #2

3550 N. Duck Lake Road

Year Built: 1973

Last Major Improvement: N/A

Houses: Maintenance Equipment and Election Materials

Condition: Fair/Poor

Extent of Use: Varies



HIGHLAND TOWNSHIP OFFICE-GARAGE

Location: Behind Township Offices

Year Built: 1974

Last Major Improvement: N/A

Houses: Maintenance Department Equipment/ File Storage

Condition: Fair

Extent of Use: Heavy



HIGHLAND TOWNSHIP CLERK'S ELECTION EQUIPMENT

Includes: Tabulators for each precinct, and voter assist terminal

Year Acquired: 2017

Condition: Becomes obsolete in 2027

Extent of Use: Every Election



HIGHLAND TOWNSHIP WATER SYSTEM

Includes: Multiple Wells, well houses, storage tanks

Year Built: Ongoing

Last Major Improvement/ Expansion: 2018

Condition: Good

Extent of Use: Varies; primarily moderate to heavy



DUCK LAKE PINES PARK

1241 Duck Lake Road North

Size: 41 Acres

Includes: Hiking Trails, Pickle Ball Courts, Basket Ball Courts, Baseball Fields, Playground

Year Built: 2000

Last Major Improvement/ Expansion: 2023

Condition: Good

Extent of Use: Varies; primarily moderate to heavy



HICKORY RIDGE PINES PARK

3800 N. Hickory Ridge Road

Size: 90 Acres

Includes: Hiking Trails, Soccer Fields, Baseball Fields

Year Built: 1990

Last Major Improvement/ Expansion: Land Purchase

Condition: Good

Extent of Use: Varies; primarily moderate to heavy



VETERANS PARK

200 W. Livingston Road

Size: Less than an Acre

Year Built: 1988

Last Major Improvement: Ticket Station and Patio

Condition: Good

Extent of Use: Varies



CHILL AT THE MILL AND HIGHLAND SKATEPARK

Location: Adjacent to Highland Township Public Library

Size: 1.5 Acres

Year Built: 2024

Last Major Improvement: Construction

Condition: Excellent

Extent of Use: Heavy



DOWNY LAKE PARK

Adjacent to Highland Township Public Library

Size: 36 Acres

Includes: Wetlands, Lake Frontage, Native Prairie Grasses

Year Acquired: 1998

Condition: Good

Extent of Use: Low



