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**Village of Lake Linden**

**Strategic/Recreation**

**Plans and**

**Capital Improvement Projects**

**Fiscal Years 2020-2026**

Adopted January 16, 2020

**Village of Lake Linden**

The Village of Lake Linden has a strong sense of community, which developed from its rich copper mining and milling history and strong French-Canadian heritage. Residents enjoy the qualities of a small-town lifestyle while having local access to many of the daily necessities, such as a grocery store, restaurants, hardware store and other personal and family services. The recent addition of medical services has been realized with both Portage Health Systems and Aspirus Keweenaw Medical Center establishing clinics in the Village. Lake Linden’s utilities have been improved through a new domestic well-based water system that also serves as part of the fire protection system in the Village and surrounding township areas. Also underway are plans for significant improvement in sewer and drainage systems in the village. However, there are concerns that the cost for these new services has exceeded public expectations. Although the Village is on the constant search for grant funds for utility, roadway and sidewalk improvements, the fact is that all of these improvements cost major funds so what the village does and how it can be funded is always a major part of discussions and decisions.

At the core of the Village is the extensive public park system that begins adjacent to the grounds of the Houghton County Historical Society before extending north along the shoreline of Torch Lake and the marina, through the main park area to the beach and campground, and onto the sands area of Torch Lake. Residents are proud of this large community area; those living in and visiting Lake Linden have made good use of this green space. Over the last few decades, substantial remediation has taken place to cover and/or treat mining contamination left in and around the park as part of the local SuperFund activity. The environmental legacy of the mining companies will be felt for many more decades, but continued monitoring and remediation efforts will ensure that the Village park will remain open and safe for residents and visitors, particularly young people, to use and enjoy.

**Strategic/Recreation Planning Intertwined**

A Strategic Plan helps a community realistically plan for the future. The goals of a Strategic Plan are carefully formulated and the strategies for reaching these goals are defined so as to take advantage of opportunities, and to focus community support through a shared vision for the future. A well formulated Strategic Plan should touch all aspects of a community yet provide a sense of priorities which reflects the needs and desires of the community. One of the most visible and vital parts of Lake Linden is our 220-acre Village Park. It’s facilities – camping, boating, hiking, disc golfing, basketball, baseball, tennis, playgrounds and pavilions – provide residents and visitors with a vast array of recreational choices within our own community. The park also hosts the two most important events – Independence Day Celebration and the IWA Watercross Race – each of which draws thousands of people from around the area. A resident survey has indicated the park system here as the most identifiable aspect of our community.

Because of this, any strategic vision for the Village must include, first and foremost, its recreational area. The focus of our planning is largely centered on continuing to provide first-rate outdoor opportunities for our residents.

A Strategic Plan also helps a community decide what “should not” be done, as well as what goals/actions “should” be promoted. A Strategic Plan helps a community decide what kind of Community it wants in the future? The vision and goals of this Strategic/Recreation Plan show where the community hopes to be in the future and which aspects of our community are to be highlighted. It is hoped that the Strategic Plan for 2020 - 2026 outlined in this report encompasses the broad vision of local residents as we move into the future.

Our goals for the coming years remain consistent and include the following:

