



**CITY OF ITHACA
PLANNING COMMISSION
Regular Meeting Agenda
Tuesday, April 9, 2024 @ 5:00pm
City Council Chamber**

1. Call to Order
2. Pledge of Allegiance to the American Flag
3. Approval of Minutes from the Regular Meeting of January 9, 2024
4. Public Comments *(regarding items on this agenda)*
5. Unfinished Business
6. New Business
 - a) Site Plan Review – Beacon and Bridge
 - a. Land Development – 1212 E Washington Rd
 - b) 2023 Annual PC & ZBA Report
 - c) Capital Improvement Plan 2024-2030
7. Public Comments
8. Adjournment

CITY OF ITHACA
PLANNING COMMISSION MEETING MINUTES

Tuesday, January 9, 2024 @ 5:00pm

The regular meeting of the Ithaca Planning Commission was called to order by Chair Teal at 5:00pm, followed by the Pledge of Allegiance to the American Flag.

Present: Commissioners Richard Teal, Jerry Timmons, George Bailey and Mayor Brett Baublitz

Absent: Jared Macha and Mary Beth Mates

Staff Present: City Manager Jamey Conn, City Clerk Cathy Cameron

Audience Present: Kenneth Hayes and Troy Hayes

Moved by Baublitz, second by Timmons to approve minutes of the regular meeting held November 14, 2023. Motion carried.

Public Comments

Chair Teal asked for any public comments. There was none.

Unfinished Business

Oath of Office for Mary Beth Mates & Jerry Timmons was tabled.

New Business

Manager Conn presented a land division request from Kenneth Hayes on his property located at 1216 E. Washington Rd. The property is 19.11 acres and has been surveyed to split the western portion off into its own parcel containing 7.83 acres. The purpose of the split is to sell this 7.83 acres to Beacon & Bridge for expansion. Zoned as Industrial District the frontage has a 150 ft. minimum width. The certified survey presents the property frontage to be sixty feet, requiring a special use permit of 90 feet. Beacon & Bridge owns the adjacent property to the west with more than 300 ft. of frontage. Mr. Hayes addressed the commissioners regarding his desire to split the property. Discussion was held.

Moved by Bailey, second by Timmons to approve a special use permit of 90 feet; allowing for the parcel to be split with 60 feet of frontage on Washington Road. Motion carried.

Public Comments

There was none.

Moved by Baublitz, second by Timmons to adjourn the meeting at 5:12pm. Motion carried.

Cathy Cameron, City Clerk

CITY OF ITHACA ZONING APPLICATION

Application for:

- Application options: Rezoning, Variance, Special Use, Land Division, Site Plan Review, Other.

This application will not be accepted if incomplete. All required materials including Site Plan Reviews, must be submitted at least 10 business days prior to the next Planning Commission meeting.

APPLICANT/OWNER INFORMATION

Name: Scott Nelson Beacon + Bridge Markets
Phone: 607 922 5888 Fax: E-mail: snelson@quickstart.com
Address: 6285 Taylor Dr Flint MI 48507

PROPERTY INFORMATION

Address or Location: 1210 E Washington Rd Ithaca
Permanent Parcel#: 29-11-005-015-00
Current Zoning: Commercial
Property Size: 7 acres +/-

TYPE OF IMPROVEMENT and/or PROJECT

- Improvement options: New Construction, Addition, Alteration, Repair, Demolition, Relocation, Mobile Home Set-up, Pre-manufacture, Other.

PROPOSED USE of BUILDING

Residential

- Residential options: One Family, Two or more family, Hotel/motel, Attached garage, Detached garage, Other.

Non-Residential

- Non-Residential options: Amusement, Church, religion, Industrial, Parking garage, Service Station, Hospital, institution, Office/bank, Public utility, School/library, Store, Tanks, towers, Other.

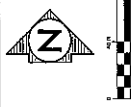
I HEREBY CERTIFY THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD AND THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AS HIS/HER AUTHORIZED AGENT, AND WE AGREE TO CONFORM TO ALL APPLICABLE LAWS OF THE STATE OF MICHIGAN.

I HEREBY GRANT PERMISSION FOR EMPLOYEES, STAFF, AND MEMBERS OF THE CITY OF ITHACA, PLANNING COMMISSION, BOARD OF APPEALS AND/OR ZONING ADMINISTRATOR TO ENTER THE ABOVE DESCRIBED PROPERTY (OR AS DESCRIBED IN THE ATTACHED DOCUMENTS) FOR THE PURPOSE OF GATHERING INFORMATION RELATED TO THIS APPLICATION.

Signature of Applicant [Handwritten Signature]

Date: 3/15/24

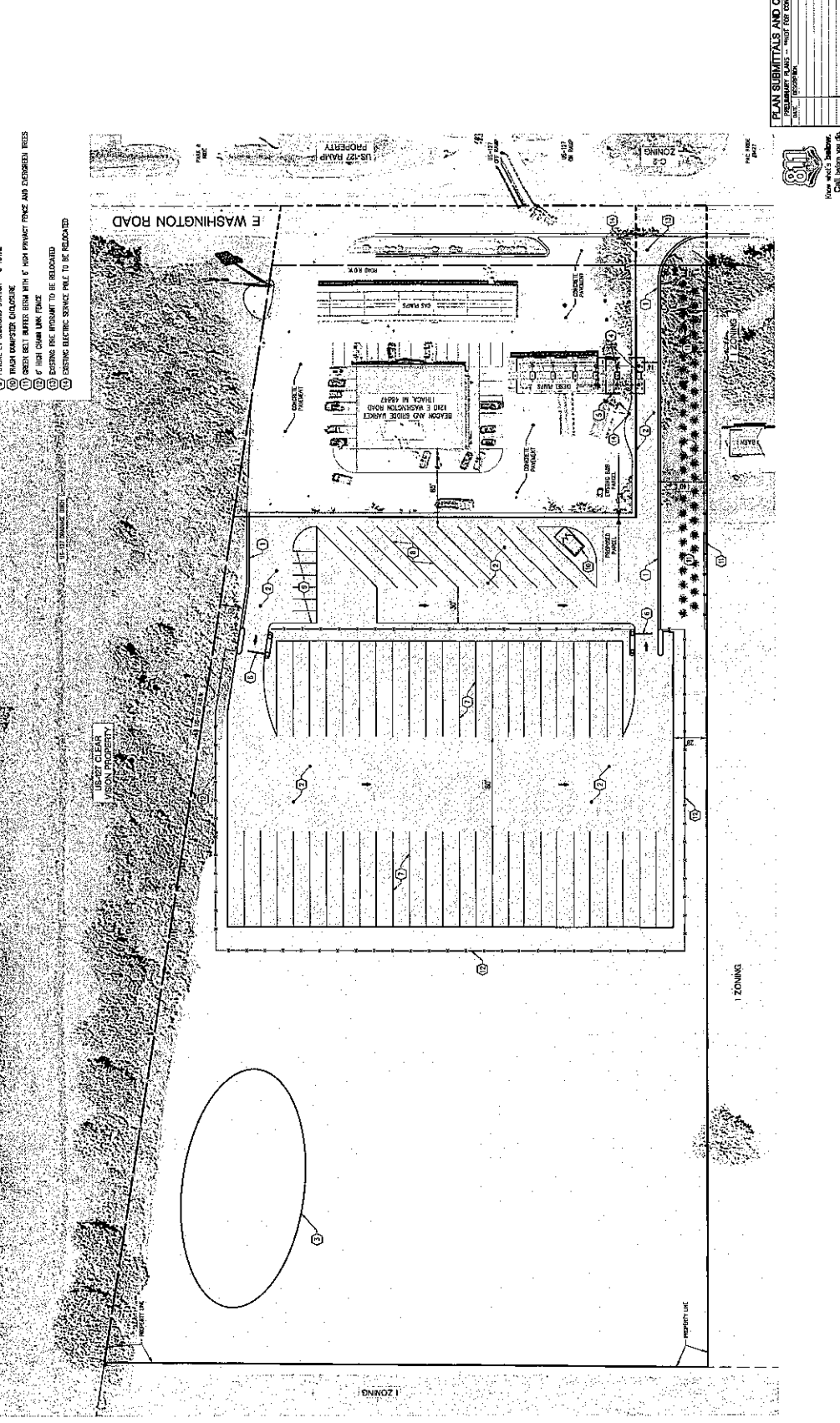
PLAN SUBMITTALS AND CHANGES
 SHEET NO. 1 OF 1
 DATE: 03/03/24
 DRAWN BY: J. [unreadable]
 CHECKED BY: [unreadable]
 REV: _____