S. HICKORY RIDGE PARK

South of M-59 on Hickory Ridge Road

Size: 59 Acres

Year Built: N/A Vacant Land

Last Major Improvement/ Expansion: N/A

Condition: Good

Extent of Use: N/A



HIGHLAND CEMETERY

561 N. Milford Road

Size: 13.4 acres

Year Built: 1849

Last Major Improvement: Fence on south boundary 2023

Condition: Needs additional improvements

Extent of Use: Used regularly



WEST HIGHLAND CEMETERY

S. Hickory Ridge Road

Size: 3.8 acres

Year Built: 1835

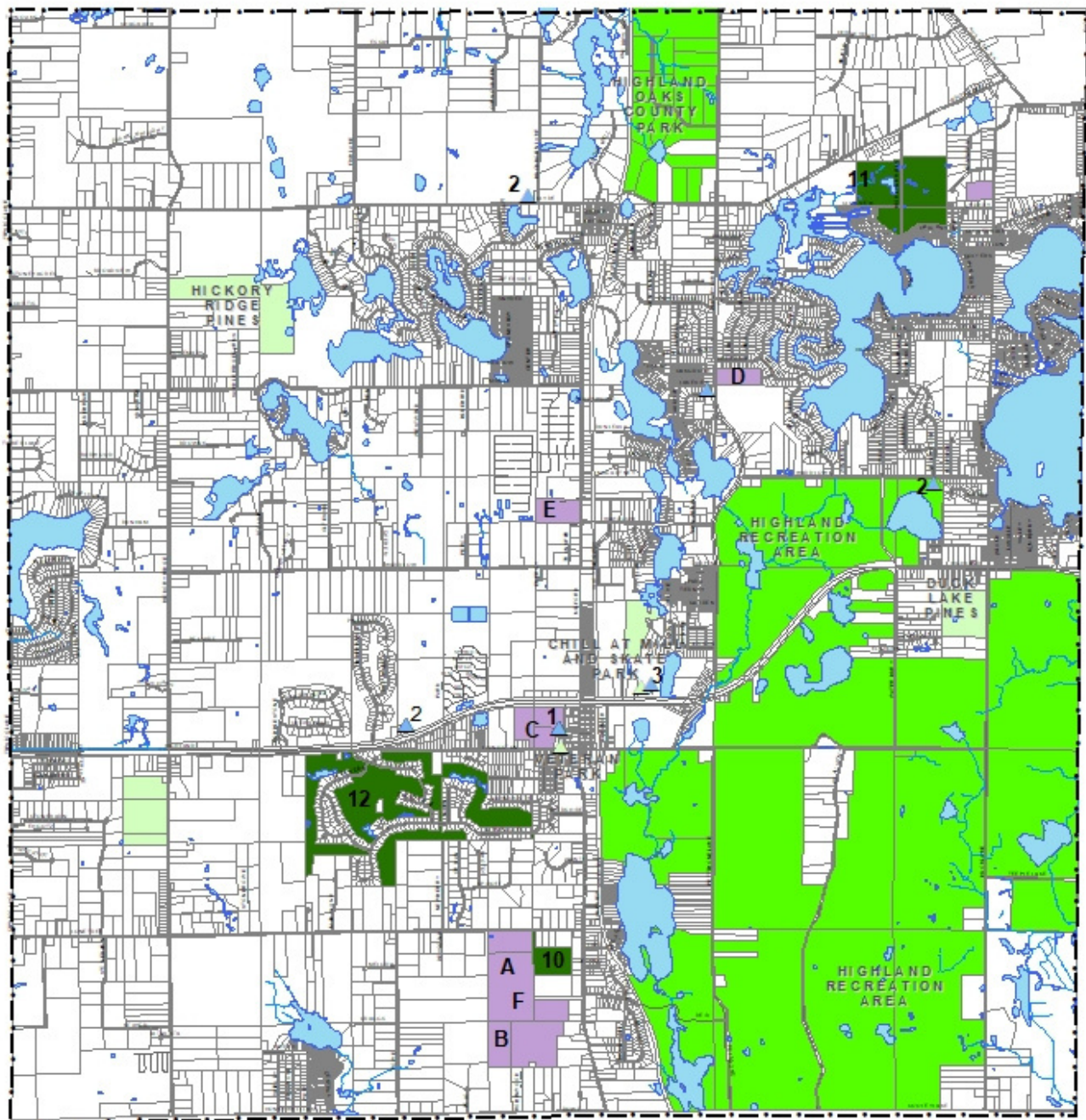
Last Major Improvement: New Sign in 2024

Condition: Good

Extent of Use: Used regularly



EXISTING CAPITAL FACILITIES MAP (FIGURE 1-A)



Legend

- | | |
|---|---|
| Highland Township Parks | Regional Parks |
| Community Facilities | Private Recreational Facilities |
| 1 Township Hall | 10 Huron Valley Athletic Complex |
| 2 Fire Station | 11 Highland Hills Golf Club |
| 3 Township Library | 12 Prestwick Village Golf Club |
| School Facilities | |
| A Millford High School | |
| B Proposed Middle School | |
| C Highland Elementary School | |
| D Spring Mills Elementary School | |
| E Apollo Center | |
| F Heritage Elementary School | |

PARKS & COMMUNITY FACILITIES

Highland Township
Oakland County, MI



Revised April 2026
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CAPITAL IMPROVEMENT PROGRAM FINANCIAL PLAN

The financial plan for the upcoming six-year Capital Improvement Program (CIP) for the Charter Township of Highland is outlined in the following pages. The Township intends to review and update the CIP on an annual basis to reflect changes, including completed projects, revised priorities, and the addition of new initiatives.

All revenues and expenditures related to the Capital Improvement Program for the current fiscal year are accounted for in the Township's Capital Projects Fund. This fund ensures a transparent and organized approach to planning, funding, and implementing the Township's capital projects.

