



FY 2016-2021 Capital Improvement Plan



Twelfth Street between Maple & Oak



Table of Contents

Table of Contents 2
Overview 4
Capital Improvement Plan Introduction 4
Capital Projects Summary 5
General Government Capital Projects Summary 6
General Government Capital Projects 7
Project Title: File Server & Software 7
Project Title: Simunitions Training 8
Project Title: Heart Monitor 9
Project Title: Accounting Software 10
Parks Capital Projects Summary 11
Parks Capital Projects 12
Project Title: Rotary Park Playground 12
Project Title: Wayfinding Signage 13
Project Title: Parks Amenities 14
Project Title: Fifth Ave Beach Picnic Area 15
Project Title: First Street Beach Picnic Shelter Area Improvements 16
Project Title: Playground Equipment 17
Streets Capital Projects Summary 18
Streets Capital Projects 19
Project Title: Streets Crack Sealing 19
Project Title: 2015-2016 Transportation Improvement Plan 20
Project Title: 2016-2017 Transportation Improvement Plan 21
Project Title: Small Urban Project 22
Municipal Buildings Capital Projects Summary 23
Municipal Buildings Capital Projects 24
Project Title: Energy Efficiency Improvements 24
Project Title: Paint City Garage 25
Project Title: City Garage Electric Gate 26
Project Title: City Garage Salt Shed 27
Project Title: Fire Station Tuckpointing and Restoration 28
Project Title: Ramsdell Theatre Chimney Preservation 29
Project Title: Fire Station Doors and Windows 30
Project Title: Fire Station Structural Repairs 31
Project Title: Fire Station Floors 32
Project Title: Police Department Squad Room Floor 33
Water & Sewer Capital Projects Summary 34
Water & Sewer Capital Projects 35
Project Title: Fence Maywood Tank 35
Project Title: Water Department Roaming Meter Reader 36
Project Title: 2015 Bond Projects 37
Project Title: Sewer Camera 38
Project Title: Sewer Infiltration & Inflow Suppression 39
Project Title: River & Oak Valve Replacement 40
Project Title: Arthur Street Pump Station Generator 41



FY 2015 – 2019 Capital Improvement Plan

Project Title: Water Tower Cathodic Protection.....	42
Project Title: Equalization Basin.....	43
Project Title: Well # 9 Chemical Feed Addition.....	44
Project Title: Closure of CSO#18 at 5 th & Ramsdell St.....	45
Project Title: Well 9 VFD.....	46
Project Title: Water Meter Replacement (small).....	47
Project Title: Well #10 Chemical Feed Building.....	48
Project Title: Water & Sewer Main Replacements.....	49
Project Title: Well 7 Rehab & Generator.....	50
Municipal Marina Capital Projects Summary.....	51
Marina Capital Projects.....	52
Project Title: Dock Upgrades & Replacement.....	52
Boat Launch Capital Projects Summary.....	53
Boat Ramps Capital Projects.....	54
Project Title: Ninth Street Boat Launch Renovations.....	54
Project Title: Accessibility for Paddlers.....	55
Motor Pool Capital Projects Summary.....	56
Motor Pool Projects.....	57
Project Title: 2014-2015 Motor Pool Purchases.....	57

Overview

Capital Improvement Plan Introduction

The City of Manistee FY 2016-2021 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 document presents capital needs of the City and is in alignment with the goals and priorities set forth in the Strategic Plan. The CIP has been extended from five years to six years in order to meet the requirements of the Redevelopment Ready Communities program. 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.**

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 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 five year plan is **\$10,369,000** and is summarized in the following figures.