- PROPOSED IMPROVEMENT LEGEND**
- 1 CURB & GUTTER
 - 2 PAVEMENT
 - 3 STORM WATER MANAGEMENT
 - 4 DIESEL PUMP ISLAND - 2 ADDITIONAL - 6 TOTAL
 - 5 CARRY OVER DRIVEWAY - 30' X 100' WITH 35' EXTENSION
 - 6 AUTOMATED DETERIMENTAL GATE - PAY TO ENTER
 - 7 14'x20' TRUCK PARKING SPACE - 48 TOTAL
 - 8 12'x20' RV PARKING SPACE - 11 TOTAL
 - 9 PUBLIC EV CHARGING STATION - 8 TOTAL
 - 10 TRASH COMPACTOR ENCLOSURE
 - 11 GREY BELL BATTERY BANK WITH 5' HIGH PRIVATE FENCE AND CLOSURE TREES
 - 12 6' HIGH CHAIN LINK FENCE
 - 13 EXISTING FIRE HYDRANT TO BE RELOCATED
 - 14 EXISTING ELECTRIC SERVICE POLE TO BE RELOCATED

LEGAL DESCRIPTION OF EXISTING BEACON AND BRIDGE MARKET
 THESE PARCELS OF LAND IN THE NW 1/4 OF SECTION 6, T14N-R20E, N30TH 53R
 OF ITHACA, CHAMPAIGN COUNTY, STATE OF NEW YORK WITH THE FOLLOWING TAX IDENTIFICATION
 NUMBERS: 14-00-010-000-000-000-000
 14-00-010-000-000-000-000-000
 14-00-010-000-000-000-000-000
 CONTAINING THE BOOKS

LEGAL DESCRIPTION OF PROPOSED MARKET
 THESE PARCELS OF LAND IN THE NW 1/4 OF SECTION 6, T14N-R20E, N30TH 53R
 OF ITHACA, CHAMPAIGN COUNTY, STATE OF NEW YORK WITH THE FOLLOWING TAX IDENTIFICATION
 NUMBERS: 14-00-010-000-000-000-000-000
 14-00-010-000-000-000-000-000
 14-00-010-000-000-000-000-000
 CONTAINING THE BOOKS



811
 Know what's building.
 Call before you dig.

CHINNOZ

DESCRIPTION OF PROPOSED USE/REQUEST (Attach explanation letter with setbacks)

****Please provide sketch plan below**

DO NOT WRITE BELOW THIS LINE

Date received _____ Application Fee Paid \$ _____

Submitted Materials: Site Plan Application Legal Description

Planning Commission or City Council Meeting Date: _____

Approved for: Rezoning Variance Site Plan Special Use Meets current zoning

Denied (explanation) _____

Approved by: _____ Title: _____

Zoning Plan Examiners Notes

District: _____

Use: _____

Front Yard: _____

Side Yard: _____ Side Yard: _____

Rear Yard: _____

Notes:

LEGAL DESCRIPTION OF PROPOSED PARCEL

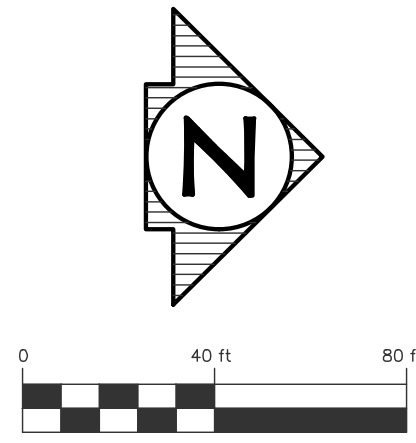
A PARCEL OF LAND IN THE NW 1/4 OF THE NW 1/4 SECTION 5, T10N-R2W, CITY OF ITHACA, GRATIOT COUNTY, STATE OF MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE NORTH SECTION LINE OF SAID SECTION 5 WHICH IS S89°56'41"E, ALONG SAID NORTH LINE, 851.09 FEET FROM THE NORTHWEST CORNER (TRUE POSITION) OF SAID SECTION 5; THENCE CONTINUING S89°56'41"E, ALONG SAID NORTH SECTION LINE, 60.00 FEET; THENCE S00°10'07"W, PARALLEL WITH THE WEST, N-S, 1/8 LINE OF SAID SECTION 5, 975.10 FEET, TO A POINT ON THE NORTH LINE OF THE SOUTH 10 ACRES OF SAID NW 1/4 OF THE NW 1/4; THENCE N89°29'10"W, ALONG SAID NORTH LINE OF THE SOUTH 10 ACRES, 512.06' TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF US-127, THENCE N09°02'13"E, ALONG SAID RIGHT-OF-WAY LINE, 719.11 FEET; THENCE S89°46'56"E, 341.41 FEET, THENCE N00°07'08"E, 261.68 FEET TO THE POINT OF BEGINNING. CONTAINING 7.83 ACRES

LEGAL DESCRIPTION OF EXISTING BEACON AND BRIDGE PARCEL

THREE PARCELS OF LAND IN THE NW 1/4 OF THE NW 1/4 SECTION 5, T10N-R2W, NORTH STAR TOWNSHIP, GRATIOT COUNTY, STATE OF MICHIGAN WITH THE FOLLOWING TAX IDENTIFICATIONS:
 29-11-005-014-00
 29-11-005-015-00
 29-11-005-016-00
 CONTAINING 1.85 ACRES