BUDGETS

SUMMARY BY DEPARTMENT OR ACTIVITY

By Department or Activity:	2026	2027	2028	2029	2030	2031	Total
Water System	\$4,500,000.00	\$3,000,000.00					\$7,500,000.00
Parks/Recreation	\$305,000.00	\$20,000.00			\$25,000.00		\$350,000.00
Property Purchase	\$1,500,000.00						\$1,500,000.00
Facilities	\$130,000.00	\$85,000.00	\$45,000.00				\$260,000.00
Activity Center	\$70,000.00		\$25,000.00		\$50,000.00		\$145,000.00
Fire	\$465,427.00	\$1,215,000.00	\$600,000.00	\$1,125,680.00			\$3,406,107.00
Clerk		\$100,000.00					\$100,000.00
Treasury/Finance							\$0.00
Building/Planning/Zoning							\$0.00
Local Streets	\$17,600.00	\$75,000.00	\$75,000.00	\$75,000.00	\$140,000.00	\$75,000.00	\$457,600.00
Sheriff	\$10,000.00						\$10,000.00
DDA	\$135,000.00	\$40,000.00	\$200,000.00				\$375,000.00
Sidewalks			\$200,000.00				\$200,000.00
Sewer	\$100,000.00						\$100,000.00
Cemetery	\$25,000.00						\$25,000.00
TOTAL	\$7,258,027.00	\$4,535,000.00	\$1,145,000.00	\$1,200,680.00	\$215,000.00	\$75,000.00	\$14,428,707.00

SUMMARY BY FUNDING SOURCE

By Funding Source:	2026	2027	2028	2029	2030	2031	Total
Operating Revenue							\$0.00
General Fund		\$20,000.00					\$20,000.00
Sheriff Millage	\$10,000.00						\$10,000.00
DDA	\$110,000.00		\$200,000.00				\$310,000.00
Capital Improvement	\$597,600.00	\$260,000.00	\$320,000.00	\$75,000.00	\$165,000.00	\$75,000.00	\$1,492,600.00
Water/Sewer							\$0.00
Bond Issue	\$1,500,000.00	\$3,000,000.00					\$4,500,000.00
Grants	\$4,575,000.00	\$40,000.00	\$25,000.00		\$50,000.00		\$4,690,000.00
Special Assessments							\$0.00
Fire Millage	\$465,427.00	\$1,215,000.00	\$600,000.00	\$1,125,680.00			\$3,406,107.00
TOTAL	\$7,258,027.00	\$4,535,000.00	\$1,145,000.00	\$1,200,680.00	\$215,000.00	\$75,000.00	\$14,428,707.00

WATER SYSTEM

By Department or Activity:	2026	2027	2028	2029	2030	2031	Total
Water System	\$4,500,000.00	\$3,000,000.00					\$7,500,000.00
Parks/Recreation							\$0.00
Property Purchase							\$0.00
Facilities							\$0.00
Activity Center							\$0.00
Fire							\$0.00
Clerk							\$0.00
Treasury/Finance							\$0.00
Building/Planning/Zoning							\$0.00
Local Streets							\$0.00
Sheriff							\$0.00
DDA							\$0.00
Sidewalks							\$0.00
Sewer							\$0.00
Cemetery							\$0.00
TOTAL	\$4,500,000.00	\$3,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,500,000.00

BY FUNDING SOURCE

By Funding Source:	2026	2027	2028	2029	2030	2031	Total
Operating Revenue							\$0.00
General Fund							\$0.00
Sheriff Millage							\$0.00
DDA							\$0.00
Capital Improvement							\$0.00
Water/Sewer							\$0.00
Bond Issue		\$3,000,000.00					\$3,000,000.00
Grants	\$4,500,000 *						\$4,500,000.00
Special Assessments							\$0.00
Fire Millage							\$0.00
TOTAL	\$4,500,000.00	\$3,000,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$7,500,000.00

PROJECT DESCRIPTION

Extend watermain along S. Milford Road from Avanti to Watkins Boulevard.

*NOTE: Huron Valley School District has committed \$1,500,000.00 to this project.

Extend watermain along Harvey Lake Road from Wardlow to Chevron to improve system reliability.

PARKS AND RECREATION

By Department or Activity:	2026	2027	2028	2029	2030	2031	Total
Water System							\$0.00
Parks/Recreation	\$305,000.00	\$20,000.00			\$25,000.00		\$350,000.00
Property Purchase							\$0.00
Facilities							\$0.00
Activity Center							\$0.00
Fire							\$0.00
Clerk							\$0.00
Treasury/Finance							\$0.00
Building/Planning/Zoning							\$0.00
Local Streets							\$0.00
Sheriff							\$0.00
DDA							\$0.00
Sidewalks							\$0.00
Sewer							\$0.00
Cemetery							\$0.00
TOTAL	\$305,000.00	\$20,000.00	\$0.00	\$0.00	\$25,000.00	\$0.00	\$350,000.00

