

CHAPTER 10

COMMUNITY FACILITIES AND SERVICES

Community facilities encompass a range of structures, locations, and services vital for governing and supporting residents. Water and sewer services are vital amenities needed to support the development of residential and nonresidential uses. Meanwhile other services like police, fire, water and sewer, libraries, electronic systems, parks and recreation, and public services are more recognizable and apparent to the public. This Chapter summarizes the Township's community facilities and services, explains recent efforts to improve the Township's services, and explains whether any additional improvements are needed.

WATER, SEWER, AND STORMWATER

The Department of Public Works (DPW) handles water and sewer services through its Water and Sewer Division. Using advanced technology, the DPW provides high-quality potable water for residential, commercial, and industrial uses, including fire protection to nearly every area within the Township.

The Township's water system is comprised of 355 miles of water main, 19 wells, 10 water treatment plants, 3 storage tanks and 9 emergency connections to adjacent water systems.

The DPW also provides for the safe and efficient collection and transport of all wastewater from properties connected to the sewer system through approximately 366 miles of sanitary sewer lines and 63 pumping stations.



Water Asset Management Plan

In 2020, the Township commissioned a Water Asset Management Plan to investigate the existing water system and begin the development of a Capital Improvement Plan (CIP).

Several projects identified in the preliminary draft CIP include improvements to the water treatment facilities, the storage tanks, pump and well maintenance, and water main replacement projects throughout the Township. The water main replacement projects are designed to tackle two issues: older water mains susceptible to breaks and undersized water mains. In 2020, the Township began implementation of the CIP and will continue to utilize the plan, as well as additional information gathered, to improve and update the water system.

Wastewater Asset Management Plan

In 2019, the Township commissioned a Wastewater Asset Management Plan (WWAMP) under the State of Michigan's Stormwater, Asset Management, and Wastewater (SAW) Grant program. The WWAMP assessed the existing sanitary sewer system to determine areas in need of improvement and created a CIP to maintain and improve the wastewater system.

Business Risk Exposure (BRE) Scores

The criticality of wastewater assets was examined regarding their overall functional importance in supplying water to the Township and the impacts to customers if an asset failed. To determine the criticality of system assets, a business risk exposure (BRE) score was calculated. The consequence of failure total score and probability of failure total score were multiplied to calculate a BRE score for each asset.

Wastewater Improvements

A recommended CIP strategy was developed to outline operations and maintenance, repairs, replacement, and rehabilitation of sanitary sewer main, manholes and sanitary pump stations for the 20-year planning period. The Township has begun enacting the CIP and will continue applying the plan to ensure the safe and efficient operation of the wastewater system.

The DPW has taken full advantage of advanced technology, including sophisticated water- and sewer-modeling systems and forecasting tools to anticipate, plan, and fund capital water and sewer infrastructure improvements. Using these tools and their consultant engineers, the DPW has identified several capital improvement projects to improve water and sewer service in critical areas and in conjunction with other Township planned improvements.