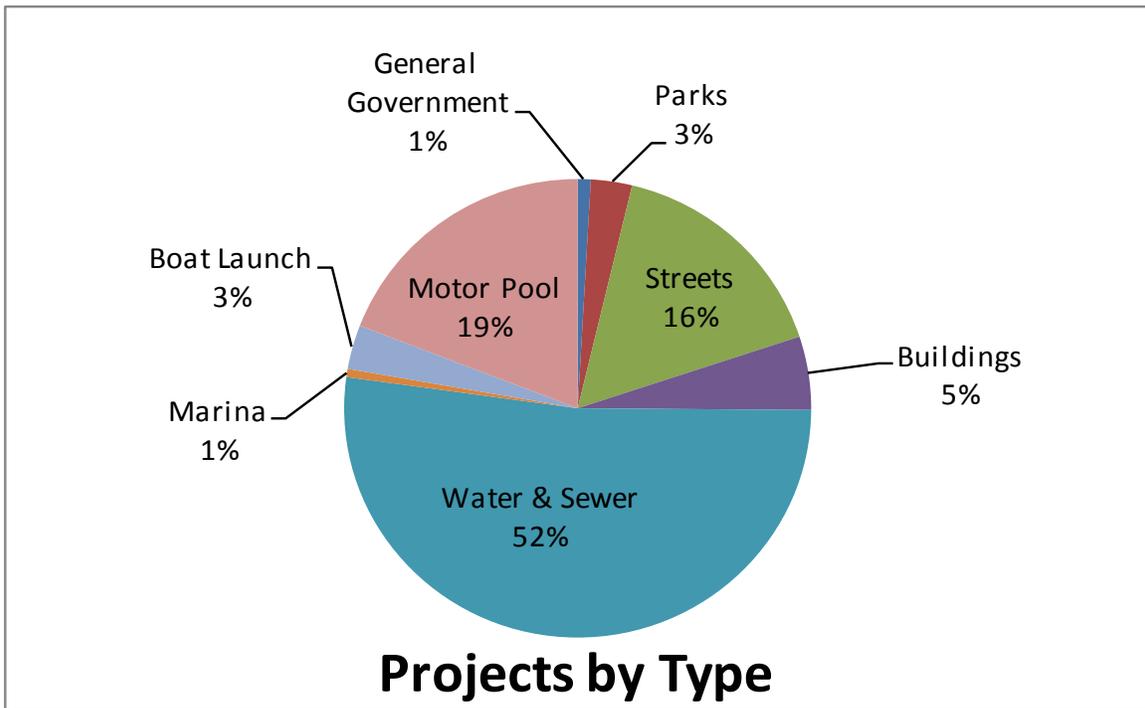
Capital Projects by Type

General Government	\$ 94,000
Parks	\$ 298,000
Streets	\$ 1,692,000
Buildings	\$ 541,000
Water & Sewer	\$ 5,442,000
Marina	\$ 60,000
Boat Launch	\$ 325,000
Motor Pool	\$ 2,000,000

Capital Projects by Year

	2015-2016	2016-2017	2017-2018	2018-2019	2019-2020	2020-2021
General Government						
Parks						
Streets						
Buildings	\$3,285,000	\$1,025,500	\$2,178,000	\$1,422,500	\$1,262,500	\$1,278,500
Water & Sewer						
Marina						
Boat Launch						
Motor Pool						

Total \$ 10,452,000



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 five year plan is **\$94,000** and is summarized below.

General Government	Year 1 2015-2016	Year 2 2016-2017	Year 3 2017-2018	Year 4 2018-2019	Year 5 2019-2020	Year 6 2020-2021	Total
File Server & Software	\$ 10,000		\$ 10,500			\$ 11,000	\$ - \$ 31,500
Simunitions	\$ 7,500						\$ - \$ 7,500
Heart Monitor (grant request in)	\$ 25,000						\$ - \$ 25,000
New Accounting Software				\$ 30,000			\$ - \$ 30,000
							\$ - \$ -
Total	\$ 42,500	\$ -	\$ 10,500	\$ 30,000	\$ -	\$ 11,000	\$ - \$ 94,000

General Government Capital Projects

Project Title: File Server & Software

Department: Finance

Year: 2015-2016, 2017-2018 (second server replace)

Estimated Project Cost: \$10,000

Project Description: The City intends to replace the five year-old file main file server. This server is the main domain, DNS, email and DHCP server for the City. The new server will be more powerful and have newer software and technology.

Project Justification\Case Statement: The current file server is at the end of its expected useful life and has older software and some performance issues. It is a best practice to keep our file servers current with technology to enhance efficiency and productivity. This file server is critical to City operations, and if it were to fail, would effectively shut down City Hall and other City operations.



Impact on Operating Expenses: The new server 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 has been budgeted for in the General fund and will be procured thru our vendor of record.

General Government Capital Projects

Project Title: Simunitions Training

Department: Police

Year: 2015-2016

Estimated Project Cost: \$7,500

Project Description: Purchase all the necessary components to begin a simunitions program with the City PD. Weapons, protective gear and ammunition are all required.

Project Justification\Case Statement: Using realistic training is the single best way to train our officers to survive a deadly encounter. With simunitions we can put an officer in a deadly force training situation that will teach them how to respond, communicate and survive.

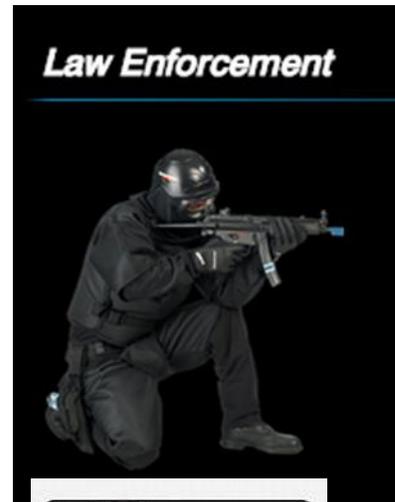
Impact on Operating Expenses: No significant impact, some consumable ammo expense.

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 is a one-time capital expenditure over \$5,000. We have two individuals trained as instructors and only need to buy the gear to get the program up and running.

General Government Capital Projects

Project Title: Heart Monitor

Department: Fire\EMS

Year: 2015-2016

Estimated Project Cost: \$25,000

Project Description: A new Heart monitor to upgrade our second ambulance to ALS.



Project Justification\Case Statement: In order to run ALS the law requires certain equipment to be on the rig. The Heart monitor is the cornerstone and most valuable piece of equipment on the rig.

Impact on Operating Expenses: No significant impact.

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: I have submitted a LRSB request for funding for this item. This would only be spent in the event the LRSB did not fund the item.

General Government Capital Projects

Project Title: Accounting Software

Department: Finance

Year: 2018-2019



Estimated Project Cost: \$30,000

Project Description: Replacement of current fund accounting software.

Project Justification\Case Statement: The City currently uses Tyler Technology fund balance fund accounting software. Recently, the company has been less active in keeping their product current and updating their software with new features and functionality. If the trend continues, we will need to replace our software, probably with BS&A.

Impact on Operating Expenses: This would likely result in somewhat higher annual maintenance 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:

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 five year plan is **\$298,000** and is and is summarized below.