BY FUNDING SOURCE

By Funding Source:	2026	2027	2028	2029	2030	2031	Total
Operating Revenue							\$0.00
General Fund		\$20,000.00					\$20,000.00
Sheriff Millage							\$0.00
DDA							\$0.00
Capital Improvement	\$305,000.00				\$25,000.00		\$330,000.00
Water/Sewer							\$0.00
Bond Issue							\$0.00
Grants							\$0.00
Special Assessments							\$0.00
Fire Millage							\$0.00
TOTAL	\$305,000.00	\$20,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$350,000.00

PROJECT DESCRIPTION

Hickory Ridge Pines Park: Repainting pavillions, restoring tables and benches, gravel two parking lots, repair gate, update sidewalks and walking paths.

Duck Lake Pines Park: Demo hockey rink and install RC track, paint pavillions, restore observation deck and garage, chip seal parking lot.

Veteran's Park: Move Flagpoles and install lighting, add sidewalks, landscaping and patio, enclosure for electrical panel, furnishings.

S. Hickory Ridge Pines Park: Install driveway/parking area.

PROPERTY PURCHASE

By Department or Activity:	2026	2027	2028	2029	2030	2031	Total
Water System							\$0.00
Parks/Recreation							\$0.00
HVS Property Purchase	\$1,500,000.00						\$1,500,000.00
Facilities							\$0.00
Activity Center							\$0.00
Fire							\$0.00
Clerk							\$0.00
Treasury/Finance							\$0.00
Building/Planning/Zoning							\$0.00
Local Streets							\$0.00
Sheriff							\$0.00
DDA							\$0.00
Sidewalks							\$0.00
Sewer							\$0.00
Cemetery							\$0.00
TOTAL	\$1,500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500,000.00

BY FUNDING SOURCE

By Funding Source:	2026	2027	2028	2029	2030	2031	Total
Operating Revenue							\$0.00
General Fund							\$0.00
Sheriff Millage							\$0.00
DDA							\$0.00
Capital Improvement							\$0.00
Water/Sewer							\$0.00
Bond Issue	\$1,500,000.00						\$1,500,000.00
Grants							\$0.00
Special Assessments							\$0.00
Fire Millage							\$0.00
TOTAL	\$1,500,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$1,500,000.00

PROJECT DESCRIPTION

Purchase property for potential park use or sewage disposal facility.

FACILITIES

By Department or Activity:	2026	2027	2028	2029	2030	2031	Total
Water System							\$0.00
Parks/Recreation							\$0.00
Property Purchase							\$0.00
Facilities	\$130,000.00	\$85,000.00	\$45,000.00				\$260,000.00
Activity Center							\$0.00
Fire							\$0.00
Clerk							\$0.00
Treasury/Finance							\$0.00
Building/Planning/Zoning							\$0.00
Local Streets							\$0.00
Sheriff							\$0.00
DDA							\$0.00
Sidewalks							\$0.00
Sewer							\$0.00
Cemetery							\$0.00
TOTAL	\$130,000.00	\$85,000.00	\$45,000.00	\$0.00	\$0.00	\$0.00	\$260,000.00

BY FUNDING SOURCE

By Funding Source:	2026	2027	2028	2029	2030	2031	Total
Operating Revenue							\$0.00
General Fund							\$0.00
Sheriff Millage							\$0.00
DDA							\$0.00
Capital Improvement	\$130,000.00	\$85,000.00	\$45,000.00				\$260,000.00
Water/Sewer							\$0.00
Bond Issue							\$0.00
Grants							\$0.00
Special Assessments							\$0.00
Fire Millage							\$0.00
TOTAL	\$130,000.00	\$85,000.00	\$45,000.00	\$0.00	\$0.00	\$0.00	\$260,000.00

PROJECT DESCRIPTION

Steeple Hall: Landscaping, replace shingles and seal steeple roof, replace septic, replace garbage corral and AC housing unit.

Township Lighting and Signage: New digital sign, replace entrance and parks signs (6)

Township Offices: Electrical upgrades throughout Township Offices. AV Equipment for Auditorium. Install landscaping at Township Offices.

Old Fire #1 (250 W. Livingston): Rebuild Generator

Old Fire #2 (3550 N. Duck Lake road): Well and Furnace, painting and maintenance repairs.

