

Regular Meeting of the Mt. Pleasant City Commission

Monday, April 13, 2026

7:00 p.m.

AGENDA

CALL TO ORDER:

PLEDGE OF ALLEGIANCE:

LAND ACKNOWLEDGEMENT STATEMENT:

ROLL CALL:

PROCLAMATIONS AND PRESENTATIONS:

1. Presentation by Director of Public Works Jason Moore on flooding issues.

ADDITIONS/DELETIONS TO AGENDA:

PUBLIC INPUT ON AGENDA ITEMS:

RECEIPT OF PETITIONS AND COMMUNICATIONS:

2. Monthly report on police related citizen complaints.
3. First Quarter Investment report.
4. Receipt of the 2025 City-wide Annual Report.
5. Minutes of the Traffic Control Committee regular meeting (February).
6. Letter from resident regarding adoption of 2021 International Fire Code and Tenants Rights Committee.

CONSENT ITEMS:

7. Approval of minutes from the regular meeting held March 23, 2026.
8. Approval of minutes from the closed session held March 23, 2026.
9. Approval of minutes from the special meeting held April 6, 2026.

All interested persons may attend and participate. Persons with disabilities who need assistance to participate may call the Human Resources Office at 989-779-5313. A 48-Hour advance notice is necessary for accommodation. Hearing or speech impaired individuals may contact the City via the Michigan Relay Service by dialing 7-1-1. Public Comment and Public Hearings are opportunities for the public to comment on business and non-business items. Questions will not be answered during these times and instead should be directed to City Hall staff during normal business hours.

City Commission Agenda

Monday, April 13, 2026

Page 2

10. Receive proposed 2027-2032 Capital Improvement Plan and set a public hearing for May 26, 2026, on the same.
11. Consider approval of a permanent delegation of aviation fuel pricing authority to the airport manager, subject to city manager approval, and authorize the shift to a minimum-floor margin structure to ensure the airport's continued fiscal stability, and a resolution for the same.
12. Consider awarding the contract for the "2026 Construction Services -Mill Pond Park Weir Improvements & Chipp-A-Waters Park Bank Stabilization" to Glasco Construction for a total price of \$249,528.
13. Consider awarding the contract for the 2026 Franklin Street and Preston Street Reconstruction Project to Malley Construction, of Mt. Pleasant, for \$1,334,989.
14. Consider approval of the vacation of the existing ingress/egress easement across Central Michigan University (CMU) property to access well site #15 and accept the new easement location and authorize the City Manager to sign the easement documents.
15. Consider awarding the 2026 Street Sweepings Disposal bid to Fisher Transportation, of Mt. Pleasant, for \$34.17 per ton.
16. Approval of Payrolls & Warrants.

PUBLIC HEARINGS:

17. Public hearing to allow for public input and to consider the amendment of section 110.28(B) regarding the operation of transitory food service units and the issuance of permits, licenses, or approvals for transitory food service units.

NEW BUSINESS:

18. Consider awarding the contract for the 2026 City Hall Retaining Wall & Streetscape Replacement Project to McGuirk Sand and Gravel for \$1,369,597 and approve a budget amendment of \$60,000 in the general fund.

All interested persons may attend and participate. Persons with disabilities who need assistance to participate may call the Human Resources Office at 989-779-5313. A 48-Hour advance notice is necessary for accommodation. Hearing or speech impaired individuals may contact the City via the Michigan Relay Service by dialing 7-1-1. Public Comment and Public Hearings are opportunities for the public to comment on business and non-business items. Questions will not be answered during these times and instead should be directed to City Hall staff during normal business hours.

City Commission Agenda

Monday, April 13, 2026

Page 3

ANNOUNCEMENTS ON CITY-RELATED ISSUES AND NEW BUSINESS:

PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:

RECESS:

WORK SESSION:

19. Work session discussing the future of the former Mt. Pleasant Center Property.

RECESS:

CLOSED SESSION:

ADJOURNMENT:

All interested persons may attend and participate. Persons with disabilities who need assistance to participate may call the Human Resources Office at 989-779-5313. A 48-Hour advance notice is necessary for accommodation. Hearing or speech impaired individuals may contact the City via the Michigan Relay Service by dialing 7-1-1. Public Comment and Public Hearings are opportunities for the public to comment on business and non-business items. Questions will not be answered during these times and instead should be directed to City Hall staff during normal business hours.