* **The Village Park System** – Targeted improvements to the park system will continue to be a major priority in this Strategic Plan. Environmental oversight of the park and the Torch Lake system will also continue to be a leading priority. The park system of the Village includes the marina, the swimming beach, the public campground, recreation facilities on park property, Torch Lake, and the sands peninsula. These areas are a priority for improvements and expansion and are used extensively by residents and young people. They are critical elements with which the Village attracts residents and visitors to the community.
* **Support for Existing Businesses and Attraction of New Businesses to the Village** – Existing businesses add substantively to the quality of life for Village residents, provide jobs for residents, including young people, and enhance the social fabric of the community by satisfying important needs locally. The Strategic Plan will give this goal continuing high priority, including a strong emphasis on bringing new businesses and light industry into the Lake Linden region, thereby enhancing local jobs and services. This is a goal that will be addressed by working closely with existing businesses and by addressing specific issues important to revitalize underutilized and/or vacant business space. Marketing and business assistance programs will be an important avenue to explore. Many of these efforts will be carried out through the Lake Linden Downtown Development Authority. As has been demonstrated through recent successful grant programs, the Village and the DDA will continue to work with MSHDA for financial assistance in housing and apartment renovations and with MEDC for financial assistance in retail and business locations in the village.
* **Continued Improvements to the Utilities and Public Services** – The Village will continue to focus on improvements to utilities and public services. Expanding the fire protection capability of the Village, improving sewer and garbage services, and repairing sidewalks, streets, and lighting systems in the Village will be a continuing priority in the Strategic Plan. Ways to reduce costs and enhance services will be key areas of interest. Recycling will be included as a way of moving unwanted materials and trash out of the Village while minimizing the impact on the environment. Many properties in the Village are rental, and many of those are used by residents with modest income. State and federal programs specifically targeting these circumstances will be investigated to improve the living conditions for village residents. Part of this goal will be the development/renovation and sale of properties owned by the Village for residential and business use. This effort is also aimed at expanding the tax base and spreading the costs associated with utilities over a larger number of residents. The Village has the capacity to grow with good marketing and careful investment in expanded utilities.
* **A Continued Focus on the Needs of Young People within the Village** - Past community surveys have demonstrated that there is a strong interest in developing more opportunities for both recreation and local jobs for young people in the Village. The 2020 Strategic Plan will focus on looking for new ways and enhancing existing facilities so that young people have a stronger positive experience in and around the Village. This priority will be addressed in conjunction with the local school administration and through consultation and collaboration with student leadership on the President's Youth Council. The involvement of local youth will encourage ownership in new endeavors at each stage of development from conception to finding funding resources to implementation.
* **Highlighting the** **Historical Character of Lake Linden** - The social fabric of the Village is drawn out of a rich mining history that began over 150 years ago. First lumbering then milling and a strong business center on Torch Lake led to a rich community where businesses flourished and the social environment was full in comparison to many other mining communities in the Keweenaw Peninsula. The Strategic Plan will include a focus on promoting the history of the Village by building on the National Historic District designation received in 2009. This designation can enhance and expand business opportunities, promote tourism to the Village, and stimulate community pride by the residents of Lake Linden. The DDA and the Village leadership will work together to develop ways in which the Village can embrace its history and simultaneously develop avenues for visibility and growth for the Village and its residents.
* **Village Ordinances and Zoning** – Many community members feel that new or clarified ordinances and enhanced enforcement are needed to maintain the current quality of life and to guide future growth. This was a priority in the Strategic Plan of 2008 and will continue to be important to this newly drafted Strategic Plan. The process will include completion of the codification of existing ordinances and development and implementation of new ordinances to guide the development and growth of the Village. All ordinances that have been reviewed and codified are available on the Village website. The Village Council continues to work with the Village Police Department to ensure that adequate notification and enforcement practices are in place to support all ordinances of the Village.

**Moving Towards Our Goals**

As we work towards the achievement of each of these objectives, the daily and monthly work involved in maintaining and providing current opportunities must be augmented by larger strategies and projects. To this end, the Capital Improvement Plan outlined below is our roadmap toward leveraging outside resources so that the accomplishment of our stated goals becomes more and more possible.

**Capital Improvement Plans for FY 2020 through 2026**

**Overview**

The Capital Improvement Plan (CIP) is a six year schedule of all proposed major capital improvement projects including project priorities, cost estimates, and methods of financing for the proposed projects. The CIP, therefore, is a tool to assess the long term capital project requirements for Lake Linden. Since capital improvements are spread across many community needs (fire protection, police, sewer and water, parks and recreation, municipal administration, etc.) the CIP helps to prioritize these projects across the Village 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:

* Major rehabilitation of the Village Hall
* Major road construction, such as reconstruction or repaving
* Replacement or extension of a sewer, water or storm water line
* Purchase of a DPW equipment
* 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 Lake Linden may be minor in another community. A capital improvement for the purposes of the Lake Linden CIP is a major, nonrecurring 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 (Village building, water or sewer lines, 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 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

**Format**

The projects listed in this document represent those identified in existing Village plans including the Village of Lake Linden Strategic/Recreation Plan 2020-2026 and the Village of Lake Linden Downtown Development Authority Plan, amended September 2019. The Village Council reviewed, provided input, confirmed the importance of the identified projects, and prioritized them.