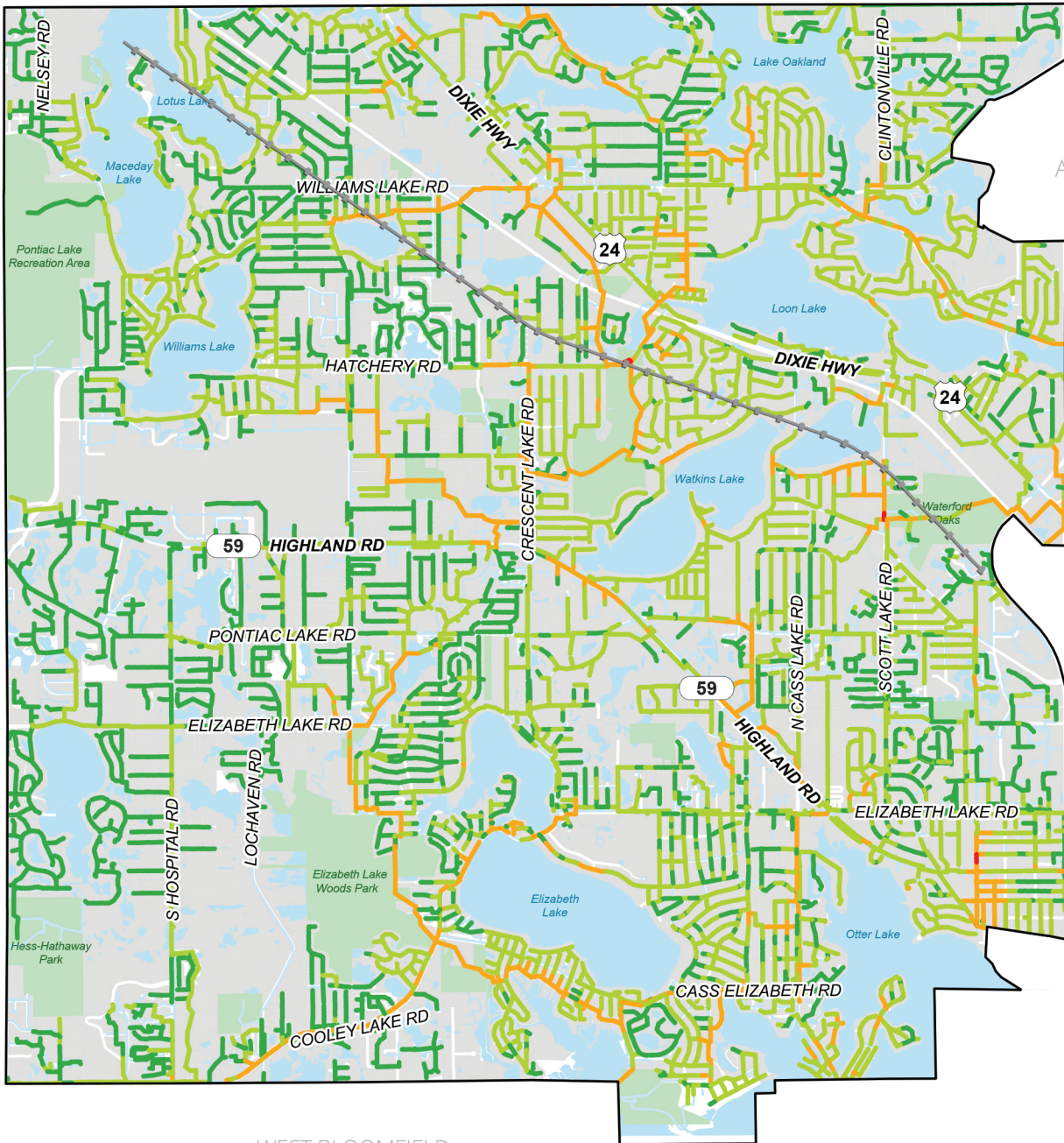
Additional Water/Sewer Improvements

In addition, the Township should investigate the need for several improvements to its water and wastewater system based on the land use recommendations of this plan. The future land use plan in Chapter 4 recommends several significant increases in density or changes in use from existing patterns. For example, the plan recommends an increase in residential development in the Drayton Plains subarea, along Cooley Road, and along Dixie Highway north of Williams Lake Road. To accommodate these recommended changes, the Township may need to consider improvements to its water and sewer infrastructure to better serve the development. The Township should consider infrastructure improvements in the following areas:

- **Drayton Plains Subarea:** The Township should investigate the need for water system improvements to serve the proposed mix of commercial and residential development.
- **Cooley Lake Road:** The Township should investigate the need for upgrades to its water infrastructure along Cooley Lake Road east of Williams Lake Road to serve the proposed mix of residential and commercial development. Water system improvements may be needed to the Oakland Community College site for the property to accommodate residential uses in the future.
- **Dixie Highway North of Williams Lake Road:** The Township should investigate the need for updates to its sewer system along Dixie Highway north of Williams Lake Road to accommodate the proposed new mixed-use development.

Stormwater Management

The stormwater management in Waterford Township is primarily the responsibility of the Oakland County Water Resources Commissioner's Office (OCWRC). The Township is responsible for managing the stormwater that drains from all Township owned properties, which includes the inlets to the pond on the Civic Center property, and all runoff from facilities and parking lots around the Township. All remaining drainage areas along Township streets are the responsibility of the OCWRC. The DPW regularly works with the OCWRC to ensure stormwater is being managed properly to reduce the risk of flooding and damage to residences and businesses. Additionally, coordination is performed to ensure stormwater runoff is not polluting the many lakes and rivers in the Township.