Parks	Year 1 2015-2016	Year 2 2016-2017	Year 3 2017-2018	Year 4 2018-2019	Year 5 2019-2020	Year 6 2020-2021	Total
Rotary Park Playground	\$ 98,000						\$ 98,000
Wayfinding Signage	\$ 7,500	\$ 7,500					\$ 15,000
Park Amenities			\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500	\$ 30,000
Fifth Avenue Beach Improvements		\$ 25,000		\$ 25,000		\$ 25,000	\$ 75,000
First Street Beach Improvements			\$ 25,000		\$ 25,000		\$ 50,000
Playground Equipment			\$ 15,000		\$ 15,000		\$ 30,000
							\$ -
							\$ -
Total	\$ 105,500	\$ 32,500	\$ 47,500	\$ 32,500	\$ 47,500	\$ 32,500	\$ 298,000

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 carry a world class price tag. As funds allow, components of the plans will be implemented.

Parks Capital Projects

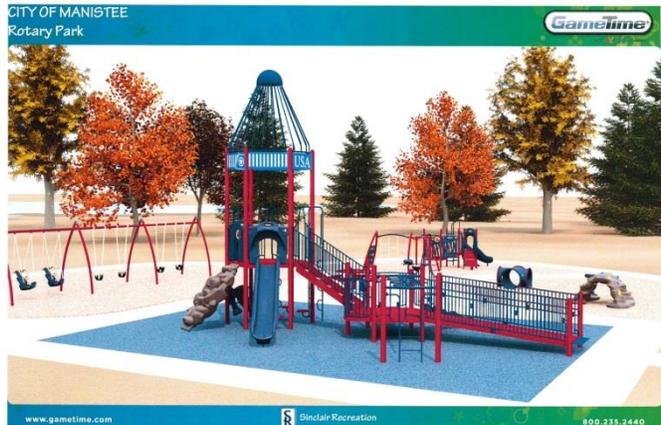
Project Title: Rotary Park Playground

Department: Parks

Year: 2016-2017

Estimated Project Cost: \$98,000

Project Description: Replace\upgrade playground equipment in Rotary “Rocket Park.” Work should begin this spring\summer.



Project Justification\Case Statement:

Most equipment in Rotary Park does not meet current standards and is not universally accessible. Ad-hoc committee has reviewed and endorsed the plan. The grant has been awarded.

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

Funding Source:

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

Financing Method:

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

Funding Notes: LRSB grant \$25,000; Land & Water Conservation Fund grant for \$48,000. Remaining will be \$20,000 from City Capital Improvement fund and\or in kind services and \$3,000 from Rotary.

Parks Capital Projects

Project Title Wayfinding Signage

Department: Parks

Year: 2015-2016

Estimated Project Cost: \$7,500

Project Description: Continue installing wayfinding signage at City parks and other key locations. There are several signs within the parks system which remain to be replaced.



Project Justification\Case Statement: This signage would continue the theme established with our wayfinding signage program and better identify our park assets. The current parks signs were constructed decades ago, utilizing untreated wood materials. The last overhaul of these signs dates back close to ten years. The signs are no longer able to be repaired. We anticipate replacing 3 signs with the proposed budget. The priority list from the parks department is as follows.



1. Mack Park
2. Sands Park
3. North Beach Access
4. Rietz Park

Impact on Operating Expenses: Operating expenses will not be affected substantially.

Funding Source:

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

Financing Method:

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

Funding Notes:

Parks Capital Projects

Project Title Parks Amenities

Department: Parks

Year: 2015-2016

Estimated Project Cost: \$7,500

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

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

Funding Notes:

Parks Capital Projects

Project Title: Fifth Ave Beach Picnic Area

Department: Parks

Year: 2016-2017

Estimated Project Cost: \$25,000

Project Description: It is desired to cleanup and re-create picnicking opportunities in the vicinity of the former NIA building.



Project Justification\Case Statement: The portion of the park just north of the Coast Guard Station Manistee and the beach house has fallen into a state of disrepair. The budgeted money will be utilized to explore new amenities to complement the sidewalk work that was previously done. Further discussion will be needed to decide what to do with this area, and \$25,000 is only enough to start the process.

Impact on Operating Expenses: These new facilities will increase maintenance 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:

Parks Capital Projects

Project Title: First Street Beach Picnic Shelter Area Improvements

Department: Parks

Year: 2017-2018 & 2019-2020

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

Project Description: With the planting of dune grass to stabilize drifting sand, 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 the Beach Conceptual Plan in accordance with the Three Year Council Strategic Goals. 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.

Parks Capital Projects

Project Title: Playground Equipment

Department: Parks

Year: 2017-2018

Estimated Project Cost: \$15,000

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



Project Justification\Case Statement: Current City parks playground equipment could stand to be upgraded. Although \$15,000 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:

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

Financing Method:

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

Funding Notes: Will try and leverage grants as possible.

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 capital projects in the five year plan is **\$1,614,000** and is summarized below.

Streets	Year 1 2015-2016	Year 2 2016-2017	Year 3 2017-2018	Year 4 2018-2019	Year 5 2019-2020	Year 6 2020-2021	Total
Crack Seal	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 120,000
Local Streets (TIP Year 1)	\$ 495,000						\$ 495,000
Major Streets (TIP Year 2)		\$ 427,000					\$ 427,000
Small Urban Grant Project				\$ 650,000			\$ 650,000
TIP Year 3			TBD				\$ -
TIP Year 4				TBD			\$ -
TIP Year 5					TBD		\$ -
TIP Year 6						TBD	\$ -
Total	\$ 515,000	\$ 447,000	\$ 20,000	\$ 670,000	\$ 20,000	\$ 20,000	\$ 1,692,000

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 can be found in the Streets Issue Page in the 2015-2016 budget.

