



## 2021-2026 Capital Improvement Plan

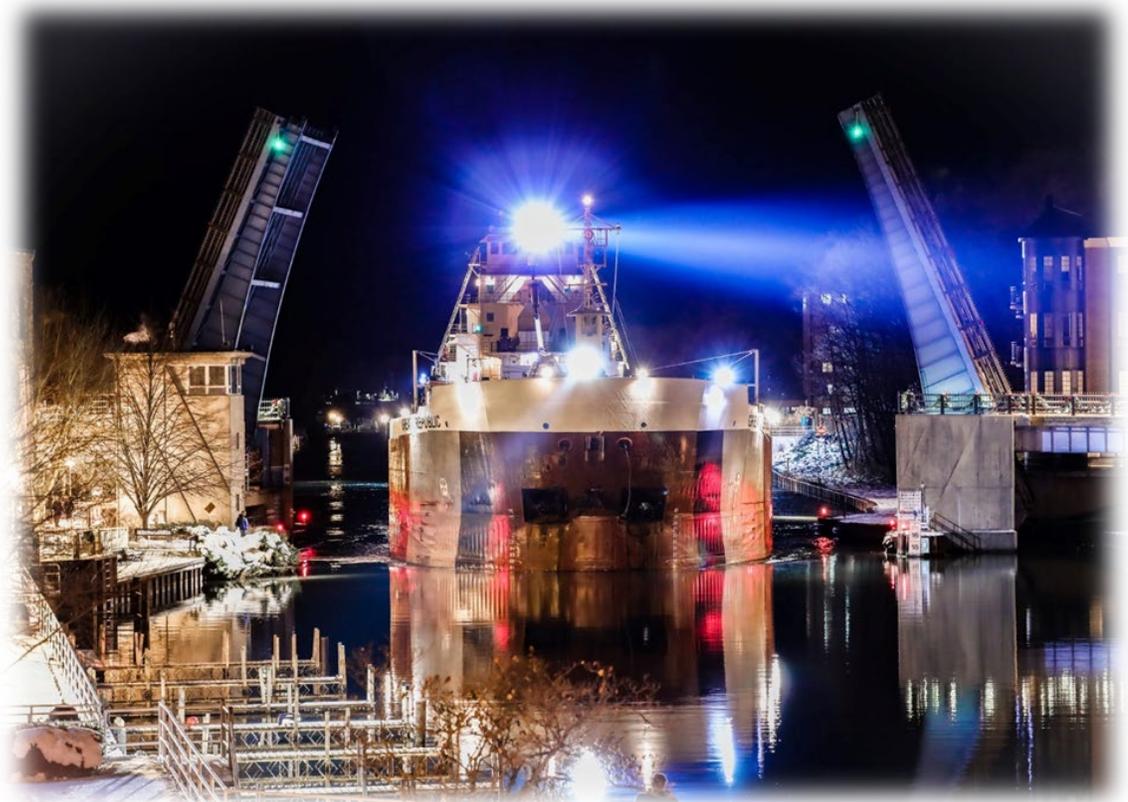


Photo courtesy of Chris Franckowiak

*Soul of the Water. Spirit of the Woods.*



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## Overview

### Capital Improvement Plan Introduction

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The City of Manistee FY 2021-2026 Capital Improvement Plan (CIP) is presented on the following pages.

The CIP is a rolling six-year plan for capital improvements throughout the City. The plan presents capital needs of the City and is in alignment with the goals and priorities set forth in the Strategic Plan. The CIP ensures that the City is forward-looking and proactive in identifying areas of needed capital investment.

**Current year items identified in the CIP are incorporated in the proposed budget.** The outlying years serve as an important planning tool, identifying areas that will need resources in the future. Since the plan is forward-looking, it is subject to available funding, changing priorities and unanticipated events. **Since years 2-6 are a planning tool only, Council approval of this plan does not have the effect of appropriating money for these projects; nor does it imply funding will be available.**

For the purpose of this plan, a capital expenditure is any project that costs in excess of \$5,000, has an estimated useful life greater than one year and is either new, an addition, a replacement or significant improvement (as opposed to a repair). This includes a wide array of items, ranging from vehicles to equipment to infrastructure items to physical structures. Street resurfacing projects would typically not be capitalized but are listed here for transparency. Each project identified has a project justification statement. This project statement consists of the following parts:

**Project Title:** This indicates the name of the project.

**Department:** Which department or operating area is the capital improvement related to.

**Year:** Which fiscal year is the project expected to be started. When a project spans multiple years, this will be indicated in the text of the statement.

**Estimated Project Cost:** Total estimated project cost, even if it will be financed over time.

**Project Description:** A brief description of what the project or expenditure is.

**Project Justification\Case Statement:** An explanation of why the project or expenditure is important and why it should be funded.

**Impact on Operating Expenses:** An estimate of how this project or expenditure impacts City operating expenses.

**Funding Source & Financing Method:** An indication where funds will come from to pay for the project or expenditure and how it may be financed.

**Funding Notes:** This is an elaboration on the funding source or financing method.

Overview

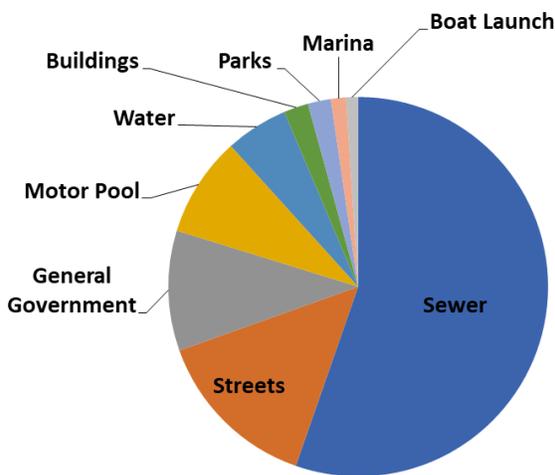
Capital Projects Summary

The total estimated cost of all capital projects in the six-year plan is **\$35,061,913** and is summarized in the following figures.

**Capital Projects by Year**

FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
9,495,900	18,684,288	2,124,566	1,490,641	1,405,435	1,861,083	<b>35,061,913</b>

**Capital Projects by Type**



Sewer	19,400,000	55%
Streets	4,980,600	14%
General Government	3,590,000	10%
Motor Pool	2,989,813	9%
Water	1,871,000	5%
Buildings	733,000	2%
Parks	687,500	2%
Marina	455,000	1%
Boat Launch	355,000	1%
<b>Total</b>	<b>35,061,913</b>	<b>100%</b>

Capital Projects

### General Government Capital Projects Summary

General government capital projects are those that are general in nature and impact the whole City operations, or those that relate to General Fund activities. The total estimated cost of all general government capital projects in the six-year plan is summarized below.

General Government	Year 1 FY 2021	Year 2 FY 2022	Year 3 FY 2023	Year 4 FY 2024	Year 5 FY 2025	Year 6 FY 2026	Total
Shoreline Erosion & Riverwalk Repairs	1,540,000						1,540,000
5th Ave Area Flood Mitigation	50,000						50,000
File Server & Software			12,000			13,000	25,000
Duffy Park Parking Lot				65,000			65,000
Replace Fire Ladder Truck					900,000		900,000
Police Video File Server						10,000	10,000
First St. Beach Parking Lot						1,000,000	1,000,000
							-
							-
<b>Total</b>	<b>1,590,000</b>	<b>-</b>	<b>12,000</b>	<b>65,000</b>	<b>900,000</b>	<b>1,023,000</b>	<b>3,590,000</b>

General Government Capital Projects

**Project Title: Shoreline Erosion and Riverwalk Repairs**

**Department:** DPW

**Year:** FY 2021

**Estimated Project Cost:** \$1,540,000

**Project Description:** Record high water levels have cause damage to the Riverwalk and extensive riverbank erosion from west of the First St. Boat Launch several hundred feet east to the Riverwalk Net Shed. Earlier this year, storm driven waves destroyed a section of the Riverwalk making it inaccessible. In late March, bank erosion caused a gravity block retaining wall along the First St. overlook to collapse. The project would stabilize the river bank, reconstruct the retaining wall, rebuild and relocate the damaged area of the Riverwalk and stabilize other portions of the Riverwalk.