WHITE LAKE
CHARTER
TOWNSHIP

PONTIAC

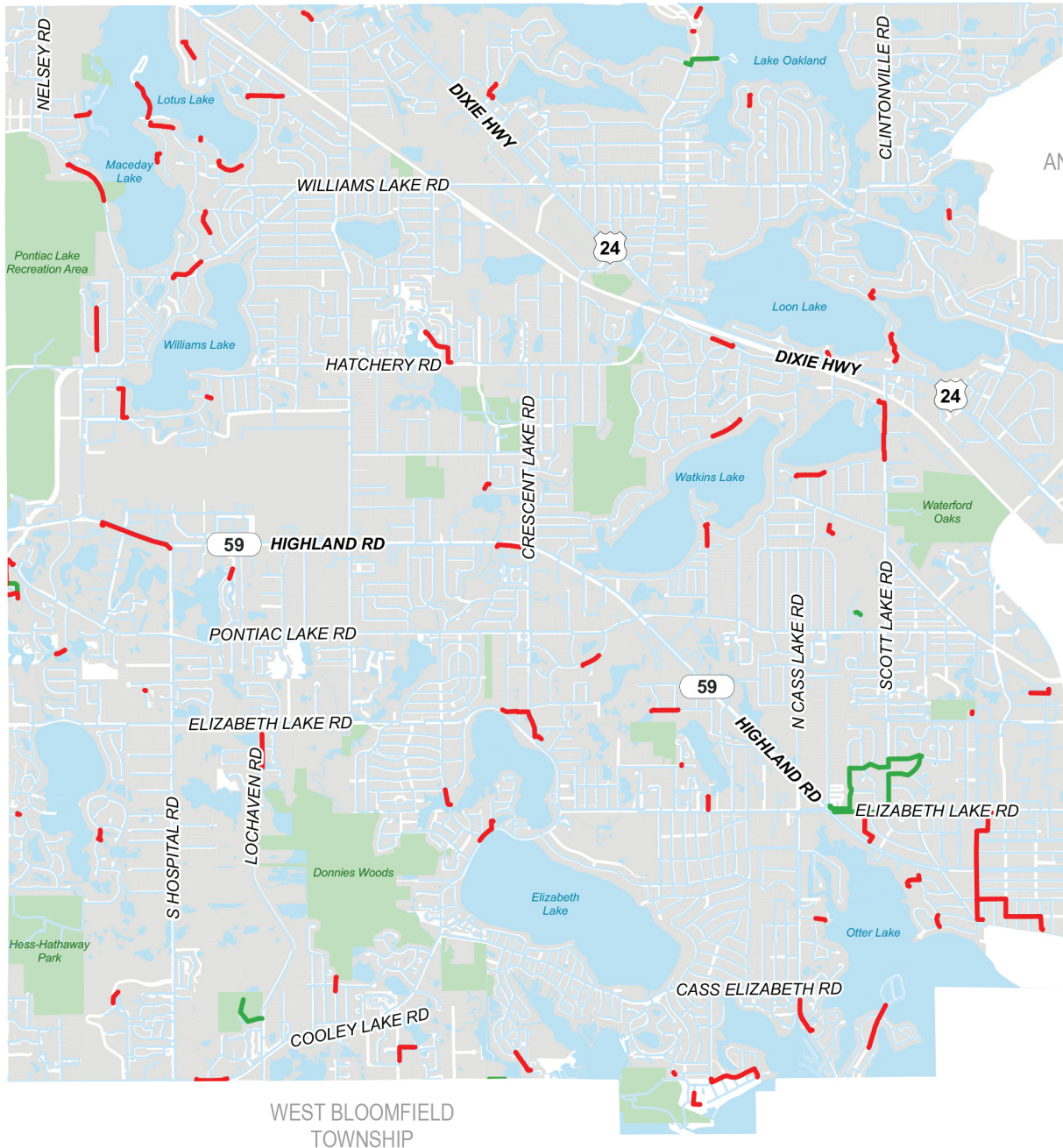
GRAVITY SEWER MAIN SCORES

- Low Risk
- Medium Risk
- High Risk
- Critical/Intolerable Risk

0 0.25 0.5 1 Miles



INDEPENDENCE TOWNSHIP



PRESSURE SEWER MAIN BRE SCORES

0 0.25 0.5 1 Miles



Criticality

- Low Risk
- Medium Risk
- High Risk
- Critical/Intolerable Risk

TOWNSHIP HALL

Waterford Township Hall, constructed in 1979, serves as the central hub of the Civic Center and accommodates elected officials' offices, as well as various departments including Assessing, Fiscal, Human Resources, Information Systems, Development Services, Parks and Recreation, and the Treasurers Office. This facility also contains an auditorium and conference rooms for official meetings.