Streets Capital Projects

Project Title: Streets Crack Sealing

Department: DPW

Year: 2015-2016, ongoing

Estimated Project Cost: \$20,000

Project Description: Crack sealing various streets as indicated by the Street Asset Management Plan. The goal is to do eligible streets; up to 1/4 to 1/3 of the town each year.



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:

- 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 is typically contracted out with the Manistee County Road Commission.

Streets Capital Projects

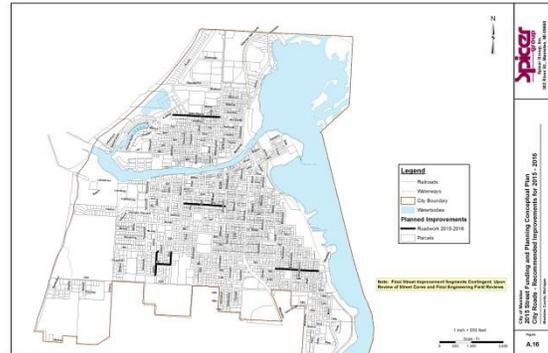
Project Title: 2015-2016 Transportation Improvement Plan

Department: DPW

Year: 2015-2016

Estimated Project Cost: \$495,000

Project Description: Resurfacing various streets as identified in the TIP. Approximately 1.4 miles of Local Streets will be milled and filled. More details can be found in the proposed budget.



Project Justification\Case Statement: Creation of a TIP is a high priority for Council and has been incorporated into the proposed budget. See Streets Issue Page for details.

Impact on Operating Expenses: Should 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:

Streets Capital Projects

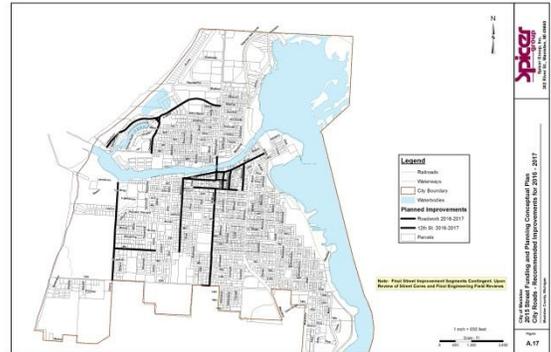
Project Title: 2016-2017 Transportation Improvement Plan

Department: DPW

Year: 2016-2017

Estimated Project Cost: \$427,000

Project Description: Resurfacing various streets as identified in the TIP. Approximately 5.8 miles of Major Streets will be slurry sealed; and 12th St. between Maple & Oak will be reconstructed. More details can be found in the proposed budget.



Project Justification\Case Statement: Creation of a TIP is a high priority for Council and has been incorporated into the proposed budget. See Streets Issue Page for details.

Impact on Operating Expenses: Should 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:

Streets Capital Projects

Project Title: Small Urban Project

Department: DPW

Year: 2018-2019 or when small urban funds become available

Estimated Project Cost: \$650,000

Project Description: A street resurfacing partially funded by an MDOT small urban grant, likely 12th Street from Maple to US-31.

Project Justification\Case Statement: The City is in a rotation to receive small urban funds. This is an economical way to leverage scarce street dollars. This section of streets is next on the priority list.

Impact on Operating Expenses: No significant impact.

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: It will have to be determined if the street funds have sufficient resources to fund the local match. If not, other funds may need to be utilized. The grant funds 80% of construction. The City would fund the remaining 20% and all engineering.

Municipal Buildings Capital Projects Summary

Municipal buildings capital projects are those that are directly related to improvements in the City’s publically owned buildings. The total estimated cost of all building capital projects in the five year plan is **\$541,000** and is summarized below.

Municipal Buildings	Year 1 2015-2016	Year 2 2016-2017	Year 3 2017-2018	Year 4 2018-2019	Year 5 2019-2020	Year 6 2020-2021	Total
Energy Efficiency Improvements							\$ -
Paint City Garage		\$ 20,000					\$ 20,000
City Garage Electric Gate			\$ 10,000				\$ 10,000
City Garage Salt Shed						\$ 120,000	\$ 120,000
Fire Station Tuckpointing & Restoration					\$ 250,000		\$ 250,000
Ramsdell Chimney Rehab						\$ 25,000	\$ 25,000
Fire Station Doors & Windows			\$ 25,000				\$ 25,000
Fire Station Structural Repairs				\$ 75,000			\$ 75,000
Fire Station Floors		\$ 8,000					\$ 8,000
Police Squad Room Floor		\$ 8,000					\$ 8,000
							\$ -
Total	\$ -	\$ 36,000	\$ 35,000	\$ 75,000	\$ 250,000	\$ 145,000	\$ 541,000

The City is developing 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 prepare the capital improvement plan. This plan will represent a “best practice” and will stretch the City’s limited maintenance dollars.

Municipal Buildings Capital Projects

Project Title: Energy Efficiency Improvements

Department: Municipal Buildings

Year: TBD

Estimated Project Cost: \$ TBD



Project Description: Implementing energy efficiency projects on City buildings.

Project Justification\Case Statement: The City had several of its buildings evaluated by the State of Michigan energy office a number of years ago. They issued a report detailing different areas that the City could save energy in a cost-effective manner. Examples include installing programmable thermostats, replacing incandescent lights, etc. In addition, the City is considering engaging a contractor to do a more extensive analysis of the City buildings and identify areas that have an attractive payback.

Introductory Energy Evaluation

Impact on Operating Expenses: Operating costs should be reduced because of energy savings.

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: Depending on the contractor, identified work areas can save enough money that the contractor will guarantee the savings and finance the project.