ACTIVITY CENTER

By Department or Activity:	2026	2027	2028	2029	2030	2031	Total
Water System							\$0.00
Parks/Recreation							\$0.00
Property Purchase							\$0.00
Facilities							\$0.00
Activity Center	\$75,000.00		\$25,000.00		\$50,000.00		\$150,000.00
Fire							\$0.00
Clerk							\$0.00
Treasury/Finance							\$0.00
Building/Planning/Zoning							\$0.00
Local Streets							\$0.00
Sheriff							\$0.00
DDA							\$0.00
Sidewalks							\$0.00
Sewer							\$0.00
Cemetery							\$0.00
TOTAL	\$75,000.00	\$0.00	\$25,000.00	\$0.00	\$50,000.00	\$0.00	\$150,000.00

BY FUNDING SOURCE

By Funding Source:	2026	2027	2028	2029	2030	2031	Total
Operating Revenue							\$0.00
General Fund							\$0.00
Sheriff Millage							\$0.00
DDA							\$0.00
Capital Improvement	\$20,000.00						\$20,000.00
Water/Sewer							\$0.00
Bond Issue							\$0.00
Grants	\$55,000.00		\$25,000.00		\$50,000.00		\$130,000.00
Special Assessments							\$0.00
Fire Millage							\$0.00
TOTAL	\$75,000.00	\$0.00	\$25,000.00	\$0.00	\$50,000.00	\$0.00	\$150,000.00

PROJECT DESCRIPTION

Install fire alarms in center.

Remodel kitchen, replace cabinets, counters, flooring, doors, appliances, electrical panel and water filtration.

Sound System

Outdoor sitting area with partial shelter, seating, ADA compliant surface.

Copy Machine/Printer

FIRE

By Department or Activity:	2026	2027	2028	2029	2030	2031	Total
Water System							\$0.00
Parks/Recreation							\$0.00
Property Purchase							\$0.00
Facilities							\$0.00
Activity Center							\$0.00
Fire	\$465,427.00	\$1,215,000.00	\$600,000.00	\$1,125,680.00			\$3,406,107.00
Clerk							\$0.00
Treasury/Finance							\$0.00
Building/Planning/Zoning							\$0.00
Local Streets							\$0.00
Sheriff							\$0.00
DDA							\$0.00
Sidewalks							\$0.00
Sewer							\$0.00
Cemetery							\$0.00
TOTAL	\$465,427.00	\$1,215,000.00	\$600,000.00	\$1,125,680.00	\$0.00	\$0.00	\$3,406,107.00

BY FUNDING SOURCE

By Funding Source:	2026	2027	2028	2029	2030	2031	Total
Operating Revenue							\$0.00
General Fund							\$0.00
Sheriff Millage							\$0.00
DDA							\$0.00
Capital Improvement							\$0.00
Water/Sewer							\$0.00
Bond Issue							\$0.00
Grants							\$0.00
Special Assessments							\$0.00
Fire Millage	\$465,427.00	\$1,215,000.00	\$600,000.00	\$1,125,680.00			\$3,406,107.00
TOTAL	\$465,427.00	\$1,215,000.00	\$600,000.00	\$0.00	\$0.00	\$0.00	\$3,406,107.00

PROJECT DESCRIPTION

- Replace 25 SCBA's.
- Purchase 4th ambulance for fleet. (already approved, arrival 2026)
- Update Station 1 training room AV equipment.
- Purchase ambulance to replace R213 (already approved, arrival 2027)
- Update Station 1 alerting system.
- Outdoor Signage
- Purchase ambulance to replace R212 (already approved, arrival in 2028)
- Purchase ambulance to replace R211
- Replace 12-14 AED's
- Purchase new Fire Engine in 2029 to replace 1, projected delivery 2032.

CLERK

By Department or Activity:	2026	2027	2028	2029	2030	2031	Total
Water System							\$0.00
Parks/Recreation							\$0.00
Property Purchase							\$0.00
Facilities							\$0.00
Activity Center							\$0.00
Fire							\$0.00
Clerk		\$100,000.00					\$100,000.00
Treasury/Finance							\$0.00
Building/Planning/Zoning							\$0.00
Local Streets							\$0.00
Sheriff							\$0.00
DDA							\$0.00
Sidewalks							\$0.00
Sewer							\$0.00
Cemetery							\$0.00
TOTAL	\$0.00	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00

BY FUNDING SOURCE

By Funding Source:	2026	2027	2028	2029	2030	2031	Total
Operating Revenue							\$0.00
General Fund							\$0.00
Sheriff Millage							\$0.00
DDA							\$0.00
Capital Improvement		\$100,000.00					\$100,000.00
Water/Sewer							\$0.00
Bond Issue							\$0.00
Grants							\$0.00
Special Assessments							\$0.00
Fire Millage							\$0.00
TOTAL	\$0.00	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00

PROJECT DESCRIPTION

The state mandates that our precinct equipment, which includes tabulators and voter assistance devices be updated.