PROPOSED IMPROVEMENT LEGEND

- 1 CURB & GUTTER
- 2 PAVEMENT
- 3 STORM WATER MANAGEMENT
- 4 DIESEL PUMP ISLAND - 2 ADDITIONAL - 5 TOTAL
- 5 CANOPY ROOF OUTLINE - 30' X 95'
- 6 AUTOMATED ENTRANCE/EXIT GATE - PAY TO ENTER
- 7 14'X80' TRUCK PARKING SPACE - 48 TOTAL
- 8 12'X70' RV PARKING SPACE - 11 TOTAL
- 9 FUTURE EV CHARGING STATION - 6 TOTAL
- 10 TRASH DUMPSTER ENCLOSURE
- 11 GREEN BELT BUFFER BERM WITH 6' HIGH PRIVACY FENCE AND EVERGREEN TREES
- 12 6' HIGH CHAIN LINK FENCE
- 13 EXISTING FIRE HYDRANT TO BE RELOCATED
- 14 EXISTING ELECTRIC SERVICE POLE TO BE RELOCATED



ROWE PROFESSIONAL SERVICES COMPANY


 128 N. Saginaw Street
 Lapeer, MI 48446

PREPARED FOR: **RARE HOLDINGS, LLC**
BEACON AND BRIDGE MARKET - ITHACA
 CONCEPT PLAN

PLAN DATE: MARCH 2024
 PROJECT MGR: MCC
 REVIEWER:
 SCALE: 1" = 40'

O: (810) 664-9411
 F: (810) 664-3451
 www.rowepsc.com

PLAN SUBMITTALS AND CHANGES

PRELIMINARY PLANS - **NOT FOR CONSTRUCTION**

DATE	DESCRIPTION
###	###
###	###
###	###
###	###
###	###



REV:

SHT# 1 OF 1

JOB No: 20L0073

R:\Projects\20L0073\03_Concept for Ithaca\CONCEPT.dwg



2023 ANNUAL REPORT PLANNING COMMISSION & ZONING BOARD OF APPEALS

2023 Zoning Applications					
	Number of Applications	Reviewed & Approval	Sent to Planning	Sent to Zoning	Applicant Withdrawal
January	1	1			
February	3	2	1		
March	4	3	1		
April	2	2			
May	6	5			1
June	3	2	1		
July	1	1			
August	2	2			
September	8	6	2		
October	3	3			
November	2	0	2		
December	1	1			
TOTALS	36	28	7		1

SUMMARY

Residential: Single Family New Construction – 0
 Addition to House – 3
 Garage/Accessory Building – 7
 Deck/Porch/Wheelchair Ramp – 9
 Fence – 7
 Other – 0

Commercial: Business New Construction – 1
 Additions/Alterations & Remodeling – 3
 Signage - 6

PLANNING COMMISSION MEMBERSHIP		
Member	Title	Term Expires
Brett Baublitz	Mayor	Nov 2025
Richard Teal	Chair	06/30/2024
George Bailey	Commissioner	06/30/2024
Jared Macha	Commissioner	06/30/2025
Vacant	Commissioner	06/30/2025
Jerry Timmons	Commissioner	06/30/2026
Mary Beth Mates	Commissioner	06/30/2026

ZONING BOARD OF APPEALS MEMBERSHIP		
Member	Title	Term Expires
Clark Hubbard	Councilperson	Nov 2027
Vacant	Member-at-large	06/30/2027
Jim Wideman	Member-at-large	06/30/2027
Steve Sigafoose	Alternate	06/30/2027
George Bailey	Alternate	06/30/2027

2023 ZONING APPLICATIONS

Number	Date Paid	Fee	Name	Address	Type	Under Zoning Admin Review	Forward to PC or ZBA Meeting	Public Hearing Date if needed	Date Approved	File & Scan in Assessing
23-Z309	1/19/2023	\$ 50	Meagan Ridgell	630 S Pine River	addition/entryway enclosure	X	na	na	1/23/2023	1/26/2023
23-Z310	2/8/2023	\$ 25	Gerald Bigelow	613 S Main	Fence	X	na	na	2/24/2023	3/10/2023
23-Z311	2/21/2023	\$ 150	ZFS	1266 E Washinton Rd	storage bins - silos	X	2/14/2023	2/14/2023	2/14/2023	2/14/2023
23-Z312	2/9/2023	\$ 150	Trinity Truck/Doug Dice	180 Industrial Parkway	parking lot	X	3/14/2023	3/14/2023	3/14/2023	5/18/2023
23-Z313	2/15/2023	\$ 35	Great Lakes/Unique Signs	1335 E Center	signs	X	na	na	2/24/2023	3/10/2023
23-Z314	3/14/2023	\$ 25	MMD Signs/Farmers Ins	105 S Jeffery Ave	sign	X	na	na	3/13/2023	3/13/2023
23-Z315	1/11/2023	waived	Ithaca South Elementary	400 Webster	accessory building	X	na	na	3/13/2023	3/11/2023
23-Z316	4/13/2023	\$ 50	Samantha Davidson	401 Barber	deck	X	na	na	4/27/2023	4/27/2023
23-Z317	5/5/2023	\$ 25	John Raducha	311 N Main	fence	X	na	na	5/5/2023	5/5/2023
23-Z318	5/9/2023	\$ 25	Alan Schafer	220 N Main	Fence	X	na	na	5/11/2023	5/17/2023
23-Z319	6/12/2023	\$ 150	ZFS	1266 E Washinton Rd	truck scale	X	6/13/2023	6/13/2023	6/13/2023	7/17/2023
23-Z320	5/10/2023	\$ 25	Creative Moments-Joe Pad	108 E Center St, Suite A	Sign	X				Withdraw/refund (Ryan Smith denied)
23-Z321	4/21/2023	\$ 35	Midwest Signs/Bigby Coffe	1244 E Center St. Sutie B	sign	X	na	na	4/27/2023	5/17/2023
23-Z322	5/17/2023	\$ 150	Corinne McCoy	625 E North St	shed	X	na	na	5/22/2023	5/23/2023
23-Z323	3/27/2023	\$ 25	William Griffin	321 E North St	gazebo	X	na	na	3/28/2023	5/18/2023
23-Z324	3/27/2023	\$ 150	Dukay LLC/Doug Dice	331 Industrial Pkwy	accessory building/parking	X	9/12/2023	9/12/2023	9/12/2023	9/12/2023
23-Z325	5/17/2023	\$ 50	Brett Baublitz	508 S Jeffery	house/garage addition	X	na	na	5/17/2023	5/18/2023
23-Z326	5/23/2023	\$ 50	Jason North	725 Serenity Drive	deck/gazebo	X	na	na	5/23/2023	5/23/2023
23-Z327	6/26/2023	\$ 50	Gordon Rummer	540 Norton Gibbs Dr	shed	X	na	na	6/29/2023	7/17/2023
23-Z328	6/26/2023	\$ 25	Meghann McKnight	232 Brown	Fence	X	na	na	6/29/2023	7/17/2023
23-Z329	7/17/2023	\$ 50	Terry Peet	72 Meadow Lane	deck	X	na	na	7/17/2023	7/17/2023
23-Z330	7/21/2023	\$ 50	Scott Merchant	120 Gwinner St	house/garage addition	X	na	na	8/29/2023	8/29/2023
23-Z331	8/17/2023	\$ 150	Tim & Jackie MacDonald	601 Norton Gibbs	detached garage	X	9/12/2023	9/12/2023	9/12/2023	9/12/2023