Municipal Buildings Capital Projects

Project Title: Paint City Garage

Department: Municipal Buildings

Year: 2016-2017

Estimated Project Cost: \$20,000

Project Description: Painting the exterior of the Department of Public Works garage.



Project Justification\Case Statement: The DPW Garage is in need of repainting. The exterior paint is worn severely and areas are starting to rust. A new paint job would not only improve the appearance of the garage, but help extend the life of the building without the greater cost of replacing the metal siding.

Impact on Operating Expenses: Painting should reduce maintenance 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
- Other

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

Municipal Buildings Capital Projects

Project Title: City Garage Electric Gate

Department: Municipal Buildings

Year: 2017-2018

Estimated Project Cost: \$10,000

Project Description: Installing an electric gate at the entrance to the City Garage property to control access and secure the grounds.



Project Justification\Case Statement: The DPW Garage grounds have one entrance that cannot be secured. If the recycling facility is moved or eliminated, then it would be desirable to install a gate that can be closed at the end of the day. This would help secure the garage and materials that are stored in the yard.

Impact on Operating Expenses: Small increase in electricity and 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
- Other

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

Municipal Buildings Capital Projects

Project Title: City Garage Salt Shed

Department: Municipal Buildings

Year: 2020-2021

Estimated Project Cost: \$120,000

Project Description: Constructing a new and larger salt shed at the City Garage.



Project Justification\Case Statement: The DPW Salt Shed is too small for the City’s salt and sand storage needs. As a result, salt is often stored outside during the winter which can lead to undesirable runoff and clumping of the salt. The MDEQ requires that all salt be stored inside to prevent runoff. Also, the City purchases salt based on two price points. The first is the annual delivery and the second is for backup. Due to the limited storage capacity, the City typically has to purchase backup salt later in the season at higher cost.

Impact on Operating Expenses: Would reduce time spent breaking up clumps of salt and allow annual purchases at lower cost.

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: This cost estimate is preliminary as the project has not been fully developed nor priced out by our engineer. Funding options will be explored, but money may have to be set aside over a number of years.

Municipal Buildings Capital Projects

Project Title: Fire Station Tuckpointing and Restoration

Department: Municipal Buildings

Year: 2019-2020

Estimated Project Cost: \$250,000

Project Description: The exterior of the building will be cleaned and mortar joints will be repointed using approved methods for the preservation of historic buildings. Repair of other exterior areas as needed.



Project Justification\Case Statement: This historic firehouse is badly 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 not based on any professional assessment. The building has been looked at by engineers and is in need of cosmetic and structural repairs, however current funding prohibits it. Funding options will be explored, but money may have to be set aside over a number of years. Grants may also become available because this is a historic structure.

Municipal Buildings Capital Projects

Project Title: Ramsdell Theatre Chimney Preservation

Department: Municipal Buildings

Year: 2020-2021

Estimated Project Cost: \$25,000

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.

Municipal Buildings Capital Projects

Project Title: Fire Station Doors and Windows

Department: Municipal Buildings

Year: 2017-2018

Estimated Project Cost: \$25,000

Project Description: Repair or replace rotting doors and windows at the historic fire station.

Project Justification\Case Statement: Many of the wooden doors and windows at the Fire Department are rotting away and need to be replaced. This includes the thresholds as well.



Impact on Operating Expenses: Should have minimal impact on operating 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: This cost estimate is preliminary as the project has not been fully developed nor priced out by our engineer. This project that can be completed in any year. It does however need to be coordinated as part of a scheme to maintain and operate the historic structure, especially considering there is other exterior work needed.

Municipal Buildings Capital Projects

Project Title: Fire Station Structural Repairs

Department: Municipal Buildings

Year: 2018-2019

Estimated Project Cost: \$75,000

Project Description: North wall and stairway repairs



Project Justification\Case Statement: The North Wall of the fire department is pulling away from the stairwell. Currently there are places with a 2 inch gap between the steps and the wall. Structurally it needs to be repaired or replaced before a catastrophic failure happens.

Impact on Operating Expenses: No impact on operational costs.

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: There are no engineering recommendations for this project or factual project estimates of costs. The number is a best guess estimate and could be higher or lower depending on what is located when the wall is exposed.

Municipal Buildings Capital Projects

Project Title: Fire Station Floors

Department: Municipal Buildings

Year: 2016-2017

Estimated Project Cost: \$8,000

Project Description: Restore the floors in the day room and adjacent to Medic 5 parking spot.



Project Justification\Case Statement: The hardwood floors are showing significant wear and tear from normal use. They need to be evaluated and restored to a condition that can stand up to the harsh conditions of the fire station day to day operations. Refinishing by a professional using a commercial grade sealer and stain would go a long way toward maintaining these floors.

Impact on Operating Expenses: none

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: Assumes the current hardwood can be restored and not replaced.

Municipal Buildings Capital Projects

Project Title: Police Department Squad Room Floor

Department: Municipal Buildings

Year: 2015-2016

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:

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: Again, there is no estimate for this project, just a best guess. The vinyl floor gets waxed twice a year however it is in poor shape within 24 hours. There is no season that is good on this vinyl floor. A commercial heavy duty surface needs to be applied that can take years of abuse.



Water & Sewer Capital Projects Summary

The Water and Sewer Utility is by far the most capital intensive operation of the City as it has the most physical assets. The total estimated cost of all Water & Sewer capital projects in the five year plan is **\$5,442,000** and is summarized below.