POLICE

Police protection is managed by the Township Police Department, which is stationed next to Township Hall in a building built in 2001. In addition to patrol duties, Waterford police officers manage several specialized units including a Special Response Team, Motor Unit, Honor Guard, and K9 Unit. The Police Department handles around 48,000 calls per year. Since the Police Department building is over 20 years old, several maintenance improvements are scheduled including interior and exterior repairs, improvements, and several safety enhancements.





FIRE

Fire protection and medical services are offered by the Waterford Regional Fire Department through a command structure led by the Fire Chief and Deputy Chief. Firefighters are distributed across five fire stations in the Township and four additional fire stations in the City of Pontiac. The stations are strategically positioned for quick response times, which currently average around four minutes. When Waterford assumed the four additional fire stations from the City of Pontiac in 2012, it became the largest fire department in Oakland County. In total, the fire department receives around 14,000 service calls each year, which includes around 10,000 medical emergencies.

The Fire Department Headquarters and Fire Station 1 are housed adjacent to the Civic Center campus in a building constructed in 2000. Of the four other fire station buildings in the Township, Fire Station 2 is over 70 years old, Fire Station 3 is 35 years old, Fire Station 4 is 49 years old, and Fire Station 5 is 44 years old. The four fire stations located in the City of Pontiac, Fire Stations 6, 7, 8, and 9, are 60, 62, 46, and 56 years old respectively. With several of the fire stations becoming old or outdated, many new renovations and upgrades are planned over the next 20 years. Such improvements include an remodel of Fire Station 4, construction of a new Fire Station 2, and HVAC improvements and building repairs at each station. In addition, several new vehicles and pieces of equipment are scheduled to be purchased by the Fire Department to be able to continue providing the high level of service and safety currently offered.



DEPARTMENT OF PUBLIC WORKS

The DPW administers, through its Facilities and Operations (F&O) Division, the operations and maintenance services for all Township buildings and grounds, Township vehicles, bike paths, and the five Township-run cemeteries. The F&O division developed a 20-year CIP to plan and budget for facilities improvements in each department of the Township. Scheduled improvements include roof replacement, new HVAC equipment, building exterior restoration, and generators at several different facilities. Along with the facilities improvements, the CIP includes new Township vehicles and scheduled maintenance on existing DPW equipment. All DPW services are provided by the 58 full time DPW employees that are housed in the administrative building built in 2001.

Departmental Operations

Waterford Township has actively invested in the development and implementation of advanced technology systems across multiple departments. The Township utilizes a Township-wide computer network and geographic information system (GIS) for use in on-going maintenance and improvements to their facilities and infrastructure. It also maintains an active Township website to provide citizens access to information about, and communication with, their local government.



PARKS AND RECREATION

The Parks and Recreation Department is responsible for the maintenance of 16 parks in Waterford. The department strives to enhance the quality of life of residents and non-residents alike, through the acquisition, protection, and conservation of natural resources and the management of recreational amenities. To provide the high quality parks the Township is known for, continued investment in the facilities and grounds is required. The department currently has several improvements scheduled at each location, including building improvements at the Recreation Center, Nature Center, Lions Park, Shell Park and Herrington Park and play structure improvements at Hess-Hathaway Park, Lions Park, Shell Park and Optimist Park. For additional detail on parks and recreation, please refer to the Parks and Recreation Chapter.

TOWNSHIP LIBRARY

The Waterford Township Library building was originally built in 1964 and was substantially expanded and renovated in 1995. Voters approved a renewal of the Library millage in August 2022, which has been in place since 1992. The Library services are that of collecting, locating, and disseminating information, guiding reading, and stimulating conversation. The Library participates in local literacy programs and provides materials in various formats for members unable to utilize the traditional printed word. The Library offers a delivery service to residents unable to visit the building. As residential development continues to occur in the community's major corridors and in the southwest, the Township should continue to coordinate with the Library to ensure adequate facility capacity is provided to meet demand.