**Project Justification\Case Statement:** Critical City infrastructure, including the Riverwalk, parking lot, sewer lines and First St. is threatened by the erosion. Priveate residences adjacent to City property may also be at risk. Stabilizing the bank will ensure the infrastructure is protected and can be rebuilt.

**Impact on Operating Expenses:** The project should reduce maintenance needs in the future.

**Funding Source:**

**Financing Method:**

- Capital Improvement Fund
- Water & Sewer Utility
- Marina
- Boat Ramp
- Grant
- General Fund

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** This item will be financed thru the Capital Improvement Bond.

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General Government Capital Projects

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**Project Title: Fifth Avenue Beach Area Flood Mitigation**

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**Department:** DPW

**Year:** FY 2021

**Estimated Project Cost:** \$50,000

**Project Description:** Record high water levels have caused wave run-up and flooding to occur along Fifth Ave., Lakeshore Drive and Fourth Avenue. This project would involve efforts to divert or block the wave run up and/or improve drainage to help mitigate the flooding. Protection of the Fifth Avenue Beach House may also be needed.



**Project Justification\Case Statement:** Critical City infrastructure, including streets and the Fifth Avenue Beach House is threatened by the flooding. Resident and emergency services access to homes is also adversely impacted.

**Impact on Operating Expenses:** The project will slightly increase maintenance needs in the future.

**Funding Source:**

- Capital Improvement Fund
- Water & Sewer Utility
- Marina
- Boat Ramp
- Grant
- General Fund

**Financing Method:**

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** This item will be financed thru a Capital Improvement Bond issue.

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General Government Capital Projects

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**Project Title:** File Servers & Software

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**Department:** Finance & Police

**Year:** FY 2023, 2026

**Estimated Project Cost:** \$12,000-\$20,000

**Project Description:** The City intends to replace its servers as they reach the end of their useful lives. Servers need to be replaced about every five years. The City has three servers: a primary Application server, a primary Domain server, and a Police Video server. New servers will be more powerful and have the latest software and technology.



**Project Justification\Case Statement:** It is a best practice to keep our file servers current with technology to enhance efficiency and productivity. These file servers are critical to City operations, and if it were to fail, would effectively shut down City Hall and other City operations. The Police video server is needed for evidentiary storage.

**Impact on Operating Expenses:** The new servers should reduce the amount of time spent maintaining the server.

**Funding Source:**

- Capital Improvement Fund
- Water & Sewer Utility
- Marina
- Boat Ramp
- Grant
- General Fund

**Financing Method:**

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** This item will be procured thru our vendor of record.

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General Government Capital Projects

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**Project Title: Duffy Parking Lot Paving**

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**Department:** Parks

**Year:** FY 2024

**Estimated Project Cost:** \$65,000

**Project Description:** Includes paving the north half of the parking area at Duffy Park. This area is currently gravel.



**Project Justification\Case Statement:** Paving the parking area and striping would increase the parking capacity, deter cars from parking on the grass and improve safety.

**Impact on Operating Expenses:** The improvements would reduce maintenance costs in the short term by reducing gravel grading and turf damage from vehicles.

**Funding Source:**

**Financing Method:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:**

General Government Capital Projects

**Project Title:** Ladder 651 Replacement

**Department:** Fire\EMS

**Year:** FY 2025

**Estimated Project Cost:** \$900,000

**Project Description:** Replace aging ladder truck



**Project Justification\Case Statement:** The existing ladder truck, purchased in 1997, is starting to show its age. Over the past few years, problems with the hydraulic system have caused the truck to be out of service for periods of time. Recently, the truck was sent back to the vendor, and they believe that they have finally solved this problem. If it is fixed properly, that should delay the need for replacement for a few years. As the truck ages, the cost of repairs is increasing. Prior to making a replacement decision, the City should look for collaborative opportunities.

**Impact on Operating Expenses:** A new truck would likely decrease maintenance expenses and should otherwise have minimal impact on operating expenses.

**Funding Source:**

**Financing Method:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** The last purchase was made thru issuing an unlimited tax general obligation bond. The bond was paid for by an increased millage, approved by the voters, over 10 years. A replacement truck would have to be paid for in a similar manner. Without new revenues, it is not feasible to replace the truck. A partnership with surrounding Townships may be explored.

General Government Capital Projects

**Project Title: First Street Beach Parking Lot Paving**

**Department:** Parks

**Year:** FY 2026

**Estimated Project Cost:** \$1,000,000



**Project Description:** Includes repaving and striping the large parking lot adjacent to the boat launch.

**Project Justification\Case Statement:** The parking area is original pavement and requires removing the existing asphalt surface and repaving. This parking lot serves the entire First St. beach area, particularly during the Forest Festival, Tight Lines for Troops and fishing season.

**Impact on Operating Expenses:** The improvements would reduce maintenance costs in the short term by reducing patching and weed abatement.

**Funding Source:**

**Financing Method:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** The project might be eligible for grant funding through the MDNR Boating Access Site Program. The project will not occur without multiple funding sources.

## Parks Capital Projects Summary

Parks capital projects are those that are directly related to improvements in the City’s extensive park system. The total estimated cost of all general government capital projects in the six-year plan is summarized below.

Parks	Year 1 FY 2021	Year 2 FY 2022	Year 3 FY 2023	Year 4 FY 2024	Year 5 FY 2025	Year 6 FY 2026	Total
North Riverwalk Upgrades	420,000						420,000
Morton Park Improvements			24,000	16,000			40,000
Park Amenities		7,500	7,500	7,500	7,500	7,500	37,500
First Street Beach Improvements			25,000	25,000	25,000		75,000
Fifth Avenue Beach Improvements		25,000	25,000	25,000			75,000
Playground Equipment				20,000		20,000	40,000
First Street Beach Outdoor Stage	Not currently in six-year planning horizon						-
							-
							-
<b>Total</b>	<b>\$ 420,000</b>	<b>\$ 32,500</b>	<b>\$ 81,500</b>	<b>\$ 93,500</b>	<b>\$ 32,500</b>	<b>\$ 27,500</b>	<b>\$ 687,500</b>

The community has undertaken an extensive process to develop Beach Conceptual plans for the City beach areas. This ambitious project was to design a plan to have world class beaches. Of course, world class beaches require significant investment. As funds allow, components of the plans will be implemented.

Parks Capital Projects

**Project Title: Veteran’s Park & North Riverwalk Upgrades**

**Department:** Parks

**Year:** FY 2021

**Estimated Project Cost:** \$420,000

**Project Description:** Improvements to the North Riverwalk and Veterans Park. Items include new lighting, refreshing landscaping items, and rebuilding walkways, steps and retaining walls.



**Project Justification\Case Statement:** The Park was constructed decades ago and walkways and landscape items have exceeded their useful life. Upgrading would improve safety and improve aesthetics. The addition of lighting would make the park safer at night.

**Impact on Operating Expenses:** The improvements would reduce maintenance costs in the short term and return to current levels as the upgrades age.

**Funding Source:**

**Financing Method:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** This item will be financed thru a Capital Improvement Bond issue and partially funded thru a MNRTF grant. The Jaycees and a Developer will also be contributing to the project.