Water & Sewer	Year 1 2015-2016	Year 2 2016-2017	Year 3 2017-2018	Year 4 2018-2019	Year 5 2019-2020	Year 6 2020-2021	Total
Maywood Fencing	\$ 10,000						\$ 10,000
Roaming Meter Reader	\$ 11,000						\$ 11,000
2015 Bond Projects	\$ 2,083,500						\$ 2,083,500
Sewer Camera	\$ 17,500						\$ 17,500
							\$ -
							\$ -
Sewer I & I Suppression		\$ 75,000	\$ 125,000				\$ 200,000
							\$ -
River & Oak Valve Replacement	\$ 40,000						\$ 40,000
Arthur St. Pump Station Generator	\$ 55,000						\$ 55,000
Water Towers Cathodic Protection	\$ 40,000						\$ 40,000
							\$ -
Equalization Basin			\$ 1,500,000				\$ 1,500,000
Well 9 Chemical Feed Addition			\$ 45,000				\$ 45,000
CSO #18 @ Ramsdell Closure			\$ 25,000				\$ 25,000
Well 9 VFD			\$ 20,000				\$ 20,000
Small Meter Replacement			\$ 50,000	\$ 50,000	\$ 50,000		\$ 150,000
							\$ -
Well 10 Chemical Feed Addition				\$ 45,000			\$ 45,000
							\$ -
Well 7 Rehab & Generator					TBD		\$ -
							\$ -
Water & Sewer Main Replacement				\$ 200,000	\$ 250,000	\$ 750,000	\$ 1,200,000
Total	\$ 2,122,000	\$ 210,000	\$ 1,765,000	\$ 295,000	\$ 300,000	\$ 750,000	\$ 5,442,000

The Water & 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.

The City issued a \$2.77 million water and sewer revenue bond in early 2015. It is expected that most of the projects anticipated under this bond will be completed by the end of FY 2016.

If the City ultimately receives a SAW grant, it will allow the water and sewer utility to develop a comprehensive water and sewer asset management plan, which will help in developing future system capital needs.

Water & Sewer Capital Projects

Project Title: Fence Maywood Tank

Department: Water

Year: 2015-2016

Estimated Project Cost: \$10,000

Project Description: Fence the property around Maywood Water tank.



Project Justification\Case Statement: The Maywood Water tank is somewhat isolated and exposed. A fence would secure the property, prevent vandalism and protect some of the exposed equipment such as the control panel and generator.

Impact on Operating Expenses: None

Funding Source:

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

Financing Method:

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

Funding Notes:

Water & Sewer Capital Projects

Project Title: Water Department Roaming Meter Reader

Department: Water

Year: 2015-2016

Estimated Project Cost: \$11,000

Project Description: Procure a roaming meter reader.

Project Justification\Case Statement: The City currently reads almost all of its water meters remotely using radio transmission and hand held devices. The water service people drive around the entire town and the handhelds pull in the signals. Reading the whole town, including manual reads and rereads takes about two days. New technology exists that allows a stronger radio to be mounted in a vehicle and pull in signals from farther away. It also captures more detailed information. This technology would help in analyzing our water system characteristics, identifying leaks and much more. In essence, we would be getting almost daily reads.

Impact on Operating Expenses: This should reduce cost by cutting down on the time to read meters, and on conducting final reads.

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 & Sewer Capital Projects

Project Title: 2015 Bond Projects

Department: Water, Sewer and WWTP

Year: 2015-2016, 2016-2017

Estimated Project Cost: \$2,655,000 (all projects)

Project Description: The City issued a bond in early 2015 to finance a number of capital projects and infrastructure improvements.

Project Justification\Case Statement: Projects will span at least two years and may overlap fiscal years. For 2014-2015 it is expected that the following projects will be started: Maywood tank painting, Renaissance Park PS generator, Industrial Park PS upgrade and Sweetnam PS upgrade. In 2015-2016 it is expected that the following projects will be started: WWTP return activated sludge pumps, Riverbank sewer line, Sixth Ave. PS, WWTP gallery leaks and continued flow monitoring.

Impact on Operating Expenses: Indeterminate.

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 & Sewer Capital Projects

Project Title: Sewer Camera

Department: Sewer

Year: 2015-2016

Estimated Project Cost: \$17,500

Project Description: Procure a sewer camera for inspecting sewer lines.



Project Justification\Case Statement: In order to adequately maintain our sewer lines, investigate backups, discover cross connections, and document and inventory our system; a sewer camera is a crucial piece of equipment. The DPW was able to demo one for a week and discovered several items that needed addressing. This device will be used quite frequently and is an investment that will pay for itself many times over.

Impact on Operating Expenses: This should reduce cost by allowing problems to be identified and fixed before they become more expensive to address.

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 & Sewer Capital Projects

Project Title: Sewer Infiltration & Inflow Suppression

Department: Sewer

Year: 2016-2017

Estimated Project Cost: \$200,000 (probably over a few years)

Project Description: To address inflow and infiltration to the sanitary sewers.

Project Justification\Case Statement: The sanitary sewer evaluation study (SSES). And anticipated SAW grant will document where remaining freshwater is entering the system. The studies will likely recommend physical construction to reduce sources of inflow and infiltration.



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

Funding Source:

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

Financing Method:

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

Funding Notes: The ultimate cost and corresponding financing of the project will be determined by the results of the SSES study and SAW Grant.

Water & Sewer Capital Projects

Project Title: River & Oak Valve Replacement

Department: Water

Year: 2016-2017

Estimated Project Cost: \$40,000

Project Description: Replace four water main valves and the fire hydrant at the intersection of River St. and Oak St.