LOCAL STREETS

By Department or Activity:	2026	2027	2028	2029	2030	2031	Total
Water System							\$0.00
Parks/Recreation							\$0.00
Property Purchase							\$0.00
Facilities							\$0.00
Activity Center							\$0.00
Fire							\$0.00
Clerk							\$0.00
Treasury/Finance							\$0.00
Building/Planning/Zoning							\$0.00
Local Streets	\$17,600.00	\$75,000.00	\$75,000.00	\$75,000.00	\$140,000.00	\$75,000.00	\$457,600.00
Sheriff							\$0.00
DDA							\$0.00
Sidewalks							\$0.00
Sewer							\$0.00
Cemetery							\$0.00
TOTAL	\$17,600.00	\$75,000.00	\$75,000.00	\$75,000.00	\$140,000.00	\$75,000.00	\$457,600.00

BY FUNDING SOURCE

By Funding Source:	2026	2027	2028	2029	2030	2031	Total
Operating Revenue							\$0.00
General Fund							\$0.00
Sheriff Millage							\$0.00
DDA							\$0.00
Capital Improvement	\$17,600.00	\$75,000.00	\$75,000.00	\$75,000.00	*\$140,000	\$75,000.00	\$457,600.00
Water/Sewer							\$0.00
Bond Issue							\$0.00
Grants							\$0.00
Special Assessments							\$0.00
Fire Millage							\$0.00
TOTAL	\$17,600.00	\$75,000.00	\$75,000.00	\$75,000.00	\$140,000.00	\$75,000.00	\$457,600.00

PROJECT DESCRIPTION

Transfer into road fund from capital for annual gravel and dust control programs.

*Resurface Towncenter Blvd, chipseal.

SHERIFF

By Department or Activity:	2026	2027	2028	2029	2030	2031	Total
Water System							\$0.00
Parks/Recreation							\$0.00
Property Purchase							\$0.00
Facilities							\$0.00
Activity Center							\$0.00
Fire							\$0.00
Clerk							\$0.00
Treasury/Finance							\$0.00
Building/Planning/Zoning							\$0.00
Local Streets							\$0.00
Sheriff	\$10,000.00						\$10,000.00
DDA							\$0.00
Sidewalks							\$0.00
Sewer							\$0.00
Cemetery							\$0.00
TOTAL	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00

BY FUNDING SOURCE

By Funding Source:	2026	2027	2028	2029	2030	2031	Total
Operating Revenue							\$0.00
General Fund							\$0.00
Sheriff Millage	\$10,000.00						\$10,000.00
DDA							\$0.00
Capital Improvement							\$0.00
Water/Sewer							\$0.00
Bond Issue							\$0.00
Grants							\$0.00
Special Assessments							\$0.00
Fire Millage							\$0.00
TOTAL	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$10,000.00

PROJECT DESCRIPTION

(3) Hand Held Lidar units

Interview rooms and building security cameras, monitors and cameras. Interview room must meet state and federal requirements.

DDA

By Department or Activity:	2026	2027	2028	2029	2030	2031	Total
Water System							\$0.00
Parks/Recreation							\$0.00
Property Purchase							\$0.00
Facilities							\$0.00
Activity Center							\$0.00
Fire							\$0.00
Clerk							\$0.00
Treasury/Finance							\$0.00
Building/Planning/Zoning							\$0.00
Local Streets							\$0.00
Sheriff							\$0.00
DDA	\$135,000.00		\$200,000.00				\$335,000.00
Sidewalks							\$0.00
Sewer							\$0.00
Cemetery							\$0.00
TOTAL	\$135,000.00	\$0.00	\$200,000.00	\$0.00	\$0.00	\$0.00	\$335,000.00

BY FUNDING SOURCE

By Funding Source:	2026	2027	2028	2029	2030	2031	Total
Operating Revenue							\$0.00
General Fund							\$0.00
Sheriff Millage							\$0.00
DDA	\$110,000.00		\$200,000.00				\$310,000.00
Capital Improvement							\$0.00
Water/Sewer							\$0.00
Bond Issue							\$0.00
Grants	\$25,000.00						\$25,000.00
Special Assessments							\$0.00
Fire Millage							\$0.00
TOTAL	\$135,000.00	\$0.00	\$200,000.00	\$0.00	\$0.00	\$0.00	\$335,000.00

PROJECT DESCRIPTION

Engineering study for sidewalks, master plan update, gateway signs, sidewalks and connections along S. Milford Road.