TO: MAYOR AND CITY COMMISSION
FROM: AARON DESENTZ, CITY MANAGER
SUBJECT: CITY MANAGER REPORT ON AGENDA ITEMS

APRIL 13, 2026

Proclamations and Presentations:

Receipt of Petitions and Communications:

Consent Items:

11. Consider approval of a permanent delegation of aviation fuel pricing authority to the airport manager, subject to city manager approval, and authorize the shift to a minimum-floor margin structure to ensure the airport's continued fiscal stability, and a resolution for the same.
 - a. The current policy requires staff to set a price for airport fuel that is at a predetermined margin based on previous purchase price. This was adopted by the Commission in January 2022 as part of a package of changes to airport fees. This is not congruent with the current environment characterized by much higher-than-normal pricing of fuel. For example, if staff purchased fuel at a price of \$4 per gallon then they could only sell that fuel at a price of \$6.07 per gallon based on the current policy. This creates a problem when the retail price of fuel goes up to \$9 per gallon. Staff will then sell all of the old fuel supply at the lower price and be forced to resupply at a higher rate leaving the airport with a higher fuel cost when the price eventually comes down. Staff is recommending that this practice be changed by delegating the Airport Manager to set fuel prices subject to City Manager approval and a minimum margin. This will allow for continued efficient operation during an unpredictable market.

12. Consider awarding the contract for the "2026 Construction Services -Mill Pond Park Weir Improvements & Chipp-A-Waters Park Bank Stabilization" to Glasco Construction for a total price of \$249,528.
 - a. Staff recommends that the City Commission award the contract for the 2026 Mill Pond Park Weir Improvements & Chipp-A-Waters Park Bank Stabilization project to Glasco Construction of Lake, MI for a total price of \$249,528. This project includes the repairs of the Mill Pond Park Weir and Pedestrian Bridge and restoration of the riverbank at Chipp-A-Waters Park. Glasco does not have a unionized workforce. Anlaan Corporation bid on the project and is a unionized workforce, though their bid was significantly higher than the low bidder. Staff conducted the necessary reference checks on Glasco which were found satisfactory.

13. Consider awarding the contract for the 2026 Franklin Street and Preston Street Reconstruction Project to Malley Construction, of Mt. Pleasant, for \$1,334,989.
 - b. Staff recommends that the City Commission award the contract for the 2026 Franklin and Preston Street reconstruction project to Malley Construction for \$1,334,989. Malley is not a unionized workforce. Funds for the project have been budgeted for in the Major Streets Fund and Storm Sewer Fund.

14. Consider approval of the vacation of the existing ingress/egress easement across Central Michigan University (CMU) property to access well site #15 and accept the new easement location and authorize the City Manager to sign the easement documents.
 - c. CMU has requested that the city vacate the current ingress/egress easement and create a new access easement to well site #15 on the east side of the well site from West Campus Drive. Staff believes that the new easement will provide sufficient access for maintenance of well site #15 while allowing CMU to move forward with its golf center project to the west of Theunissen Stadium.

15. Consider awarding the 2026 Street Sweepings Disposal bid to Fisher Transportation, of Mt. Pleasant, for \$34.17 per ton.
 - d. Staff is recommending contracting Fisher Transportation for the disposal of street sweeping debris. The contract is on a dollar per ton basis and an estimated \$34,170 is budgeted in the City's street funds to pay for this service. Fisher transportation is not unionized.

Public Hearings:

17. Public hearing to allow for public input and to consider the amendment of section 110.28(B) regarding the operation of transitory food service units and the issuance of permits, licenses, or approvals for transitory food service units.
 - a. Staff has worked with City Attorney Mike Homier's office to incorporate changes to the Food Truck Ordinance as requested by the City Commission at the February 9th meeting. This includes waiving application fees for units that operate solely on the applicant's property. Proposed changes also include allowing food trucks to operate as part of the City's special events and farmers market. After the public hearing, the City Commission is asked to adopt the proposed ordinance.
 - i. Recommended Action: A motion to approve the proposed ordinance amendment as presented.

New Business:

18. Consider awarding the contract for the 2026 City Hall Retaining Wall & Streetscape Replacement Project to McGuirk Sand and Gravel for \$1,369,597 and approve a budget amendment of \$60,000 in the General Fund.
 - a. The retaining walls at City Hall are more than 100 years old and have been showing signs of cracking, spalling, displacement and settlement causing the sidewalk on the north side of Broadway to fail. Left unattended, the walls will completely fail undermining the base of the sidewalk and Broadway Street. Staff will provide a short presentation on the problem. Staff is proposing that the City Commission award a contract to McGuirk Sand and Gravel for the reconstruction of the retaining walls. McGuirk Sand and Gravel is a non-unionized firm.
 - i. Recommended Action: A motion to award the contract for the 2026 City Hall Retaining Wall & Streetscape Replacement Project to McGuirk Sand and Gravel for \$1,369,597 and approve a budget amendment of \$60,000 in the general fund.

Work Session:

19. Work session discussing the future of the former Mt. Pleasant Center Property.

- b. The City Commission will hold a work session with the purpose of discussing future plans for the former Mt. Pleasant Center property.