**Village of Lake Linden**

**Capital Improvement Plan Summary**

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| --- | --- | --- |
| FY 2020 | | |
| **Project** | **Cost** | **Source of Funds** |
| Rehab Storm Sewer – Maple Street | $400,000 | CDBG/DDA/Gen. Fund |
| Replace Water Main – 2nd Street | $400,000 | CDBG/Gen. Fund |
| Water Meter Replacement | $300,000 | Bonds |
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| --- | --- | --- |
| FY 2021 | | |
| Upgrade & Replace Street Lighting –Calumet Street 7th to 10th Streets | $150,000 | CDBG/DDA/Gen. Fund |
| Extend Streetscape – Calumet Street, 7th to 10th Streets | $100,000 | CDBG/DDA/Gen. Fund |
| Marina Repair & Improvement | $200,000 | MDNR/DDA/Gen. Fund |
| Snow Removal Equipment | $150,000 | USDA/Gen. Fund |
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| --- | --- | --- |
| FY 2022 | | |
| Village Hall Rehabilitation | $300,000 | USDA/Gen. Fund/Bonds |
| Pedestrian Mobility Improvements | $75,000 | MDOT TAP/DDA/Gen. Funds |
| Fire Hall Relocation | $600,000 | USDA/Gen. Fund/Millage |
| 4” Water Main Replacement Village-wide | $1,500,000 | USDA/CDBG/Gen. Fund |
| Front Street Sewer Rehab | $875,000 | USDA/CDBF/Gen. Fund |

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| --- | --- | --- |
| FY 2023 | | |
| Campground Expansion | $55,000 | MDNR/Gen. Fund |
| Pavilion | $200,000 | CDBG/DDA/Gen. Fund |
| Replace Roofs on Well House & Reservoir | $100,000 | CDBG/Gen. Fund |
| Install or Replace Fire Hydrants | $150,000 | CDBG/USDA/Gen. Fund |

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| --- | --- | --- |
| FY 2024 | | |
| Sidewalks | $70,000 | Gen. Fund |
| Basket Ball & Volley Ball Courts | $25,000 | MDNR/Gen. Fund |
| First Street Storm Sewer Replacement | $400,000 | CDBG/Gen. Fund |

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| --- | --- | --- |
| FY 2025 | | |
| Green Space Development in Downtown | $100,000 | CDBG/DDA/Gen. Fund |
| Second Street Storm Sewer Rehab | $450,000 | CDBG/Gen. Fund |
| G Street Storm Sewer Rehab | $450,000 | CDBG/Gen. Fund |
| Replacement of Water Service Lines | $3,000,000 | USDA |

**Village of Lake Linden**

**Capital Improvement Plan**

**Individual Project Descriptions**

**Water, Sewer, Storm Sewer Line & Sidewalk Replacement**

Projects in this section are from the Village of Lake Linden Strategic/Recreation Plan.

**Storm Water Rehabilitation - Maple Street D Street to 8th Street**

*Description and need for Project:*

Project will use a cured in place lining to rehabilitate 400’ a 100+ year old 42” brick storm sewer that is severely deteriorated along Maple Street between D Street and 8th Street.

*Project Impact:*

Line was damaged by the 2018 Father’s Day flood. Project will provide a long-term cost effective rehabilitation of the structure and avoid future potential failures and complete rehabilitation of a line only partially rehabilitated by FEMA (one block) due to FEMA’s decision that the balance of the line’s failure was due to existing deterioration.

**Water Main Replacement – 2nd Street Between Calumet and Front Street**

*Description and need for Project:*

Replace 400’ of undersized (4”) water main with 8” main.