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Parks Capital Projects

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**Project Title:** Morton Park Improvements

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**Department:** Parks

**Year:** FY 2023 & 2024

**Estimated Project Cost:** \$40,000

**Project Description:** Addition of age appropriate playground structures, parking lot, fenced dog run and picnic areas.



**Project Justification\Case Statement:** The City Parks Commission began looking for locations to add a dog run within the City Parks. This effort eventually led to Morton Park and concepts for improving the park.

**Impact on Operating Expenses:** The Parks Commission reached out to Morton Salt Company on the conceptual project. Morton has expressed interest in providing in-kind labor and contracting services and is considering acquiring equipment. The park improvements would be implemented only as outside funding sources are identified. The impact of future maintenance would include replacing mulch and equipment items as the equipment ages.

**Funding Source:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

**Financing Method:**

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** It is hoped Morton Salt will fund most if not all of the improvements.

Parks Capital Projects

Project Title: Park Amenities

Department: Parks

Year: FY 2022 - 2026

Estimated Project Cost: \$7,500 per year

Project Description: Replacement or addition of benches, picnic tables, grills and bike racks.



Project Justification\Case Statement: Many of the parks in the City need to have benches, picnic tables, grills and bike racks replaced or added in order to enhance the usefulness of the park.

Impact on Operating Expenses: Operating expenses will not be impacted.

Funding Source:

Financing Method:

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

Funding Notes:

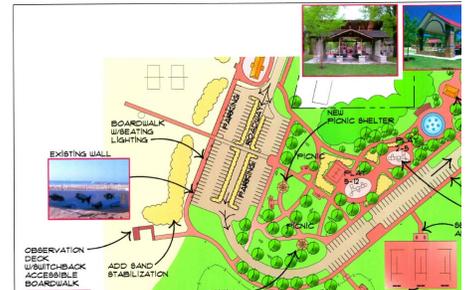
Parks Capital Projects

**Project Title: First Street Beach Picnic Shelter Area Improvements**

**Department:** Parks

**Year:** FY 2023 – FY 2025

**Estimated Project Cost:** \$25,000 each year, as funds allow



**Project Description:** The City can improve the picnic shelter area by addressing parking, removing excess sand, remove dead trees, strategic pouring of sidewalks, renovating structures, planting of grass, installation of new picnic grills, and installation of sprinkling systems. This funding will only start the process.

**Project Justification\Case Statement:** The City of Manistee has completed a Beach Conceptual Plan. The primary goal is to improve both the aesthetics and use of the picnic shelter area by placement of strategic sidewalks and planting of grass. Due to the sandy conditions, it will be imperative for the area to have a sprinkling system.

**Impact on Operating Expenses:** This grassy area will require more mowing and annual edging of the sidewalks, but should reduce the number of staff hours used to remove sand. The increased use and aesthetic improvement will be worth the potential increase in staff maintenance.

**Funding Source:**

**Financing Method:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** Staff will research funding opportunities over the next few years. Some grant funds may be available but would need to be the right fit. We will also look at partnering with other local units of government and\or the County.

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Parks Capital Projects

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**Project Title: Fifth Avenue Beach Parking Improvements**

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**Department: Parks**

**Year: FY 2021-2023**

**Estimated Project Cost: \$25,000 each year, as funds allow**

**Project Description:** Improve and cleanup parking area along Lake Michigan.



**Project Justification\Case Statement:** Sand migration is a constant issue along our Lake Michigan Beaches. This project proposes to install a wall barrier along the parking lot at Fifth Ave. Beach, which will define the limits of parking and assist in reducing sand migration. Additional wall segments would be added at the east side of the parking lot and along the lower parking along Lakeshore Drive. Some of this work could occur as part of the erosion mitigation work.

**Impact on Operating Expenses:** Time devoted to cleaning up sand migration will reduce as the parking lot border and the walls reduce sand migration and collect sand at specific areas.

**Funding Source:**

**Financing Method:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** This item will have to be worked into the budget over a number of years and\or secure grant funding.

Parks Capital Projects

Project Title: Playground Equipment

Department: Parks

Year: FY 2024 & FY 2026

Estimated Project Cost: \$20,000 each year

Project Description: Replace\upgrade playground equipment in our Parks, as funds allow.



Project Justification\Case Statement: Some City playground equipment could stand to be upgraded. Although this funding level will not buy much playground equipment, it will help address some needs.

Impact on Operating Expenses: Operating expenses should be similar to the cost of maintaining existing equipment.

Funding Source:

Financing Method:

- Capital Improvement (checked)
General (checked)
Water & Sewer Utility
Major\Local Street Fund
Marina
Boat Ramp
Grant (checked)

- Cash (checked)
Cash Installment
Bank Installment Purchase
Bond Issue
Internal Loan

Funding Notes: This item will have to be worked into the budget over a number of years and\or secure grant funding.

Parks Capital Projects

**Project Title:** First Street Beach Outdoor Stage

**Department:** Parks

**Year:** Not Currently in 6-Year Planning Horizon

**Estimated Project Cost:** \$TBD

**Project Description:** Construction of a permanent stage structure within Douglas Park/First St. Beach.



**Project Justification\Case Statement:** The Parks Conceptual Plan identified an outdoor stage after public and student input. The concept was to have a place for summer concerts, dances and large events such as the Forest Festival. Support to explore the concept was recently endorsed by the Shoreline Concert Series, Parks Commission & City Council.

**Impact on Operating Expenses:** This project will increase maintenance costs. Fees for large events could help offset these increased costs.

**Funding Source:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

**Financing Method:**

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** A leadership team has worked over the past year to develop conceptual plans, budget cost estimates and funding opportunities. The project is continuing to be explored.