2023 ZONING APPLICATIONS

Number	Date Paid	Fee	Name	Address	Type	Under Zoning Admin Review	Forward to PC or ZBA Meeting	Public Hearing Date if needed	Date Approved	File & Scan in Assessing
23-Z332	8/4/2023	\$ 50	Tom Curell	515 N Elm Street	Shed	X	na	na	8/16/2023	8/16/2023
23-Z333	9/12/2023	\$ 50	William Feters Contractor	805 E Arcada St	deck roof	X	na	na	9/12/2023	9/12/2023
23-Z334	9/12/2023	\$ 25	Kassey Wojan	307 S Ithaca St	fence	X	na	na	9/12/2023	9/12/2023
23-Z335	9/18/2023	\$ 50	Susan Greear	117 N Barnes St	detached garage	X	na	na	9/22/2023	9/22/2023
23-Z336	9/22/2023	\$ 25	Midway Signs/Subway	1416 E Center St	sign	X	na	na	9/29/2023	9/29/2023
23-Z337	10/12/2023	\$ 150	Trident Manufacturing	1102 Industrial Pkwy	rebuild from fire	X	11/14/2023	11/14/2023	11/14/2023	11/14/2023
23-Z338	9/22/2023	\$ 25	St Paul the Apostle	121 N Union St	sign	X	na	na	9/22/2023	9/22/2023
23-Z339	9/15/2023	\$ 50	Terrill Schneider	1020-1028 E North St	storage building/parking area	X	na	na	9/22/2023	9/22/2023
23-Z340	9/26/2023	\$ 50	William Feters Contractor	805 E Arcada St	garage	X	na	na	10/3/2023	10/3/2023
23-Z341	9/27/2023	\$ 150	Jamie Litwiller	711 E Center St	shed	X	11/14/2023	11/14/2023	11/14/2023	11/14/2023
23-Z342	10/20/2023	\$ 25	Rebecca Amuski	355 Norton Gibbs St	fence	X	na	na	10/23/2023	10/23/2023
23-Z343	10/23/2023	\$ 25	Cynthia Burt	517 Westwind Lane	Fence	X	na	na	10/24/2023	10/24/2023
23-Z344	12/14/2023	\$ 50	Josh Brewer	208 E Emerson	pergola	X	na	na	12/15/2023	12/15/2023



2023 ANNUAL REPORT PLANNING COMMISSION & ZONING BOARD OF APPEALS

Planning Commission

February 14, 2023 Commercial Site Plan Review

Manager Conn presented a site plan review for Zeeland Farm Services located at 1266 E Washington Rd. The proposed plan is to construct four additional grain storage bins. The new storage bins will be placed side by side with the four storage bins that already exist on the property. Discussion was held.

Moved by Macha, second by Roethlisberger to approve the addition of four grain storage bins at ZFS. Motion carried.

March 14, 2023 Commercial Site Plan Review

Manager Conn presented a site plan review for Trinity Truck & Trailer located at 180 Industrial Parkway. The proposed plan is for an employee parking lot, measuring 226'x65'-6" to be constructed on the west side of the existing building. Ordinance requires parking lots to be hard-surfaced with concrete or plant-mixed bituminous material and shall be graded and drained to dispose of surface water. Doug Dice confirmed that the plan is to have a paved surface parking lot with 29 spaces. Discussion was held.

Moved by Timmons, second by Roethlisberger to approve the construction of a paved parking lot as submitted, at Trinity Truck & Trailer. Motion carried.

June 13, 2023 Industrial Site Plan Review

Manager Conn presented a site plan review for Zeeland Farm Services located at 1266 E Washington Rd. The proposed plan is to construct another truck scale to the east of the three existing scales. Discussion was held.

Moved by Timmons, second by Mates to approve the addition of a truck scale at ZFS. Motion carried.

September 12, 2023 Residential Site Plan Review

Manager Conn presented a special use permit review for Tim and Jackie McDonald located at 601 Norton Gibbs Drive. The proposed plan is for a 24x32 accessory building. A special use permit is needed for an additional 268 square feet. Discussion was held.

Moved by Timmons, second by Roethlisberger to approve the special use permit. Motion carried.

Planning Commission cont

September 12, 2023 Commercial Site Plan Review

Manager Conn presented a site plan review for Dukay LLC dba Trinity Truck and Trailer for an assembly building. Discussion was held. Manager Conn addressed the clean up of this property and the one at 180 Industrial Pkwy. Specifically, the city needs to see cleaner up and organization at the 180 Industrial Pkwy parcel, and addressed the parking of trailers at 331 Industrial Pkwy that was a stipulation to not have happen upon the approval of their previous site plan review of same property. Mr. LaLonde expressed they were continuing to work on the clean up and this project would help with efficiencies and moving trailers through to completion quicker. He also stated they had recently purchased a new parcel that would also help.

Moved by Timmons, second by Roethlisberger to approve the site plan. Motion carried.

November 14, 2023 Residential Site Plan Review

Manager Conn presented a special use permit review for Jamie Litwiller located at 711 E Center Street. The proposed plan is for a 10' x 16' accessory building. The property currently has a 768sqft. detached garage, adding 160sqft. shed will surpass the maximum allowed of 864. A special use permit is needed for an additional 64 square feet. Discussion was held.

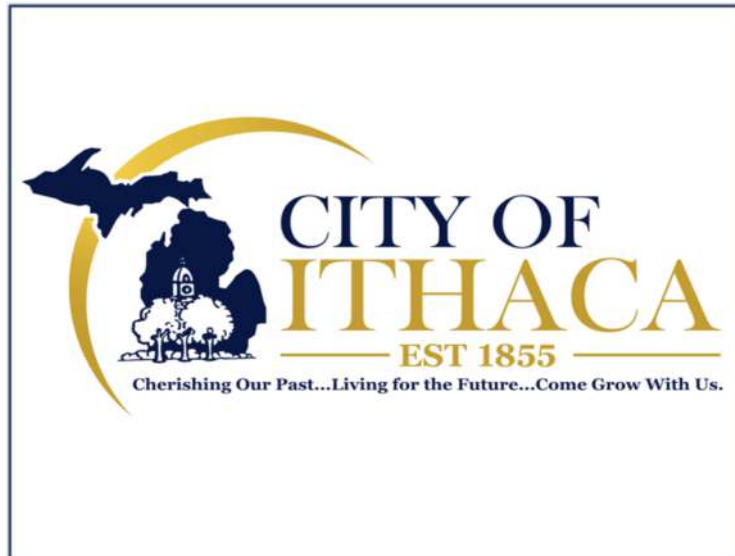
Moved by Roethlisberger, second by Macha to approve the special use permit. Motion carried.

November 14, 2023 Commercial Site Plan Review

Manager Conn presented a site plan review for Trident Manufacturing. This project is for a steel building to be located at 1102 Industrial Parkway. The 4,000 square foot building is replacing the structure that recently burned down. The new structure is being placed on the existing foundation. The existing structure is about 20 ft. off the boundary line to the West. The proposed addition should not intrude any further to that side boundary line. Discussion was held.