Project Justification\Case Statement: There are four water main valves located under the intersection. The two valves running east and west which feed River St. are broken, causing issues with water quality and fire protection. The intersection needs to be opened up to do the replacement. While the intersection is open it is a convenient time to replace the aging north and south valves which feed the water line crossing the river and the old fire hydrant located at the intersection.

Impact on Operating Expenses: Operating costs will likely not change.

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 & Sewer Capital Projects

Project Title: Arthur Street Pump Station Generator

Department: WWTP

Year: 2016-2017

Estimated Project Cost: \$55,000

Project Description: To provide an onsite generator for Arthur St. pump station.

Project Justification\Case Statement: The waste stream from the prison and hospital is conveyed through this pumping station. The prison and hospital have onsite generators to power their pumping station to stay in operation. Thus, they produce a constant waste stream. Onsite generators at key pumping stations is a more efficient and safer way of handling a power outage.



Impact on Operating Expenses: Increased fuel expense, depending on usage.

Funding Source:

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

Financing Method:

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

Funding Notes:

Water & Sewer Capital Projects

Project Title: Water Tower Cathodic Protection

Department: Water

Year: 2016-2017

Estimated Project Cost: \$40,000

Project Description: Installation of Cathodic Protection at both water towers.

Project Justification\Case Statement: Both water tower cathodic protection systems are inoperable, leaving them vulnerable. The metal and water acts as an electrical cell (anode and cathode). Electrical currents will actually degrade the metal tank. A cathodic protection system induces current while providing a sacrificial element to protect the tower.



Impact on Operating Expenses: Prevents more maintenance down the road.

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 & Sewer Capital Projects

Project Title: Equalization Basin

Department: WWTP

Year: 2017-2018

Estimated Project Cost: \$1,500,000

Project Description: Construction of a new equalization basin



Project Justification\Case Statement: Though the City has separated all of its sewer systems, the WWTP continues to receive Inflow and Infiltration in higher volumes than can be treated. During spring thaws and year round rain events, the WWTP must restrict the incoming flows to its capacity limits. Combined sewage then fills the collection system. At times the collection system fills to a point where it is discharged to Manistee Lake in order to avoid basement flooding. Our current NPDES permit requires us to end those discharges by 2016. Part of the solution is to construct tankage either above or below ground to temporarily store the combined sewage until the WWTP can treat it. The SSES and SAW grants will be crucial in helping size this facility appropriately.

Impact on Operating Expenses: This will increase operating expenses because the sewage will either need to be pumped in or out of the basin and there will be more assets to maintain. The additional expense will be partially offset by leveling out the flows to the WWTP, allowing it to operate more efficiently.

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:

Water & Sewer Capital Projects

Project Title: Well # 9 Chemical Feed Addition

Department: Water

Year: 2017-2018

Estimated Project Cost: \$45,000

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:

Water & Sewer Capital Projects

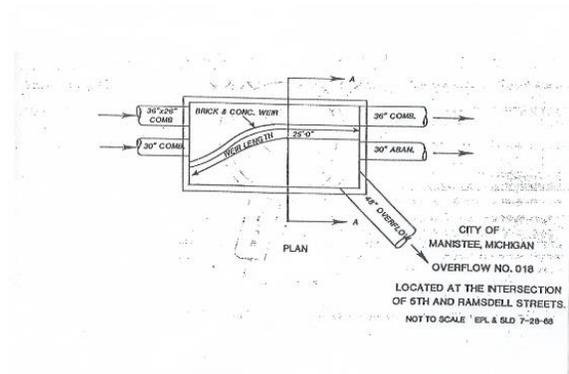
Project Title: Closure of CSO#18 at 5th & Ramsdell St.

Department: Sewer

Year: 2017-2018

Estimated Project Cost: \$25,000

Project Description: Close off last remaining combined sewer outfall per state mandated schedule.



Project Justification\Case Statement: This closure is required by the MDEQ in our NPDES permit by 2016 as the final item in our fixed date schedule for CSO elimination. This will likely be extended.

Impact on Operating Expenses: None.

Funding Source:

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

Financing Method:

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

Funding Notes: Eligible for DWRF financing.

Water & Sewer Capital Projects

Project Title: Well 9 VFD

Department: Water Department

Year: 2017-2018

Estimated Project Cost: \$20,000

Project Description: Installing a VFD on Well 9.

Project Justification\Case Statement: Variable frequency drives have been proven to be more energy efficient and place less wear and tear on motors. Each of our wells has instituted this technology.

Impact on Operating Expenses: Reduction in energy consumption and prolonged lifespan of well motor.



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 & Sewer Capital Projects

Project Title: Water Meter Replacement (small)

Department: Water

Year: 2017-2018 ongoing

Estimated Project Cost: \$50,000 annually minimum—could be done at once with financing.

Project Description: Replace residential meters.

Project Justification\Case Statement: The vast majority of revenues generated by the water and sewer department are derived from water meter reads. Water meters age and will inevitably record lower flow rates over time. The City undertook a City wide initiative to replace and upgrade all its residential meters in the late 80’s early 90’s. The life expectancy of the meters are approximately 20 years. In recent years we have been replacing failed meters at a rate of 80 per year. With 4,200 of these meters in service we would like to begin replacing them at a rate of 350 per year. Replacing them will increase the accuracy and billing for consumption.



Impact on Operating Expenses: Operating costs will eventually decrease as the failure rate drops. Revenue should increase.

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: Customers may bear some of this cost. A cost benefit analysis will be conducted prior to undertaking this program.