*Project Impact:*

Replacement will eliminate constant repair, eliminate damage to adjacent structures from leaks, and improve overall water pressure and fire flow. Work will be done in conjunction with the replacement of the roadway by FEMA due to the Father’s Day flood.

**Water Meter Replacement**

*Description and Need for Project:*

System wide replacement of 40 year old mechanical meters with magnetic meters that are electronically read.

*Project Impact:*

Project will address copper-lead mandates and lower labor costs and reduce revenue loss due to inaccurate readings.

**Storm Sewer Replacement – First Street from the 2nd Street outlet to Osceola Street**

Estimated Cost - $400,000

*Description and need for Project:*

Project will replace a decrepit 24” corrugated metal pipe and dual 18” steel pipes from the outlet on Second Street to the existing structure at Osceola Street.

*Project Impact:*

The line has been damaged several times over the past 15 years during extreme flooding events including the Great Flood of 2018. FEMA provided funds for incidental repairs in two previous flood events.

**Second Street Storm Sewer Rehabilitation – Schoolcraft Street to the inlet**

*Description and need for Project:*

Project will us a cured-in-place lining and tuck pointing to rehabilitate LFT of a +100 year old 48” diameter brick sewer and mine rock tunnel.

*Project Impact:*

A portion of the sewer from Schoolcraft Street to the outlet was repaired and rehabilitated as part of a 2004 Corps of Engineers 2004 project. The upper end of the project, from Schoolcraft Street to the inlet suffers damage from each flood event. Rehab of this storm sewer will reduce the potential for the destruction of at least five homes in the event of the failure of the pipe.

**G Street Storm Sewer Rehabilitation – Eighth Street Outlet to near Hecla Street**

*Description and need for Project:*

Project will us a cured-in-place lining to rehabilitate 900 LFT of a +100 year old 42” and 48” diameter brick sewer that runs under Calumet Avenue (M-26) south to Seventh Street then westerly to east of Hecla Street. This sewer is the outlet for the troublesome G Street Inlet located in Schoolcraft Township.

*Project Impact:*

Rehabilitation of this storm sewer will reduce the potential to damage to or destruction of numerous homes and businesses and the long term disruption of traffic on M-26 , a major thoroughfare through the Village

**Sidewalk Replacement**

*Description and Need for the Project*

Project will remove and replace a section of deteriorated sidewalks on Calumet Street in the 800 and 900 blocks that are also 16” higher than the curb by lowering the walk and placing a low retaining wall along the back side.

*Project Impact:*

Project will improve pedestrian safety and accessibility.

**Replacement of 4” Cast Iron Water Main Village Wide**

*Description and Need for the Project:*

The project will replace 8,700 LFT of functionally obsolete 4” cast iron water main with 8” ductile iron water main.

*Project Impact:*

The project will reduce repair cost and potential damage to adjacent dwellings and roadways. Replacement will increase fire flow capability and increase overall system reliability.

**Front Street Storm Sewer Rehabilitation – Eighth Street to Thirteenth Street**

*Description and Need for the Project:*

Project will us a cured-in-place lining to rehabilitate 1,750 LFT of a +100 year old 30” and 24” diameter brick sewer that runs under Front Street north to Thirteenth Street. This storm sewer drains a majority of the north section of the Village.

*Project Impact:*

Rehabilitation of this storm sewer will reduce the potential to damage to or destruction of numerous homes and businesses in the north one half of the Village.

**Replacement of Water Service Lines Village Wide**

*Description and Need for the Project:*

The project will replace all lead service lines and galvanized steel service lines if the galvanized service line is or was connected to lead pipe to a location at least 18” inside the premises or to the water meter in accordance with State mandates.

*Project Impact:*

The project addresses a state mandate to reduce lead poisoning from portions of the service lines containing lead.

**Install or Replace Fire Hydrants Village Wide**

*Description and Need for the Project:*

The project will replace obsolete or non-functioning fire hydrants and will install new hydrants in under or not protected areas.