Moved by Baublitz, second by Timmons to approve the site plan for a 4,000 square foot accessory building at 1102 Industrial Parkway. Motion carried.

Zoning Board of Appeals - None to Report



City of Ithaca, MI

CAPITAL IMPROVEMENT PLAN

2024 - 2030

Proposed: April, 2024

Planning Commission Recommended: *April 9, 2024*

Water/Sewer Rate Analysis: March-April 2024

Presented at Public Hearing: *May 21, 2024*

City Council Adoption: *May 21, 2024*

CITY OF ITHACA
Capital Improvement Plan

FY 2024/2025 through FY 2029/2030

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CITY OF ITHACA
Capital Improvement Plan
FY 2024/2025 through FY 2029/2030

INTRODUCTION

The requirement for capital budgeting for the current year and the upcoming five fiscal years is found in the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended.) Capital budgeting has two elements: 1) a 5-Year Capital Improvement Plan (CIP), and 2) the incorporation of that plan into the annual budget and future budget forecasts. The CIP is a six-year schedule of all proposed major capital improvement projects including project priorities, costs estimates and possible methods of financing. Each year the CIP is revised for the next fiscal year.

Including the CIP in the annual budget, and future budget forecasts, is primarily for the purpose of adjusting the multi-year program of projects to changing needs and circumstances as well as available funding sources. It also ensures that proposed and planned projects are actually completed. 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 be added, removed or postponed as the needs and resources of the community adjust.

It is also important that the adopted budget include a fund balance history for all funds of the community that provide funding for capital projects (General Fund, Major Street Fund, Local Street Fund, Water/Sewer Fund, etc.) An effective and ongoing CIP is beneficial to elected officials, city staff, the general public, credit-worthiness rating companies and bond holders. Benefits that can be received from an adopted and well-maintained CIP include:

1. Coordination of the community's physical planning with its fiscal planning capabilities & capacities.
2. Ensuring that public improvements are undertaken in the most desirable and efficient order of priority.
3. Assisting in stabilization of tax levies over a period of years.
4. Producing savings in total project costs by promoting a "pay as you go" policy of capital financing, thereby reducing additional interest and other extra charges from long-term debt financing.
5. Providing adequate time for planning and engineering of proposed projects.
6. Ensuring the maximum benefit of the monies expended for public improvements.
7. Permitting municipal construction activities to be coordinated with those of other public agencies within the community.

Capital improvement planning and budgeting allow officials and citizens to set priorities for capital expenditures and ensure maximum physical benefit for a minimum capital expenditure. This is done through an orderly process of project development, project design, cost estimating, scheduling, financing and implementation.

A wide range and variety of capital improvements are included in the CIP. Listed below are several criteria to aid in the review and prioritization of potential projects:

1. Required to fill any federal or state judicial administrative requirements
2. Relationship to source and availability of funds
3. Impact on annual and ongoing operating and maintenance costs
4. Relationship to overall fiscal policy and capabilities
5. Project's readiness for implementation
6. Relationship to overall community needs
7. Relationship to other projects (City and other agencies)
8. Geographic distribution of projects throughout the community
9. Relationship to other community plans

These factors are all relevant and must be considered in order to ensure that the best quality of service is delivered to our residents in the most fiscally prudent manner. Most importantly, the proposed list of capital projects has to reflect the overall goals and vision of the city's Master Plan and countywide Gratiot Community Master Plan (GREAT Plan).

THE FOLLOWING ACRONYMS ARE USED THROUGHOUT THIS DOCUMENT:

ARPA – American Rescue Plan Act Funds (Federal and County Subrecipient)
BLF – Bank/Loan Financing
BRA – Gratiot County Brownfield Redevelopment Authority (Tax Increment Financing [TIF])
BTW – Between
CE – Consumers Energy (grants, energy conservation credits, rebates)
CMF – Caldwell Memorial Fund (#217)
DDA – Downtown Development Authority Operating Fund (#248)
DO – Donations/Contributions
DPW – City Department of Public Works
EGL – MI Department of Environment, Great Lakes & Energy
ERF – Equipment Replacement Fund (#661)
FEMA – Federal Emergency Management Agency
FED – Federal Grants (other)
FG – Foundation Grants (public & private)
FY – City Fiscal Year (July 1 – June 30)
GCRC – Gratiot County Road Commission
GF – General Fund (#101)
GMF – Gibbs Memorial Fund (#218- City Hall)
ICE – Infrastructure Capacity Enhancement Grant
LF – Library Operating Fund (#271)
LS – Local Street Fund (Act 51) (#203)
MDNR – MI Department of Natural Resources
MNRTF – MI Natural Resources Trust Fund
MDOT – MI Department of Transportation
MSRF – MI State Revolving Loan/Grant Funds
MS – Major Street Fund (Act 51) (#202)
PD – Private Developer/ Property Owner
RB – Revenue Bonds
SA – Special Assessments
SCADA - Supervisory Control and Data Acquisition System
SF – Sewer Enterprise Fund (#590) (fees, user revenues)
SOMG – State Grants (other)
SWM – Sidewalk Millage (1.0-mill levy for 6 years)
TBD – Undetermined Financing Source
TWP – Township
USDA – U.S. Dept. of Agriculture (federal grants, loans & loan guarantees)
UTGO Bonds – Unlimited Tax General Obligation Bonds
WF – Water Enterprise Fund (#591) (fees, user revenues)
ZFS – Zeeland Farm Services

Capital Improvement Plan
FY 2024/25 through FY 2029/30
Fund Balances for Select City Funds with Potential Capital Assets

FUND BALANCES / NET RESTRICTED ASSETS



TEN YEARS AUDITED (FY 13/14 - FY 22/23)



CURRENT YEAR-END PROJECTED (FY 23/24)

(* = Proprietary/Internal Service Funds = Net Unrestricted Assets)