## Streets Capital Projects Summary

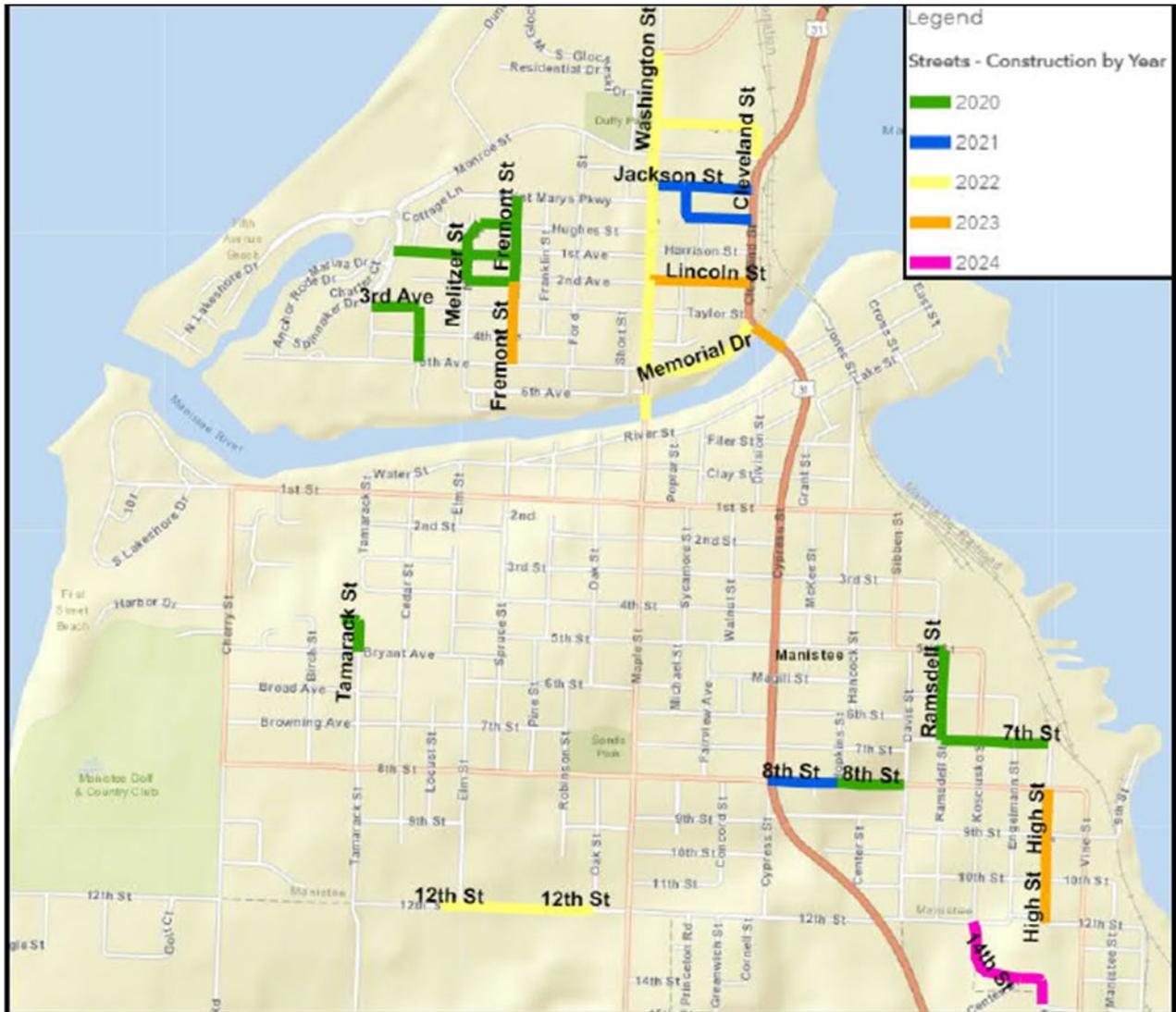
Streets capital projects are those that are directly related to improvements in the City’s street network. The total estimated cost of all street projects in the four-year Transportation Improvement Plan is summarized below.

Streets	Year 1 FY 2021	Year 2 FY 2022	Year 3 FY 2023	Year 4 FY 2024	Year 5 FY 2025	Year 6 FY 2026	Total
Crack Seal	22,000	22,000	22,000	22,000	22,000	22,000	132,000
TIP 2021	961,700						961,700
TIP 2022		2,513,900					2,513,900
TIP 2023			792,000				792,000
TIP 2024				581,000			581,000
TIP 2025					To be determined		
TIP 2026						To be determined	
<b>Total</b>	<b>\$ 983,700</b>	<b>\$ 2,535,900</b>	<b>\$ 814,000</b>	<b>\$ 603,000</b>	<b>\$ 22,000</b>	<b>\$ 22,000</b>	<b>\$ 4,980,600</b>

The City has adopted a state-approved Street Asset Management Plan. It updates this plan every five years and uses the asset management principles established in the plan to assist in creating a rolling Transportation Improvement Plan. The Asset Management Plan represents a “best practice” and has been recognized by the State of Michigan as a model. Implementation will help stretch the City’s scarce street dollars.

Additional discussion regarding Streets and the TIP can be found in the FY 2020 budget

A map of the proposed work showing street segments is on the following page.



Streets Capital Projects

**Project Title:** Streets Crack Sealing

**Department:** DPW

**Year:** FY 2021 – FY 2026, ongoing

**Estimated Project Cost:** \$22,000 per year

**Project Description:** Crack sealing various streets as indicated by the Street Asset Management Plan. The goal is to do eligible streets to the limit of the budget as identified by PASER ratings and visual inspection.



**Project Justification\Case Statement:** Crack sealing is a cost-effective way of preserving and extending the life of our streets. It seals water out and prevents heaving and additional cracking.

**Impact on Operating Expenses:** Crack sealing will delay the need to reconstruct streets, making our street resources go farther.

**Funding Source:**

**Financing Method:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** The City has determined the most cost-effective delivery is to annually rent the crack sealing machine, purchase the materials and operate it with DPW staff.

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Streets Capital Projects

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**Project Title:** FY 2021 Transportation Improvement Plan

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**Department:** DPW

**Year:** 2021

**Estimated Project Cost:** \$961,700

**Project Description:** Reconstruction and heavy rehabilitation on various streets as identified in the TIP. Approximately .55 miles or 8 blocks of streets will be addressed. Streets worked on include Jackson, Van Buren and 8<sup>th</sup> St.



**Project Justification\Case Statement:** Maintaining and funding a TIP is a high priority for Council and has been incorporated into the proposed budget.

**Impact on Operating Expenses:** Should improve PASER ratings and reduce street maintenance needs.

**Funding Source:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

**Financing Method:**

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan
- Other

**Funding Notes:**

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Streets Capital Projects

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**Project Title:** FY 2022 Transportation Improvement Plan

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**Department:** DPW

**Year:** FY 2022

**Estimated Project Cost:** \$2,513,900

**Project Description:** Reconstruction on various streets as identified in the TIP. Approximately 1.42 miles or 23 blocks of streets will be addressed. Streets include Quincy, Cleveland 12<sup>th</sup>, Washington and Memorial Drive.



**Project Justification\Case Statement:** Maintaining and funding a TIP is a high priority for Council and has been incorporated into the proposed budget.

**Impact on Operating Expenses:** Should improve PASER ratings and reduce street maintenance needs.

**Funding Source:**

**Financing Method:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan
- Other

**Funding Notes:** A portion of this work is dependent on MDOT paying for a detour route upgrade and is also tied to utility work under the street segments.

Streets Capital Projects

**Project Title:** FY 2023 Transportation Improvement Plan

**Department:** DPW

**Year:** FY 2023

**Estimated Project Cost:** \$792,000

**Project Description:** Street reconstruction and heavy rehabilitation on various streets as identified in the TIP. Approximately 0.7 miles or 11 blocks of streets will be addressed. Streets include Lincoln, High and Fremont.



**Project Justification\Case Statement:** Maintaining and funding a TIP is a high priority for Council and has been incorporated into the proposed budget.

**Impact on Operating Expenses:** Should improve PASER ratings and reduce street maintenance needs.

**Funding Source:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

**Financing Method:**

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan
- Other

**Funding Notes:** Some of this work is dependent on MDOT reconstructing a detour route.

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Streets Capital Projects

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**Project Title:** FY 2024 Transportation Improvement Plan

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**Department:** DPW

**Year:** FY 2023

**Estimated Project Cost:** \$528,000

**Project Description:** Street reconstruction and heavy rehabilitation on various streets as identified in the TIP. Approximately 1,815 feet of streets will be addressed. Streets include Maywood, TBD, and Kosciusko.



**Project Justification\Case Statement:** Maintaining and funding a TIP is a high priority for Council and has been incorporated into the proposed budget.

**Impact on Operating Expenses:** Should improve PASER ratings and reduce street maintenance needs.

**Funding Source:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

**Financing Method:**

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan
- Other

**Funding Notes:**

## Municipal Buildings Capital Projects Summary

Municipal buildings capital projects are those that are directly related to improvements in the City’s publicly owned buildings. The total estimated cost of all building capital projects in the six-year plan is summarized below.