*Project Impact:*

The project will replace or enhance fire protection in areas of the Village that lost a degree of fire protection with the abandonment of the LOST Water System in 1999.

**Village Facilities & Equipment**

Projects in this section are from the Village’s Strategic/Recreation Plan

**Rehabilitation of Village Hall**

*Description and need for Project:*

Project will repair/replace roof, repair and tuck point brick and stone, address handicap accessibility, and make other repairs necessary to preserve the 120+ year old historic structure.

*Project Impact:*

Rehabilitation is necessary to preserve the historic structure, make handicap compliant and reduce ongoing maintenance cost.

**Construct New Fire Hall**

*Description and need for Project:*

The Fire Hall is currently housed within the Village Hall. Fire trucks share a single overhead door along with the police vehicle housed there as well. Project would construct a new standalone building.

*Project Impact:*

A more modern and spacious building is required to store equipment and allow for faster response times for the Fire Department.

**Snow Removal Equipment**

*Description and need for Project:*

Project will replace a snow blower and grader that are both more than 25 years old. Snow removal in the Keweenaw Peninsula is a significant annual operational task due to the volumes of snow received.

*Project Impact:*

Newer equipment will reduce maintenance downtime, reduce increasing costs to keep equipment operational, and improve the safety of the residents and visitors.

**Reservoir and Well House Roofs**

*Description and need for Project:*

Project would install new roofs to replace aging and deteriorating roofs on the well house and reservoir.

**Downtown Development**

Projects in this section are from the Village’s DDA Plan.

**Update and Install Additional Street Lighting in the District**

*Description and need for Project:*

The DDA installed new historic light poles and lamps in 2006 (Calumet St. from 1st to 6th). Project would be to retrofit existing lamps with LED lighting and install new poles and lamps through the rest of the District (6th Street to 10th Street).

*Project Impact:*

The project will reduce maintenance and electric costs.

**Extend Streetscape Improvements Through Remainder of District**

*Description and need for Project:*

Install bump outs, corner ADA sidewalk ramps, concrete crosswalks, and non-motorized accessible conveniences (7th Street to 10th Street). This project will complete the streetscape elements through the balance of downtown.

*Project Impact:*

The project will complete a consistent look down the main street of downtown Lake Linden.

**Adding and Augmenting Facilities to Encourage Personal Mobility**

*Description and need for Project:*

Install bike racks, paved walking and bike paths tying park facilities to downtown and connecting to local bike and ATV trail systems. Project will improve pedestrian access throughout the downtown and connect the downtown to other trail networks.

*Project Impact:*

This project will improve the walkability and accessibility of Lake Linden.

**Pavilion**

*Description and need for Project:*

Construct a larger pavilion at the Village Park that can be used in the winter for an outdoor skating rink and summer for events and the farmers market.

**Adding Integrated Green Space in the District**

*Description and need for Project:*

Preserve and improve green space areas in the downtown to make experience for visitors and residents more appealing.

**Parks and Recreation**

Projects in this section are from the Village’s Strategic/Recreation Plan.

**Expansion of Village Campground**

*Description and need for Project:*

Work would include the addition of new sites with electrical service and new access road. These premium sites will take advantage of the optimal view over Torch Lake and the marina and would be very attractive for short or long stays in the Village. Current capacity is inadequate for the growing camping industry and demand each year and this addition would create much needed revenue for support of recreational activities.

**Marina Improvements**

*Description and need for Project:*

Repair and replace decking and pilings damaged by the Father’s Day flood and historic high water levels. Additional improvements include restrooms with showers and sites for outdoor gatherings, local fuel availability and local pump out facilities particularly for large boats.

**Develop Pedestrian and Bicycle Pathways**

*Description and need for Project:*

Upgrading the roadway around the “sands” for bicycle use and walking/skiing with handicapped access and lighting for evening/night use in both winter and summer.

**Upgrade Basketball and Volleyball Courts**

*Description and need for Project:*

Improve the basketball courts and install a beach volleyball court for residents and visitor use. Provide balls and equipment for both basketball and volleyball by checkout from either the campground host or the Village Hall.