FUND	6/30/2014 Balance	6/30/2015 Balance	6/30/2016 Balance	6/30/2017 Balance	6/30/2018 Balance	6/30/2019 Balance	6/30/2020 Balance	6/30/2021 Balance	6/30/2022 Balance	6/30/2023 Balance	6/30/2024 Projected
GENERAL FUND	462,269	705,698	816,825	983,621	981,485	1,015,290	1,112,456	1,259,396	1,591,247	1,908,533	1,952,560
MAJOR STREET	261,184	269,884	285,300	244,456	360,806	535,605	565,230	637,123	784,113	687,254	779,536
LOCAL STREET	54,869	63,977	111,503	157,559	193,428	357,026	423,253	401,868	509,500	558,906	567,280
LIBRARY	217,386	219,264	104,095	182,763	246,678	303,287	398,283	460,008	492,363	443,195	419,920
FIRE OPERATING	73,501	75,235	82,573	79,262	71,311	89,800	91,876	91,217	-		
FIRST RESPONDER	95,648	106,332	111,422	110,843	112,911	115,881	122,608	127,244	-		
GRANT PROJECTS	1,043	114	2,554	2,469	53,700	81,788	258	260	388	285,204	252,204
ECONOMIC DEVELOPMENT	3,312	11,458	19,605	27,114	31,674	30,691	39,027	47,216	55,412	98,383	98,383
CALDWELL MEMORIAL	440,295	350,666	392,650	381,494	220,243	107,774	107,959	93,064	93,157	22,790	23,290
GIBBS MEMORIAL	239,904	240,068	240,534	241,786	244,188	248,031	250,693	250,928	251,345	69,854	55,854
CEMETERY SINKING	14,888	13,837	16,245	25,048	7,776	8,531	7,139	12,071	16,649	-	
FIRE & RESCUE SINKING	59,692	76,748	93,813	85,408	98,967	113,363	132,326	167,773	-		
POLICE EDUC & TRAINING	756										
CEMETERY PERPETUAL CARE	27,427	27,427	27,972	30,043	30,218	30,814	31,095	31,482	32,442	32,914	34,514
*WATER & SEWER	2,033,913	1,308,587	918,229	1,057,270	1,118,220	1,322,009	1,445,713	1,351,251	1,149,418	1,407,001	1,254,928
*SEWER											
*WATER											
*EQUIPMENT & MATERIAL	302,974	346,725	295,654	299,880	373,058	381,970	249,981	182,852	225,302	171,917	173,109
DOWNTOWN DEVELOPMENT	233,883	55,495	57,743	59,178	36,162	34,857	32,985	31,348	28,269	26,771	23,468

Project Status Report
Capital Projects (As of April 2024)

2022-2023 FISCAL YEAR				
Dept.	Project	Status	Est. Cost	Funding
DPW	72" ZTR Mower (Replacement)	Completed	6,000	ERF
EF	Scraper Dump Truck (#4 Replacement)	On Order – Due 24-25	237,000	ERF/TBD
GF/SF	Stormwater & Sanitary Collection System Repairs (Ref: SAW Management Plan)	Open	150,000	GF/SF
SF	Replace Grinder Pump #2 and Controls @ Palmers Place Grinder Station	Moved 2023-2024	24,000	MSRF/SF
WF	Replace 4" Watermain w/8" on S. Pine River (Center to Railroad) (install rear service lines north of Newark on east side of buildings)	Moved 2023-2024/ 2024-2025	526,000	MSRF/WF
WF	Water Hydrant Replacements (9)	Completed	27,000	WF
WF	Cemetery Water Tower Maint Contract	Completed	19,441	WF
WF	S. Industrial Water Tower Maint Contract	Completed	19,129	WF
WF	East Water Tower Maintenance Contract	Completed	24,049	WF
WF	Well Maintenance Renewal Contract Yr.	In progress	32,700	WF
WF	Wireless Water Meter Transmitters (~120)	Completed	10,000	WF
GF/WF/SF	City Hall 2 Computer Servers Replacement	Move 24-25	5,000	GF/WF/SF
LS	Wedge & Pave: Brown St. (Center – Newark)	Completed	10,400	LS
LS	Wedge & Pave: Catherine St. (Center-Newark)	Completed	14,900	LS/GCRC
LS	Wedge & Pave: Nelson St. (Center – Emerson)	Completed	14,000	LS
LS	Wedge & Pave:Whispering Pines (St Charles-Cedar)	Completed	21,500	LS
MS	Chip Seal & Fog: (after watermain repair) South St. Johns St. (Center – Fillmore)	Completed	103,701	MS
MS	Arcada St (Gym Drive -Union)	Completed	68,500	MS
GF-Alley/Lot	Parking Lot – South of Library	Completed	61,500	GF
GF-Parks	Wedge & Pave: Woodland Park Road	Move 23-24	185,000	GF/TBD
Cemetery	Pulverize and Shape Road	Re-Eval 27-28	TBD	GF
GF-Alley/Lot	Parking Lot and Apron/Pad: Fire Hall (front)	Completed	39,720	GF
DPW	Repave: Library Parking Lot	Completed	61,366	GF/PD
SF	Manhole Lining	Move 25-26	30,000	SF
DPW	Sidewalk Repair/Replacement Program	Completed	65,000	SWM
WF	Lead Copper Water Replacement (20 yr project –Year 2 of 3 ARPA grant)	In process	322,000	WF/ARPA
EF	Payloader Tires	Completed	9,300	ERF

Project Status Report
Capital Projects (As of April 2024)

2023-2024 Fiscal Year				
Dept.	Project	Status	Est. Cost	Funding
ERF	Small Dump Truck (Ford F-450) (Replace #13)	Completed	96,000	ERF
ERF	72" ZTR Mower (Replacement JD-2021)	In Process	7,000	ERF
ERF	Leaf Vacuum Trailer (Replace 2006)	Move 24-25	150,000	ERF/TBD
ERF	Reversible Hand Compactor	Completed	5,300	ERF
DPW	Sidewalk Repair/Replacement Program	Completed	67,000	SWM
MS	Reconstruct Union St. (Westwind Ln. to Center St.) (Curbs, storm, pulverize, pave)	Move 2025-2026	2,223,250	MSRF/MS WF/SF
WF	Watermain (Arcada to Center) based on Union St Reconstruction	Move 2025-2026	542,600	MSRF/WF
SF	Sanitary Sewer Replace Union St (Center-Barber)	Move 25-26	1,109,075	MSRF/SF
SF	Storm Sewer Replacement Union St (Center-Barber)	Move 25-26	1,082,335	MSRF/SF
SF	Replace Grinder Pump #2 and Controls @ Palmers Place Grinder Station	In Process	24,000	MSRF /SF
WF	Replace 4" Watermain w/8" on S. Pine River (Center to Railroad) (install rear service lines north of Newark on east side of buildings)	Moved 2024-2025	526,000	MSRF/WF
WF	Water Hydrant Replacement (5)	Omitted	15,000	WF
WF	Watermain St. Charles (N Pine River-Whispering Pine)	Move 24-25	733,000	MSRF/WF
WF	Watermain Barnes Loop (E Center –E North)	Move 24-25	337,000	MSRF/WF
WF	Cemetery Water Tower Maint Contract (Assumes 5% increase from 22/23 contract)	Completed	20,230	WF
WF	S. Industrial Water Tower Maint Contract (Assumes 5% increase from 22/23 contract)	Completed	19,915	WF
WF	East Water Tower Maint Contract (Assumes 5% increase from 22/23 contract)	Completed	25,024	WF
WF	Well Maint Renewal Contract Yr. 2 (Assumes 5% increase from 22/23 contract)	Contract In Review	32,700	WF
WF	Wireless Water Meter Transmitters (~80)	Completed	10,000	WF
MS	Chip Seal & Fog: S Pine River (RR Tracks – Fillmore)	In Process	58,000	MS
MS	Chip Seal & Fog: Webster St (Jeffery – S. St. Johns)	In Process	14,000	MS
MS	Repair/Repave: Avenue A (Industrial Pk corner)	Completed	5,000	MS 25%/PD 75%
LS	Chip Seal & Fog: Webster St (S. Pine River – Jeffery)	In Process	13,000	LS
LS	Chip Seal & Fog: Meadow Ln (S St Johns-Lagoon Gate)	In Process	26,000	LS
LS	Wedge & Pave: North St (N Pine River-N Elm)	Completed	42,000	LS
LS	Wedge & Pave: Seaver (N Pine River-N Jeffery)	Completed	31,000	LS
LS	Wedge & Pave: Nelson (E Arcada-E North)	Completed	15,000	LS
LS	Wedge & Pave: Emerson (N Main-N Jeffery)	Completed	15,000	LS