Municipal Buildings	Year 1 FY 2021	Year 2 FY 2022	Year 3 FY 2023	Year 4 FY 2024	Year 5 FY 2025	Year 6 FY 2026	Total
City Garage Bathrooms & Floors	20,000						20,000
City Hall Roof	100,000						100,000
Fire Station Roof	40,000						40,000
Fire Station Restoration & Repairs	400,000						400,000
Police Department Squad Room Floor		8,000					8,000
Ramsdell Pillar Rehab		30,000					30,000
City Hall Bullet Proof Glass			25,000				25,000
City Garage Cold Storage				80,000			80,000
Ramsdell Chimney Rehab					30,000		30,000
							-
							-
<b>Total</b>	<b>\$ 560,000</b>	<b>\$ 38,000</b>	<b>\$ 25,000</b>	<b>\$ 80,000</b>	<b>\$ 30,000</b>	<b>\$ -</b>	<b>\$ 733,000</b>

The City is finalizing a Building Asset Management Plan that will further assist in identifying capital projects and preventative maintenance for City buildings which will then be used to help prepare the capital improvement plan. This plan will represent a “best practice” and will stretch the City’s limited maintenance dollars.

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## Municipal Buildings Capital Projects

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**Project Title:** City Garage Bathrooms & Floors

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**Department:** Municipal Buildings

**Year:** FY 2021

**Estimated Project Cost:** \$20,000

**Project Description:** The Public Works Building was constructed in the early 1970s and is approaching 50 years of age. The bathrooms are in need of upgrading with new fixtures. Flooring in the main hallway and offices also needs to be replaced.



**Project Justification\Case Statement:** The existing fixtures are worn out and in need of replacement. The flooring is also wearing out and will be replaced with something more durable that requires less maintenance.

**Impact on Operating Expenses:** The new fixtures should require less maintenance and repair expenses.

**Funding Source:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

**Financing Method:**

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:**

Municipal Buildings Capital Projects

Project Title: City Hall Roof

Department: Municipal Buildings

Year: FY 2021

Estimated Project Cost: \$ 100,000

Project Description: Evaluate and replace or repair the membrane “trough” section of the City Hall roof.



Project Justification\Case Statement: The roof on City Hall was replaced as part of the building renovation. Most of the roof is metal, but there is a membrane section around the perimeter that captures water and sends it to several drains. This section has begun leaking and the sub-strata is losing integrity. It needs to be fixed to protect the building.

Impact on Operating Expenses: Reduced expense as leaks would be eliminated.

Funding Source:

Financing Method:

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

Funding Notes: This project would be financed thru the Capital Improvement bond.

Municipal Buildings Capital Projects

**Project Title:** Fire Station Roof

**Department:** Municipal Buildings

**Year:** FY 2021

**Estimated Project Cost:** \$40,000

**Project Description:** Re-roof the Fire Station with architecturally appropriate asphalt shingles.



**Project Justification\Case Statement:** The Fire Station roof is very near to the end of its useful life. Reroofing it now will save money and prevent leaks. Asphalt was chosen because it holds up well on the steep pitched roof. Metal roofing was five times the initial cost and more expensive on a life-cycle basis.

**Impact on Operating Expenses:** Less repairs and maintenance is expected with a new roof.

**Funding Source:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

**Financing Method:**

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** This project would be financed thru the Capital Improvement bond.

Municipal Buildings Capital Projects

**Project Title: Fire Station Restoration & Repairs**

**Department:** Municipal Buildings

**Year:** FY 2021

**Estimated Project Cost:** \$400,000



**Project Description:** The Fire Station is in need of several repairs to ensure its serviceability. The building’s exterior brick is deteriorating. The paint needs to be removed, damaged brick repaired or replaced, tuckpointing and repainting with an architecturally correct breathable paint. The front and rear parking areas need to be replaced and/or resurfaced. Doors and windows need to be repaired and/or replaced. The main staircase needs to be repaired as the wall is pulling away from it. Some of the floors need to be refinished.

**Project Justification\Case Statement:** This historic world-record holding firehouse is in need of repairs and maintenance in order to preserve it and keep it functional.

**Impact on Operating Expenses:** Should reduce maintenance costs in the future.

**Funding Source:**

**Financing Method:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** This cost estimate is based on Spicer group’s architects cost estimate. It will be paid for by a Capital Improvement Bond. Grant funding may also become available because this is an historic structure.

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Municipal Buildings Capital Projects

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**Project Title: Police Department Squad Room Floor**

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**Department:** Municipal Buildings

**Year:** FY 2022

**Estimated Project Cost:** \$ 8,000

**Project Description:** Replace the flooring in the squad room with more durable material.



**Project Justification\Case Statement:** The vinyl flooring in the squad room is worn out and needs to be replaced soon. It should be replaced with a commercial grade surface that can stand up to the wear and tear this room gets daily. Ice, snow, salt, and dirt make this a difficult place to keep clean. Vinyl is not the right material for this surface.

**Impact on Operating Expenses:** Would reduce the need for stripping and waxing.

**Funding Source:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

**Financing Method:**

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:**

Municipal Buildings Capital Projects

Project Title: Ramsdell Theatre Pillar Preservation

Department: Municipal Buildings

Year: FY 2022

Estimated Project Cost: \$30,000

Project Description: Stripping, repairing and painting the pillars at the front of the Ramsdell Theatre.



Project Justification\Case Statement: The pillars have been deteriorating for a number of years and are in need of rehabilitation so more extensive damage does not occur.

Impact on Operating Expenses: None

Funding Source:

Financing Method:

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan
- Other

Funding Notes: This cost estimate is preliminary as the project has not been fully developed nor priced out by our engineer.

**Project Title: City Hall Bullet Proof Glass**

**Department:** Municipal Buildings

**Year:** FY 2023

**Estimated Project Cost:** \$ 25,000

**Project Description:** Install bullet resistant glass at the Clerk & Treasurer’s counters.



**Project Justification\Case Statement:** The Clerk and Treasurer’s counters are currently separated from the public by decorative wrought iron. Although this provides a physical barrier, it is inadequate for preventing a more serious threat. Employee safety would be enhanced by the installation of bullet resistant glass behind the wrought iron, while maintaining the historic character of the building.

**Impact on Operating Expenses:** Glass would need to be cleaned periodically.

**Funding Source:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

**Financing Method:**

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:**

Municipal Buildings Capital Projects

Project Title: Public Works Cold Storage

Department: Municipal Buildings

Year: FY 2024

Estimated Project Cost: \$80,000

Project Description: Addition to the Public Works Building in the northeast corner. The addition would provide a cold storage area to store supplies and equipment, so they are protected from the elements.



Project Justification\Case Statement: Would extend the life of some equipment currently stored outside and would house other seasonal items currently stored within the building, creating needed space and efficiencies. With the addition of the old recycling center location as cold storage, the overcrowding of the DPW yard will be helped, but cold storage protected from the elements is still needed.

Impact on Operating Expenses: Would reduce maintenance costs on materials and equipment over time.

Funding Source:

Financing Method:

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

Funding Notes:

Municipal Buildings Capital Projects

Project Title: Ramsdell Theatre Chimney Preservation

Department: Municipal Buildings

Year: FY 2025

Estimated Project Cost: \$30,000

Project Description: Stabilizing and tuck pointing; or removing the top part, of the historic chimney on the Ramsdell Theatre.



Project Justification\Case Statement: The chimney was observed to be in very poor shape when the roof was replaced several years ago. At some point it will need to be stabilized to prevent it from falling apart or becoming a safety hazard.

Impact on Operating Expenses: None

Funding Source:

Financing Method:

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan
- Other

Funding Notes: This cost estimate is preliminary as the project has not been fully developed nor priced out by our engineer.

## Water Capital Projects

### Water Capital Projects Summary

The Water Utility is a very capital-intensive operation of the City as it has many physical assets to replace, repair and maintain. The total estimated cost of all Water capital projects in the six-year plan is summarized below.