PUBLIC SCHOOLS

The Waterford School District is the primary educational system in the Township. The Pontiac School system shares a small section of the Township along its eastern border and the Clarkston School district serves a small section of the Township along its northern border.

The school system is made up of nine elementary schools, two middle schools, and three high schools. Additionally, there are five specialized schools and programs in the district to help serve the needs of residents from pre-kindergarten through age 26. There is an early childhood learning facility and a new one that will be completed in August 2024, a facility to address the district's special education needs, and a post-high school education program.

In 2023, all schools appear to be operating with enrollments near their maximum capacity. Based on these findings, it is not anticipated that site expansions or additions will be necessary to accommodate an increase in the student population. However, the School District continues to undertake a program of additions to existing school facilities to provide students with up-to-date technology and materials to enhance their learning experiences.

In addition to the public school system and charter schools, there are three private schools including an elementary school, a high school, Our Lady of the Lakes, and the Oakside Prep Academy that serves students from kindergarten through 12th grade.

Serving New Residential Growth

Though the existing school facilities are adequate to serve the current needs of households today, additional coordination may be needed as population numbers change in the future. New residential growth is proposed in several areas of the future land use plan in Chapter 4, including along Cooley Lake Road east of Williams Lake Road, in the Drayton Plains subarea, and along Elizabeth Lake Road east of Crescent Lake. The Township should continue to work with the school district to ensure that adequate facilities are provided to serve new residential growth, as it occurs, and should seek to accommodate and support future school expansions that the district identifies.

Oakland Community College Highland Lakes Campus

The Highland Lakes Campus of Oakland Community College (OCC) is located in the southwest section of the Township. This campus was one of the two original campuses for OCC when it opened back in 1965. However, it will be closing in 2025 due to declining enrollments within the college and costs associated with aging campus buildings. OCC will work closely with the Township to ensure the property continues to benefit the residents of Waterford Township into the future. The Township will need to coordinate with developers and Township residents to form a cohesive vision for the site's future and potential redevelopment concepts.

Waterford Senior Center

The Waterford Senior Center is located in the eastern section of the Waterford Township. It offers various services and activities for seniors, including recreational activities (art, quilting, wood carving, card games, Wii Bowling, line dancing), health and wellness programs (hearing screenings, fitness classes, Meals on Wheels), and support services (transportation, legal counseling, tax preparation, assistive equipment loans).



RECOMMENDATIONS

Maintaining robust services such as water, wastewater, and stormwater will be key to enabling the development envisioned in this plan. Further, outreach participants underscored the need for a new community center and to strengthen ties with Waterford Township schools. The Township should consider the following recommendations:

- Continue to implement water service projects proposed in the Township's CIP including improvements to water treatment facilities, storage tanks, and pursue water main replacements.
- Continue implementing strategies as recommended in the CIP to maintain the sanitary sewer system, including rehabilitation of sanitary sewer mains, manholes, and sanitary pump stations.
- Adopt a complete CIP for the entire Township.
- Investigate the need for water system upgrades in key areas where an increase in residential density is recommended by this plan.
- Investigate the need for sewer system upgrades in locations where an increase in density is proposed.
- Continue to coordinate with OCWRC to ensure that stormwater is properly managed on-site.
- Implement planned improvements to the Township police, fire, and other Township facilities as scheduled.
- Continue to coordinate with the Township police and fire departments to determine whether additional facility improvements are needed to support residential growth.
- Continue to monitor Township buildings, facilities, and equipment to identify necessary upgrades, replacements, renovations, and long-term maintenance projects, and undertake preventative maintenance. Incorporate these identified improvements into the F&O Division's 20-year CIP.
- Review the capacity of municipal buildings and facilities to meet community needs and identify necessary expansion or improvement projects to accommodate planned growth.
- Continue to coordinate growth and development with the Waterford Township School District to ensure adequate facilities to serve the community as new residential growth occurs.
- Consider installing pedestrian infrastructure in neighborhoods near Waterford Township School District facilities, including near Waterford Kettering High School and Knudsen Elementary School.
- Investigate funding sources including Safe Routes to School grants as a funding source to develop sidewalks and bikeways that serve the Township's public and private schools.