2023-2024 Fiscal Year (continued)

Dept.	Project	Status	Est. Cost	Funding
WF	Pave: Watermain Repairs: Corner (N St Johns/E Emerson and 621 N Union Drive	Completed	5,500	WF
WF	Lead Copper Water Replacement (20yr project – Year 3 of 3 ARPA grant)	Commercial In Process	290,000	WF/ARPA
GF-Parks	Pulverize & Pave: Woodland Park Road	In Process	223,000	GF/LS
GF-Parks	Park & Recreation 5-Year Plan	Open	10,000	GF
GF	Digital Sign – Downtown Clock Corner	Completed	15,000	GF/DDA/CMF
GF-Alley/Lot	Upper Lot (S Pine River/Center) Seal Coat & City Hall Parking Lot Seal Coat	Completed	10,750	GF
WF	Water Reliability Study – (EGLE Required)	In Process	12,000	WF
SF	Sewer Local Limit Study – (EGLE Required)	In Process	25,000	SF
SF	N Elm Lift Station Pumps & Controls replacement	In Process	24,000	SF

CITY OF ITHACA

FY 2025-2030

CAPITAL IMPROVEMENT PLAN

Proposed FY 2024/25 thru FY 2029/30 Capital Projects

2024-2025 Fiscal Year			
Dept.	Project	Est. Cost	Funding
ERF	Scraper Dump Truck (#4 Replacement) (ordered)	237,000	ERF/BLF
ERF	Leaf Vacuum Trailer (Replace 2006)	Move 26-27	ERF/TBD
ERF	Stand Up Leaf Blower	11,500	ERF
MS	Reconstruct Union St. (Westwind Ln. to Center St.) (Curbs, storm, pulverize, pave)	Move 25-26	MSRF/MS WF/SF
WF	Watermain (Arcada to Center) based on Union St Reconstruction	Move 25-26	MSRF/WF
SF	Sanitary Sewer Replace: W North (N Elm-Spring)	40,000	SF
SF	Sanitary Sewer Replace Union St (Center-Barber)	Move 25-26	MSRF/SF
SF/GF	Storm Sewer Replace Union St (Center-Barber)	Move 25-26	MSRF/SF/GF
SF	Replace Grinder Pump #2 and Controls @ Palmers Place Grinder Station	Move 23-24	MSRF/SF
SF	N Elm Lift Station Pumps & Controls replacement	Move 23-24	MSRF/SF
WF*	Replace 4" Watermain w/8" on S. Pine River (Center to Railroad) (install rear service lines north of Newark on east side of buildings)	526,000	MSRF/WF
WF	Watermain St. Charles (N Pine River-Whispering Pine)	733,000	MSRF/WF
WF	Watermain Barnes Loop (E Center –E North)	337,000	MSRF/WF
WF	Water Hydrant Replacement	16,000	WF
WF	Lead Copper Water Replacement (Yr 4 of 20)	47,366	WF
WF	Water Meters and RF Transmitters	24,000	WF
WF	Cemetery Water Tower Maint Contract	20,230	WF
WF	S. Industrial Water Tower Maint Contract	19,915	WF
WF	East Water Tower Maint Contract	25,024	WF
WF	Well Maint Renewal Contract	32,700	WF
DPW	Sidewalk Repair/Replacement Program	67,000	SWM
GF	Woodland Park Playscape Replacement	250,000	GF/PD/MDNR/FG
GF-Alley/Lot	Repave: City Hall Parking Lot	Move 29-30	GF/TBD
MS	Chip Seal & Fog: Industrial Pkwy (Center–North DE)	31,000	MS
MS	Chip Seal & Fog: Avenue A (Industrial Pk-West Gate)	17,000	MS
MS	Chip Seal & Fog: Avenue B (Avenue A – Avenue C)	7,200	MS
MS	Chip Seal & Fog: Avenue C (Avenue B – Industrial Pk)	9,800	MS
MS*	Pulverize & Pave: S Pine River (Newark-South) Dependent on watermain project & curb/gutter option	70,000 to 270,500	MS 75% WF/MSRF 25%
MS	Chip Seal & Fog: St. Charles (N Pine River-Union DE)	6,120	MS/Twp/GCRC
MS	Chip Seal & Fog: Fillmore (S Pine River-Croswell)	8,500	MS/Twp/GCRC
LS	Pulverize & Pave: Gwinner St. (Center – South St.)	63,500	LS
LS	Pulverize & Pave: Nelson St. (Center – Emerson)	Completed	LS
LS	Pulverize & Pave: Seaver St. (Union – Dead End)	46,500	LS

CITY OF ITHACA

FY 2025-2030

CAPITAL IMPROVEMENT PLAN

Proposed FY 2024/25 thru FY 2029/30 Capital Projects

2025-2026 Fiscal Year			
Dept.	Project	Est. Cost	Funding
LS	Wedge & Pave: Catherine (Center – North)	32,000	LS
LS	Wedge & Pave: Edgar (North – Arcada)	16,000	LS
LS	Chip Seal & Fog: E Emerson St (Union– Catherine)	14,500	LS
MS	Chip Seal & Fog: St. Charles (N Pine River-Jerome)	8,500	MS/GCRC
MS	Pulverize & Pave: Elm St (W South-Fillmore)	Move 26-27	MS/GCRC
MS	Reconstruct Union St. (Westwind Ln. to Center St.) (Curbs, storm, pulverize, pave)	2,223,250	MSRF/MS WF/SF
WF	Watermain (Arcada to Center) based on Union St Reconstruction	542,600	MSRF/WF
SF	Sanitary Sewer Replace Union St (Center-Barber)	1,109,075	MSRF/SF
SF/GF	Storm Sewer Replace Union St (Center-Barber)	1,082,335	MSRF/SF/GF
ERF	Street Sweeper (Replacement)	Move 28-29	ERF/TBD
ERF	Kubota/UTV (Replace 2010- #28)	30,000	ERF/GF
ERF	Pick Up Truck-(Replace #103)*	45,000	ERF/TBD
ERF	72" ZTR Mower (Replacement)	8,000	ERF
WF	Water Hydrant Replacement (Qty=5)	18,000	WF
WF	Lead Copper Water Replacement (Yr 5 of 20)	47,366	WF/TBD
DPW	Sidewalk Repair/Replacement Program	69,000	SWM
WF/SF	SCADA System Upgrades	16,000	WF/SF
WF	Cemetery Water Tower Maint Contract	20,230	WF
WF	S. Industrial Water Tower Maint Contract	19,915	WF
WF	East Water Tower Maint Contract	25,024	WF
WF	Well Maint Renewal Contract	TBD	WF
WF	Water Meters and RF Transmitters	25,000	WF
SF	Manhole Lining	30,000	SF