Water	Year 1 FY 2021	Year 2 FY 2022	Year 3 FY 2023	Year 4 FY 2024	Year 5 FY 2025	Year 6 FY 2026	Total
Jackson Vanburen Water Loop	196,000	196,000					392,000
Well House Roofs	75,000						75,000
Well 10 Generator		80,000					80,000
Industrial Tower Recoat		200,000					200,000
Quincy & Cleveland Water Main		136,500	136,500				273,000
Washington & Memorial Water Main		225,500	225,500				451,000
M-55 Bridge Water Main		200,000					200,000
Maywood Tower Interior Paint			100,000				100,000
Well 9 Chemical Feed Addition			50,000				50,000
Well 10 Chemical Feed Building				50,000			50,000
Lead Service Line Replacement	To be determining based on evolving EGLE requirements						-
New Wellfield	Not currently in six-year planning horizon						-
<b>Total</b>	<b>\$ 271,000</b>	<b>\$ 1,038,000</b>	<b>\$ 512,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,871,000</b>

The Water Utility is an aging, but essential, system that needs continuous and ongoing maintenance. The City has been able to be proactive in addressing an aging system’s needs because of adequate revenues and steady rate increases.

Evolving EGLE requirements for testing, lead service line replacement and monitoring will add expense to the system. Our water asset management plan will help the City to manage this process and contain costs.

Water Capital Projects

**Project Title: Jackson VanBuren Watermain Loop**

**Department:** Water & Sewer

**Year:** FY 2021 – FY 2022

**Estimated Project Cost:** \$392,000



**Project Description:** The 2013 Water General Plan identified areas within the water system that have undersized mains, dead ends and low-pressure areas. Jackson and VanBuren currently meet all three criteria and the Olson Lumber Yard has been deemed one of the highest fire loading locations in the City by the Fire Department.

**Project Justification\Case Statement:** Construction of new 8” mains along Jackson, VanBuren and Jefferson will improve water quality, fire suppression, eliminate dead ends and remove houses and businesses from the annual run water list. The Streets will be reconstructed with the project.

**Impact on Operating Expenses:** There will be a decrease in operational expenses with the construction of new infrastructure.

**Funding Source:**

**Financing Method:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** This will be funded with the Capital Improvement Bond.

Water Capital Projects

**Project Title:** Well House Roofs

**Department:** Water

**Year:** FY 2021

**Estimated Project Cost:** \$75,000

**Project Description:** Evaluate and repair or replace the roofs on well houses 6, 8, 9 and 10 (if needed).

**Project Justification\Case Statement:** The flat roofs on the wellhouses are nearing the end of their useful lives. Garland Company will conduct an investigation into the integrity of the roofs and develop specifications for their repair and\or replacement.



**Impact on Operating Expenses:** Operating costs will likely decrease due to less maintenance issues on electrical equipment and controls.

**Funding Source:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

**Financing Method:**

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** This will be funded with the Capital Improvement Bond.

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## Water Capital Projects

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**Project Title:** Water Well #10 Generator

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**Department:** Water & Sewer

**Year:** FY 2022

**Estimated Project Cost:** \$80,000

**Project Description:** The Michigan Department of Environment, Great Lakes & Energy requires public utility systems to create redundant power sources for critical equipment. Well #10 currently only operates with Consumers Energy power. In the event of an outage the well does not function.



**Project Justification\Case Statement:** The City water and sewer systems have strategically planned for power disruptions. We have portable generators to deploy and rotate where we can. Critical assets further from the City require permanent generators.

**Impact on Operating Expenses:** There will be a slight increase in cost to operate the generator and perform annual maintenance.

**Funding Source:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

**Financing Method:**

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** This project will be funded from cash reserves.

Water Capital Projects

**Project Title: Industrial Water Tank Recoating**

**Department:** Water & Sewer

**Year:** FY 2022

**Estimated Project Cost:** \$200,000

**Project Description:** The City water tanks are inspected every seven years per Michigan Department of Environment, Great Lakes & Energy guidelines. The most recent inspection of the Industrial Water Tank was completed in 2016. The inspection report recommends an exterior high-pressure cleaning and paint overcoat within 3-4 years.

**Project Justification\Case Statement:** Regular inspection, cleaning and overcoating the paint system is the most economic process for preserving this critical asset. This project should extend the life of the current paint system giving it a 25-year lifespan.



**Impact on Operating Expenses:** There should be no change in operating expenses as a result of this project.

**Funding Source:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

**Financing Method:**

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:**

Water Capital Projects

**Project Title:** Quincy & Cleveland Water Main

**Department:** Water & Sewer

**Year:** FY 2022 – FY 2023

**Estimated Project Cost:** \$273,000

**Project Description:** Quincy & Cleveland streets are scheduled for reconstruction in the TIP. While the street is opened up, needed utility work will be completed.



**Project Justification\Case Statement:** Replacing or repairing utility mains in conjunction with street reconstruction is the most cost-effective way of maintaining our water & sewer system. It makes good economic sense, increases the reliability of the system, and improves water quality.

**Impact on Operating Expenses:** Should reduce maintenance expense.

**Funding Source:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

**Financing Method:**

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** This will be funded with the Capital Improvement Bond.

Water Capital Projects

**Project Title:** Washington & Memorial Water Main

**Department:** Water & Sewer

**Year:** FY 2022 – FY 2023

**Estimated Project Cost:** \$451,000

**Project Description:** Washington & Memorial streets are scheduled for reconstruction in the TIP. While the street is opened up, needed utility work will be completed.



**Project Justification\Case Statement:** Replacing or repairing utility mains in conjunction with street reconstruction is the most cost-effective way of maintaining our water & sewer system. It makes good economic sense, increases the reliability of the system, and improves water quality.

**Impact on Operating Expenses:** Should reduce maintenance expense.

**Funding Source:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

**Financing Method:**

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** If MDOT does not fund reconstruction of these streets to accommodate a detour, the work will not proceed. This will be funded with the Capital Improvement Bond.

Water Capital Projects

**Project Title: M-55 Bridge Water Main Replacement**

**Department:** Water & Sewer

**Year:** FY 2022

**Estimated Project Cost:** \$200,000



**Project Description:** The Michigan Department of Transportation notified the City in 2018 that they needed to complete an emergency replacement of the M55 Bridge over the Manistee River. The substructure concrete has a condition known as ASR or Alkaline Silica Reaction.

The City has both a Water main and Sewer main attached to the bridge superstructure. The City will be responsible to temporarily or permanently relocate the utilities to facilitate the bridge reconstruction in 2022. At this time MDOT is in the planning stages of the project. Once the project scope and sequencing has been determined, the City and its Engineers will evaluate the options for relocation of the utilities and the cost to do so.

**Project Justification\Case Statement:** This will be required because of MDOT needing to replace the bridge.

**Impact on Operating Expenses:** There should be no change in operating expenses as a result of this project.

**Funding Source:**

**Financing Method:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** This will be funded with the Capital Improvement Bond.

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## Water Capital Projects

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**Project Title:** Maywood Water Tank Interior Painting

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**Department:** Water & Sewer

**Year:** FY 2023

**Estimated Project Cost:** \$100,000

**Project Description:** The City water tanks are inspected every seven years per Michigan Department of Environment, Great Lakes & Energy guidelines. The most recent inspection of the Maywood Water Tank recommends an interior high-pressure cleaning\sandblasting and new paint job.

**Project Justification\Case Statement:** Regular inspection, cleaning and painting our water towers the most economic process for preserving this critical asset. This project should extend the life of the tank.