Water & Sewer Capital Projects

Project Title: Well #10 Chemical Feed Building

Department: Water

Year: 2018-2019

Estimated Project Cost: \$45,000

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:

Water & Sewer Capital Projects

Project Title: Water & Sewer Main Replacements

Department: Water & Sewer

Year: 2018-2019 and ongoing

Estimated Project Cost: \$200,000 first year

Project Description: The water and sewer rate study plotted out a financial plan whereby we begin funding our depreciation in a few years. As bond debt begins to drop off, we can cash fund repairs and replacements of old, failing or undersize water and sewer mains. This work will be conducted in coordination with the Transportation Improvement Plan.

Project Justification\Case Statement: Replacing mains that need it but we could not afford to do in the past simply makes good sense and will increase the reliability of our system, as well as improving water quality.

Impact on Operating Expenses: Should reduce maintenance expense.

Funding Source:

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

Financing Method:

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

Funding Notes:

Water & Sewer Capital Projects

Project Title: Well 7 Rehab & Generator

Department: Water

Year: 2019-2020

Estimated Project Cost: TBD

Project Description: Complete rework of Well 7 including new motor and pump, generator and controls.

Project Justification\Case Statement: The cleaning and repairs to Well 7 is part of the water department clean water initiative program. Well 7 has high iron content and is known as the "rust bucket" and will be the most challenging to place back into production. It will be turned into a lower volume production well in an attempt to reduce chlorides. Prior to a decision being made to renovate this well, it needs to be determined if we have enough firm capacity without this well and/or if a new well in a different aquifer would make more sense.

Impact on Operating Expenses: The cleaning and repairs of water wells should increase the pump efficiency, thus reducing operating cost.

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: Potentially eligible for DWRP financing.

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 five year plan is **\$60,000** and is summarized below.

Municipal Marina	Year 1 2015-2016	Year 2 2016-2017	Year 3 2017-2018	Year 4 2018-2019	Year 5 2019-2020	Year 6 2020-2021	Total
Dock Upgrades & Replacement Accessibility for Paddlers		TBD		\$ 20,000	\$ 20,000	\$ 20,000	\$ -
							\$ 60,000
							\$ -
							\$ -
							\$ -
							\$ -
Total	\$ -	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ 20,000	\$60,000

Having completed several capital projects over the past few years, including the replacement of the Marina building, has put the Marina in good shape. However, depending on water levels, it may be necessary to lower or raise the docks in the future to effectively and conveniently accommodate boats. In addition, our large 70’ docks are in need of replacement. This will be explored over the coming years; however, the Marina has significant financial constraints.

Marina Capital Projects

Project Title: Dock Upgrades & Replacement

Department: Marina

Year: 2018-2019 to start

Estimated Project Cost: \$20,000 each year

Project Description: The large 70' docks have deteriorated and need to be replaced. Docks may need to be raised or lowered.

Project Justification\Case Statement: The Marina needs to have sturdy, accessible, convenient docks to continue attracting boaters. Depending on water levels, some docks may become practically unuseable.

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: This project will likely not proceed without grant funding.

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 five year plan is **\$325,000** and is summarized below.

Boat Launch	Year 1 2015-2016	Year 2 2016-2017	Year 3 2017-2018	Year 4 2018-2019	Year 5 2019-2020	Year 6 2020-2021	Total
9th St Launch					\$ 325,000		\$ - \$ - \$ 325,000 \$ - \$ - \$ - \$ -
Total	\$ -	\$ -	\$ -	\$ -	\$ 325,000	\$ -	\$325,000

Boat Ramps Capital Projects

Project Title: Ninth Street Boat Launch Renovations

Department: Boat Ramps

Year: 2019-2020

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 under utilized 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.

Boat Ramps Capital Projects

Project Title: Accessibility for Paddlers

Department: Parks

Year: 2016-2017

Estimated Project Cost: TBD

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: The inclusion of Blue Trails in the Parks and Recreation Plan will provide a method to apply for grant funds to assist with the cost of construction/installation.

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 five year plan is **\$2,000,000** and is summarized below.

Motor Pool	Year 1 2015-2016	Year 2 2016-2017	Year 3 2017-2018	Year 4 2018-2019	Year 5 2019-2020	Year 6 2020-2021	Total
Salt Truck	\$ 170,000						\$ 170,000
Plow Truck	\$ 170,000						\$ 170,000
Pickup	\$ 24,000						\$ 24,000
Pickup	\$ 28,000						\$ 28,000
Utility Vehicle	\$ 16,000						\$ 16,000
Articulated Loader	\$ 80,000						\$ 80,000
Mower	\$ 12,000						\$ 12,000
Year 2 2016-2017		\$ 300,000					\$ 300,000
Year 3 2017-2018			\$ 300,000				\$ 300,000
Year 4 2018-2019				\$ 300,000			\$ 300,000
Year 5 2019-2020					\$ 300,000		\$ 300,000
Year 5 2020-2021						\$ 300,000	\$ 300,000
Total	\$ 500,000	\$ 300,000	\$ 2,000,000				

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, thus no out year forecast is included here.** However, costs are expected to be a minimum of \$300,000 per year so that number is used as a placeholder in the plan.

Motor Pool Projects

Project Title: 2014-2015 Motor Pool Purchases

Department: Motor Pool

Year: 2015-2016

Estimated Project Cost: \$500,000

Project Description: Scheduled motor pool purchases of:

1. Tandem Salt Truck (deferred from 2014-2015)
2. Tandem Plow Truck
3. Pickup
4. Pickup
5. Utility Vehicle
6. Articulated Loader (new)
7. Mower



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 was 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: Depending on a variety of factors, including interest rates, these will either be paid in cash or financed through an installment purchase contract or capital lease.