*Truck #102 1993 Chevrolet will be expired and replaced with old #103 2010 Chevrolet. This new Truck will replace go into fleet spot of #103

CITY OF ITHACA

FY 2025-2030

CAPITAL IMPROVEMENT PLAN

Proposed FY 2024/25 thru FY 2029/30 Capital Projects

2026-2027 Fiscal Year			
Dept.	Project	Est. Cost	Funding
ERF	72" ZTR Mower (Replacement)	8,000	ERF
ERF	Tractor/Mower (Replace #15) Flail	100,000	TBD/BLF/ERF
ERF	Water Utility Truck (Replaces Pickup #110)	150,000	TBD/BLF/ERF
ERF	Leaf Vactor Trailer/Truck (Replace 2006- #23)	150,000	TBD/BLF/ERF
SF	Manhole Lining	30,000	SF
DPW	Sidewalk Repair/Replacement Program	69,000	SWM
LS	Chip Seal & Fog: N Jeffery (Center – Barber)	42,000	LS
LS	Chip Seal & Fog: N Ithaca (Center – Barber)	36,500	LS
MS	Pulverize & Pave: Elm St (W South-Fillmore)	235,000	MS/GCRC
WF	Cemetery Water Tower Maint Contract (Assumes 15% Increase from 25/26 contract)	23,264	WF
WF	S. Industrial Water Tower Maint Contract (Assumes 15% Increase from 25/26 contract)	22,900	WF
WF	East Water Tower Maint Contract (Assumes 15% Increase from 25/26 contract)	28,775	WF
WF	Well Maint Renewal Contract	TBD	WF
SF/WF	Water Meters and RF Transmitters	26,500	SF/WF
WF	Lead Copper Water Replacement (Yr 6 of 20)	47,366	WF/TBD
GF	Malibu (Replacement)-City Manager	38,000	GF

CITY OF ITHACA

FY 2025-2030

CAPITAL IMPROVEMENT PLAN

Proposed FY 2024/25 thru FY 2029/30 Capital Projects

2027-2028 Fiscal Year			
Dept.	Project	Est. Cost	Funding
ERF	Scraper Truck (Replace 2012 - #25)	250,000	TBD
ERF	72" ZTR Mower (Replacement)	8,000	ERF
SF	Manhole Lining	35,000	SF
DPW	Sidewalk Repair/Replacement Millage (yr 6 of 6)	70,000	SWM
LS	Chip Seal & Fog: Arcada (N Pine River – Elm)	9,250	LS
LS	Chip Seal & Fog: Seaver (N Pine River – Maple)	4,500	LS
LS	Chip Seal & Fog: Maple (Emerson – Dead End)	24,500	LS
SF	Lagoon: Control Panel & Electrical	25,000	SF
SF	Lagoon Back Up: Control Panel & Electrical	8,000	SF
SF	Lagoon Site Influent Flow Meter	10,000	SF
WF	Cemetery Water Tower Maint Contract (Assumes 5% Increase from 25/26 contract)	23,264	WF
WF	S. Industrial Water Tower Maint Contract (Assumes 5% Increase from 25/26 contract)	22,900	WF
WF	East Water Tower Maint Contract (Assumes 5% Increase from 25/26 contract)	28,775	WF
WF	Well Maint Renewal Contract	TBD	WF
WF	Watermain: S Ithaca (E Newark- E Center Loop DE)	150,000	WF
WF	Lead Copper Replacement (Yr 7 of 20)	47,366	WF/TBD
WF/SF	AMI Meter Reading System	200,000	WF/SF/TBD
Cemetery	Road Assessment/Eval (Moved from 22-23)	TBD	GF

CITY OF ITHACA

FY 2025-2030

CAPITAL IMPROVEMENT PLAN

Proposed FY 2024/25 thru FY 2029/30 Capital Projects

2028-2029 Fiscal Year			
Dept.	Project	Est. Cost	Funding
SF	Manhole Lining	35,000	SF
DPW	Sidewalk Repair/Replacement Millage	Pending Millage Renewal	SWM
LS	Pulverize & Pave: Newark (Ithaca – St. Johns)	50,000	LS
LS	Pulverize & Pave: S Ithaca (Center – Newark)	50,000	LS
LS	Wedge & Pave: S Ithaca (Newark – South)	16,000	LS
MS	Wedge & Pave: S Main (Newark – South)	16,000	MS
MS	Pulverize & Pave: W Emerson (Center – Elm)	30,000	MS
MS	Pulverize & Pave: Newark (S Pine River-Jeffery)	100,000	MS
ERF	Street Sweeper (Replace 2008)	350,000	ERF
ERF	72" ZTR Mower (Replacement)	8,000	ERF
GF-Parks	Park & Recreation 5-Year Plan	15,000	GF
GF	Storm Sewer: N Pine River/N Main (8blk area) In conjunction with MDOT US-127BR rebuild	TBD	GF/MDOT
SF	Sewer Local Limit Study – (EGLE Required)	25,000	SF
WF	Water Reliability Study – (EGLE Required)	15,000	WF
WF	Cemetery Water Tower Maint Contract (Assumes 15% Increase from 25/26 contract)	23,264	WF
WF	S. Industrial Water Tower Maint Contract (Assumes 15% Increase from 25/26 contract)	22,900	WF
WF	East Water Tower Maint Contract (Assumes 15% Increase from 25/26 contract)	28,775	WF
WF	Well Maint Renewal Contract	TBD	WF
WF	Lead Copper Replacement (Yr 8 of 20)	47,366	WF/TBD

CITY OF ITHACA

FY 2025-2030

CAPITAL IMPROVEMENT PLAN

Proposed FY 2024/25 thru FY 2029/30 Capital Projects

2029-2030 Fiscal Year			
Dept.	Project	Est. Cost	Funding
SF	Manhole Lining	35,000	SF
DPW	Sidewalk Repair/Replacement Program	Pending Millage Renewal	SWM
LS	Chip Seal & Fog: W North (Elm – Spring)	7,000	LS
LS	Chip Seal & Fog: Spring (W Emerson-Arcada)	14,000	LS
LS	Chip Seal & Fog: W Emerson (Elm -Spring)	7,000	LS
LS	Chip Seal & Fog: Seaver (Jeffery – St. Johns)	21,000	LS
LS	Chip Seal & Fog: St. Johns (Arcada – Seaver)	7,000	LS
MS	Chip Seal & Fog: S Elm (Center – South)	14,000	MS
GF-Alley/Lot	Repave: City Hall Parking Lot	225,000	GF/TBD
ERF	72" ZTR Mower (Replacement)	8,000	ERF
ERF	Loader (#17 Replacement)	200,000	ERF/TBD
WF	Cemetery Water Tower Maint Contract (Assumes 9% Increase from 28/29 contract)	25,350	WF
WF	S. Industrial Water Tower Maint Contract (Assumes 9% Increase from 28/29 contract)	25,000	WF
WF	East Water Tower Maint Contract (Assumes 9% Increase from 28/29 contract)	31,350	WF
WF	Well Maint Renewal Contract	TBD	WF
WF	Lead Copper Replacement (Yr 9 of 20)	47,366	WF/TBD