SIDEWALKS

By Department or Activity:	2026	2027	2028	2029	2030	2031	Total
Water System							\$0.00
Parks/Recreation							\$0.00
Property Purchase							\$0.00
Facilities							\$0.00
Activity Center							\$0.00
Fire							\$0.00
Clerk							\$0.00
Treasury/Finance							\$0.00
Building/Planning/Zoning							\$0.00
Local Streets							\$0.00
Sheriff							\$0.00
DDA							\$0.00
Sidewalks			\$200,000.00				\$200,000.00
Sewer							\$0.00
Cemetery							\$0.00
TOTAL	\$0.00	\$0.00	\$200,000.00	\$0.00	\$0.00	\$0.00	\$200,000.00

BY FUNDING SOURCE

By Funding Source:	2026	2027	2028	2029	2030	2031	Total
Operating Revenue							\$0.00
General Fund							\$0.00
Sheriff Millage							\$0.00
DDA							\$0.00
Capital Improvement			\$200,000.00				\$200,000.00
Water/Sewer							\$0.00
Bond Issue							\$0.00
Grants							\$0.00
Special Assessments							\$0.00
Fire Millage							\$0.00
TOTAL	\$0.00	\$0.00	\$200,000.00	\$0.00	\$0.00	\$0.00	\$200,000.00

PROJECT DESCRIPTION

Sidewalk connections following pathways masterplan, south along Milford Road to Milford High School.

SEWER/WATER INFRASTRUCTURE

By Department or Activity:	2026	2027	2028	2029	2030	2031	Total
Water System							\$0.00
Parks/Recreation							\$0.00
Property Purchase							\$0.00
Facilities							\$0.00
Activity Center							\$0.00
Fire							\$0.00
Clerk							\$0.00
Treasury/Finance							\$0.00
Building/Planning/Zoning							\$0.00
Local Streets							\$0.00
Sheriff							\$0.00
DDA							\$0.00
Sidewalks							\$0.00
Sewer	\$100,000.00						\$100,000.00
Cemetery							\$0.00
TOTAL	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00

BY FUNDING SOURCE

By Funding Source:	2026	2027	2028	2029	2030	2031	Total
Operating Revenue							\$0.00
General Fund							\$0.00
Sheriff Millage							\$0.00
DDA							\$0.00
Capital Improvement	\$100,000.00						\$100,000.00
Water/Sewer							\$0.00
Bond Issue							\$0.00
Grants							\$0.00
Special Assessments							\$0.00
Fire Millage							\$0.00
TOTAL	\$100,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$100,000.00

PROJECT DESCRIPTION

Sewer and water main anticipation studies.

CEMETERY

By Department or Activity:	2026	2027	2028	2029	2030	2031	Total
Water System							\$0.00
Parks/Recreation							\$0.00
Property Purchase							\$0.00
Facilities							\$0.00
Activity Center							\$0.00
Fire							\$0.00
Clerk							\$0.00
Treasury/Finance							\$0.00
Building/Planning/Zoning							\$0.00
Local Streets							\$0.00
Sheriff							\$0.00
DDA							\$0.00
Sidewalks							\$0.00
Sewer							\$0.00
Cemetery	\$25,000.00						\$25,000.00
TOTAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00

BY FUNDING SOURCE

By Funding Source:	2026	2027	2028	2029	2030	2031	Total
Operating Revenue							\$0.00
General Fund							\$0.00
Sheriff Millage							\$0.00
DDA							\$0.00
Capital Improvement	\$25,000.00						\$25,000.00
Water/Sewer							\$0.00
Bond Issue							\$0.00
Grants							\$0.00
Special Assessments							\$0.00
Fire Millage							\$0.00
TOTAL	\$25,000.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25,000.00

PROJECT DESCRIPTION

Install new fence on west side of cemetery.