**Impact on Operating Expenses:** There should be no change in operating expenses as a result of this project.

**Funding Source:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

**Financing Method:**

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:**

Water Capital Projects

**Project Title: Well # 9 Chemical Feed Addition**

**Department:** Water

**Year:** FY 2023

**Estimated Project Cost:** \$50,000

**Project Description:** Add building space to the well house to contain chemicals and chemical feed equipment.



**Project Justification\Case Statement:** At this time corrosive chemicals and chemical feed equipment are housed in the same building space as process controls and electrical equipment. Corrosive chemicals damage this equipment, shortening the life span of the components. Adding a new space will eliminate this problem and save money in the long term.

**Impact on Operating Expenses:** Operating costs will likely decrease due to less maintenance issues on electrical equipment and controls.

**Funding Source:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

**Financing Method:**

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** This will be funded with cash reserves.

Water Capital Projects

**Project Title: Well #10 Chemical Feed Building**

**Department:** Water

**Year:** FY 2024

**Estimated Project Cost:** \$50,000

**Project Description:** Add building space to the well house to contain chemicals and chemical feed equipment.

**Project Justification\Case Statement:** At this time corrosive chemicals and chemical feed equipment are housed in the same building space as process controls and electrical equipment. Corrosive chemicals damage this equipment, shortening the life span of the components. Adding a new space will eliminate this problem and save money in the long term.



**Impact on Operating Expenses:** Operating costs will likely decrease due to less maintenance issues on electrical equipment and controls.

**Funding Source:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

**Financing Method:**

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** This will be funded with cash reserves.

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## Water Capital Projects

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**Project Title:** Water Wellfield Replacement

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**Department:** Water & Sewer

**Year:** Not in current six-year planning horizon.

**Estimated Project Cost:** TBD

**Project Description:** The 2013 Water General Plan noted the current wells located along Hadsell Street are approaching their anticipated functional lifespan. Well #7 has been abandoned. Although the City has efficiently operated, maintained and regularly upgraded wells #6, 8 and 9, the Michigan Department of Environment, Great Lakes & Energy has required the City to begin looking for opportunities to relocate and/or replace wells #6, 8 and 9.

**Project Justification\Case Statement:** Wells #6 was constructed in 1965. Wells #8 and 9 were constructed in 1976. The typical design life for a municipal water well is 50 years. The City has previously and will continue in the future to identify sites for new well construction.

**Impact on Operating Expenses:** There should be no change in operating expenses as a result of this project.

**Funding Source:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

**Financing Method:**

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:**

## Sewer Capital Projects

### Sewer Capital Projects Summary

The Sewer Utility is by far the most capital-intensive operation of the City as it has the most expensive physical assets. The total estimated cost of all Sewer capital projects in the six-year plan is summarized below.

Sewer	Year 1 FY 2021	Year 2 FY 2022	Year 3 FY 2023	Year 4 FY 2024	Year 5 FY 2025	Year 6 FY 2026	Total
Wet Weather Corrective Action Plan	4,800,000	14,400,000					19,200,000
M-55 Bridge Sewer Main		200,000					200,000
							-
							-
							-
							-
<b>Total</b>	<b>\$4,800,000</b>	<b>\$14,600,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$19,400,000</b>

The Sewer Utility is an aging system that needs constant maintenance. In the past, it has been able to be proactive in addressing an aging system’s needs because of adequate revenues and steady rate increases. Recent mandatory sewer separation projects have required additional rate increases and taking on more debt. Expanding the customer base, containing costs and rate increases per the rate study will be needed to ensure continued success.

We are currently working with USDA Rural Development to finance the projects needed for the wet weather corrective action plan.

Sewer Capital Projects

**Project Title:** Wet Weather Corrective Action Plan

**Department:** Sewer

**Year:** FY 2021, 2022

**Estimated Project Cost:** \$19,200,000

**Project Description:** To address inflow and infiltration to the sanitary sewers and store and treat wet weather flows.



**Project Justification\Case Statement:** The wet weather corrective action plan involves lining sewers, closing off inflow points and constructing a retention basin to handle wet weather flow spikes at the clean water recovery facility to prevent sanitary sewer overflows. It is a condition of our NPDES permit. The engineers have used data from the sanitary sewer evaluation study and SAW grant to provide a basis for the system design.

**Impact on Operating Expenses:** Should reduce operating cost during wet weather events as less flow is coming to the WWTP.

**Funding Source:**

**Financing Method:**

- Capital Improvement Fund
- Water & Sewer Utility
- Marina
- Boat Ramp
- Grant

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** The City will be pursuing USDA low interest loans for this project.

Sewer Capital Projects

**Project Title:** M-55 Bridge Sewer Main Replacement

**Department:** Water & Sewer

**Year:** FY 2022

**Estimated Project Cost:** \$200,000



**Project Description:** The Michigan Department of Transportation notified the City in 2018 that they needed to complete an emergency replacement of the M55 Bridge over the Manistee River. The substructure concrete has a condition known as ASR or Alkaline Silica Reaction.

The City has a Sewer main attached to the bridge superstructure. The City will be responsible to temporarily or permanently relocate the utilities to facilitate the bridge reconstruction in 2022. At this time MDOT is in the planning stages of the project. Once the project scope and sequencing has been determined, the City and its Engineers will evaluate the options for relocation of the utilities and the cost to do so.

**Project Justification\Case Statement:** This will be required because of MDOT needing to replace the bridge.

**Impact on Operating Expenses:** There should be no change in operating expenses as a result of this project.

**Funding Source:**

**Financing Method:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** This will be funded with the Capital Improvement Bond.

## Municipal Marina Capital Projects Summary

Municipal Marina capital projects are those that are related to the City’s marina operations. The total estimated cost of all marina capital projects in the six-year plan is summarized below.

Municipal Marina	Year 1 FY 2021	Year 2 FY 2022	Year 3 FY 2023	Year 4 FY 2024	Year 5 FY 2025	Year 6 FY 2026	Total
East Dock Upgrades & Replacement	390,000						390,000
Gas Kiosk Improvements	50,000						50,000
Patio			15,000				15,000
							-
							-
<b>Total</b>	<b>\$ 440,000</b>	<b>\$ -</b>	<b>\$ 15,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 455,000</b>

Having completed several capital projects over the past several years, including replacement of the Marina building, has put the Marina in good shape physically. The docks destroyed in the April 2018 seiche event have been replaced with state-of-the-art adjustable docks.

The City has applied for a State Waterway’s grant to replace the remaining docks that were not destroyed by the seiche but are not adjustable and are almost underwater. The City portion would be funded through the issuance of a capital improvement bond.

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Marina Capital Projects

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**Project Title: Dock Upgrades & Replacement**

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**Department:** Marina

**Year:** FY 2021

**Estimated Project Cost:** \$390,000

**Project Description:** The docks to the east of the gas dock were not destroyed by the seiche but were potentially weakened and are practically underwater. They are scheduled to be replaced with adjustable docks identical to the ones that were installed to replace the ones destroyed by the seiche.

**Project Justification\Case Statement:** The Marina needs to have sturdy, accessible, convenient docks to continue attracting boaters. The docks will be adjustable, ensuring utility far into the future.

**Impact on Operating Expenses:** Operating costs will decrease as there will be less frequent repairs needed.

**Funding Source:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

**Financing Method:**

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** A Waterways grant is being sought to replace these docks. The City's match will come from a capital improvement bond.

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Marina Capital Projects

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**Project Title: Gas Dock Kiosk Improvements**

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**Department:** Marina

**Year:** FY 2021

**Estimated Project Cost:** \$50,000

**Project Description:** The gas dock kiosk was installed at the end of the gas dock to serve as the office for the Marina. It is vulnerable to the high water and will need to be raised and/or repositioned. The gas pumps may also need to be repositioned.

**Project Justification\Case Statement:** The Marina needs to have a functioning gas dock and kiosk office in order to serve boaters and generate much-needed revenue from fuel sales. The project will ensure utility far into the future.

**Impact on Operating Expenses:** Operating costs will decrease as there will be less frequent repairs needed.

**Funding Source:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

**Financing Method:**

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** A Waterways grant is being sought to replace these docks. The City's match will come from a capital improvement bond.

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Marina Capital Projects

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**Project Title: Patio Upgrade**

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**Department:** Marina

**Year:** FY 2023

**Estimated Project Cost:** \$15,000

**Project Description:** The grassy area adjacent to the marina is used for picnic tables and chairs. In the past it has had drainage issues. A hard surface would make the area more attractive and functional.

**Project Justification\Case Statement:** The Marina needs to have a first-rate facility to attract boaters and generate revenue. The patio would add to the appeal and functionality of the facility.

**Impact on Operating Expenses:** Operating costs will be similar.

**Funding Source:**

**Financing Method:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** Absent more revenue, the project will not proceed.

### Boat Launch Capital Projects Summary

Boat Launch capital projects are those that are related to the City’s three boat launches. The total estimated cost of all Boat Launch capital projects in the six-year plan is summarized below.

Boat Launch	Year 1 FY 2021	Year 2 FY 2022	Year 3 FY 2023	Year 4 FY 2024	Year 5 FY 2025	Year 6 FY 2026	Total
							-
New Auto-Attendant Accessibility for Paddlers			15,000				15,000
9th St Launch				15,000			15,000
						325,000	325,000
							-
							-
							-
<b>Total</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 15,000</b>	<b>\$ 15,000</b>	<b>\$ -</b>	<b>\$ 325,000</b>	<b>\$ 355,000</b>

Boat Launch Capital Projects

**Project Title: First Street Boat Launch Auto Attendant Replacement**

**Department:** Boat Launch

**Year:** FY 2023

**Estimated Project Cost:** \$15,000

**Project Description:** The existing boat launch auto attendant is reaching the end of its useful life. In addition, it may not be able to be economically upgraded to the required credit card chip and pin technology. When it is replaced, it should have greater functionality, perhaps dispensing a sticker and also having better reporting and monitoring capability. A replacement machine will have to be researched thoroughly.



**Project Justification\Case Statement:** The auto-attendant has saved thousands of dollars in labor costs since installation and is vital to the boat launch operation.

**Impact on Operating Expenses:** Operating costs should be flat.

**Funding Source:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

**Financing Method:**

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** The boat launch should have ample reserves to replace the auto-attendant.

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Boat Launch Capital Projects

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**Project Title:** Accessibility for Paddlers

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**Department:** Boat Launch

**Year:** 2024

**Estimated Project Cost:** \$15,000

**Project Description:** Update Launch Sites to include Universally Accessible Kayak Launch

**Project Justification\Case Statement:** The County is working on a County Wide Recreation Plan that includes Blue Trails for paddlers. The addition of launch sites in the City of Manistee that provide paddlers of all abilities a safe way to launch and land smoothly will make Manistee a premier destination for paddle enthusiasts.



**Impact on Operating Expenses:** Operating expenses should be similar to maintaining existing launch facilities.

**Funding Source:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

**Financing Method:**

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:**

Boat Launch Capital Projects

**Project Title: Ninth Street Boat Launch Renovations**

**Department:** Boat Launch

**Year:** FY 2026 or later

**Estimated Project Cost:** \$325,000



**Project Description:** Renovation of the Ninth St. Boat launch including paving parking lot, replacing dock and skid pier(s), landscaping and adding a simple restroom. The timing is dependent on securing easements and availability of grant funding.

**Project Justification\Case Statement:** The Ninth St. launch is an important, but underutilized launch. This project would make it much more user friendly and would give the City three excellent boat launches. The City will need to clean up the ownership of the property on which the launch is located in order for the project to move forward.

**Impact on Operating Expenses:** Operating costs will increase as there is more to maintain.

**Funding Source:**

**Financing Method:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Grant

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:** The site has been included on the "Explore the Shores" list of candidate sites. The project will likely be funded with a mix of grants, including the GLFT and Waterways. Likely local match will be \$80,000. If grants are not received, the project will have to be postponed.

## Motor Pool Capital Projects Summary

Motor Pool capital projects are those that are related to the City’s extensive fleet of vehicles and equipment. The total estimated cost of all Motor Pool capital projects in the six-year plan is summarized below.

Motor Pool	Year 1 FY 2021	Year 2 FY 2022	Year 3 FY 2023	Year 4 FY 2024	Year 5 FY 2025	Year 6 FY 2026	Total
Year 1 FY 2021 Motor Pool	431,200						431,200
Year 1 FY 2022 Motor Pool		439,888					439,888
Year 1 FY 2023 Motor Pool			650,066				650,066
Year 1 FY 2024 Motor Pool				584,141			584,141
Year 1 FY 2025 Motor Pool					420,935		420,935
Year 1 FY 2026 Motor Pool						463,583	463,583
<b>Total</b>	<b>\$ 431,200</b>	<b>\$ 439,888</b>	<b>\$ 650,066</b>	<b>\$ 584,141</b>	<b>\$ 420,935</b>	<b>\$ 463,583</b>	<b>\$ 2,989,813</b>

Motor Pool purchases and resulting cash flows fluctuate considerably based on an ongoing evaluation of the vehicles and equipment and the current cash reserves and interest rate environment. Administration is continually updating the motor pool forecasting model so it can better plan and project future needs.

Keep in mind that the estimated value of equipment purchases in Year 1 does not necessarily equal the budgeted amount, as some equipment is financed over time.

Also, the Motor Pool is not supposed to pay for large purchases like Aerial Ladders and Pumps. These would come from other sources of funds.

Year 1 shows the new purchases that are being proposed, regardless of whether they are purchased outright, or being financed. The largest purchase is the replacement of the 2002 Ford Marquee Rescue 5 ambulance.

Years 2-6 in the table above show the estimated total equipment payments in the motor pool, regardless if the purchases are new, new and being financed or were previously financed and not yet paid off.



Motor Pool Projects

**Project Title: FY 2021 Motor Pool Purchases**

**Department:** Motor Pool

**Year:** FY 2021

**Estimated Project Cost:** \$431,200



**Project Description:** Scheduled motor pool purchases of:

Description	Department	Type	Cost	Method
Pickup	DPW	Replace	\$30,000	Cash
Skid Steer Loader	DPW	Annual Lease	\$2,200	Lease
Escape	Police	Replace	\$28,000	Cash
Ambulance	Fire\EMS	Replace	\$265,000	Finance
HD Pickup	Sewer	Replace	\$46,000	Cash
Pickup	Water	Replace	\$31,000	Cash
Mower	Parks	Replace	\$25,500	Cash
New Holland Tractor	Parks	Annual Lease	\$3,500	Lease
<b>Total</b>			<b>\$431,200</b>	

**Project Justification\Case Statement:** The Motor Pool maintains a multi-year plan for replacement of its vehicles and equipment. This plan is based on estimates of useful life of the asset. However, each piece of equipment is continually evaluated to determine when it actually needs replacement. The equipment listed here were deemed the items that made the most sense, and would provide the most benefit to the organization, if they were replaced or acquired.

**Impact on Operating Expenses:** Operating costs will likely decrease as maintenance costs should decline.

**Funding Source:**

- Capital Improvement
- General
- Water & Sewer Utility
- Major\Local Street Fund
- Marina
- Boat Ramp
- Motor Pool
- Grant

**Financing Method:**

- Cash
- Cash Installment
- Bank Installment Purchase
- Bond Issue
- Internal Loan

**Funding Notes:**