Closed Session:

Flooding Issues

April 2026

Mt. Pleasant
[meet here]

Broader Rain Related Issues

- Island Park experienced flooding (common during heavy spring rains).
- We received several calls regarding basement flooding, largely due to high groundwater levels.
- There were no major issues with the broader public storm sewer system.
- MDOT Bridge inspector will review our bridges for scour concerns.



Mt. Pleasant
[meet here]

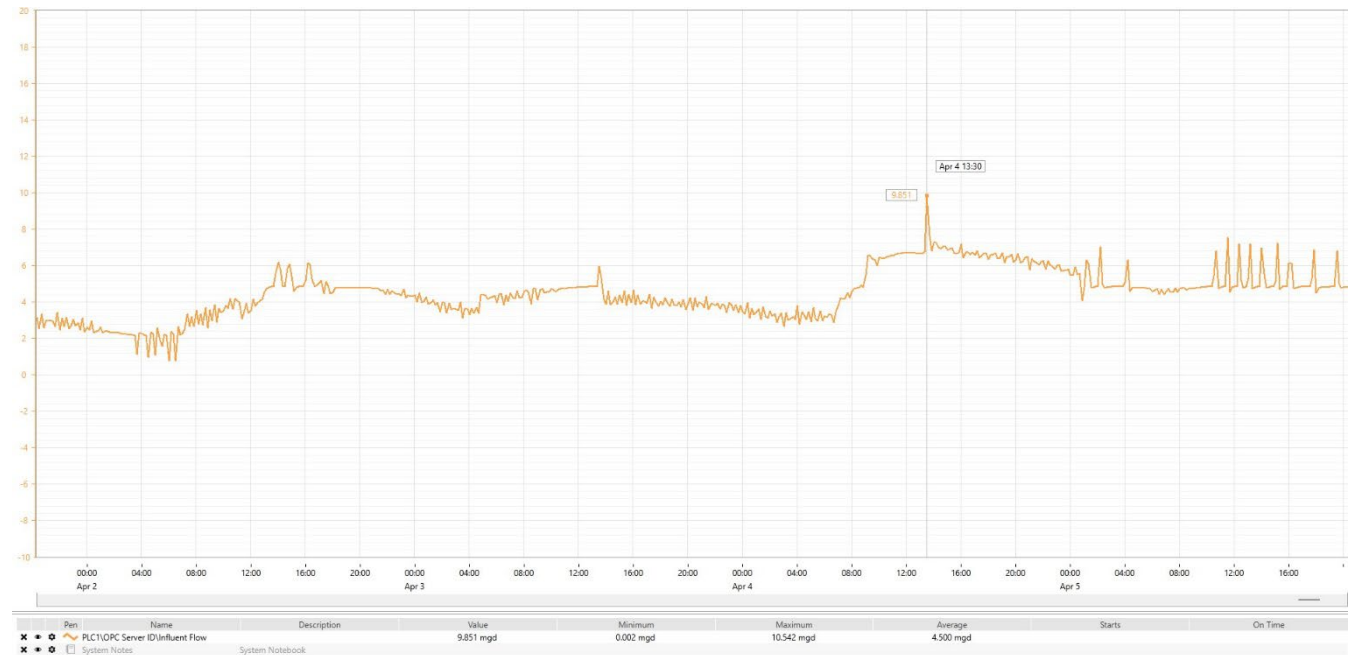
Sanitary Sewer Overflow (SSO) at Water Resource Recovery Facility (WRRF)

- The overflow lasted only 9 minutes (until 1:40 pm).
- The estimated maximum volume was 20,000 gallons.
- The overflow left our facility property through the onsite storm sewer and reached the Chippewa River



Immediate Response

- Operators stopped the overflow within 9 minutes.
- We notified EGLE through the Pollution Emergency Alerting System (PEAS).
- Several communities statewide reported weather-related issues that day.
- We also notified the Isabella County Health Department and the local paper with full details.



Mt. Pleasant
[meet here]

Why it Happened

The root cause was operational:
A brief triple-pump condition during reconfiguration to protect the retention basin overwhelmed the single operating grit vortex.

During future events both grit chambers will be in operation ahead of time.



Mt. Pleasant
[meet here]

Next Steps & Prevention

Updating our wet weather operations procedure to automatically bring both grit vortex units online when forecasts predict large precipitation amounts



Mt. Pleasant
[meet here]

Questions?



MEEDER PUBLIC FUNDS ADVISORY

City of Mt. Pleasant Q1 2026 Portfolio Review

PRESENTED BY

MIKE KLOACK

DIRECTOR, ADVISORY SERVICES

APRIL 7, 2026



Current Portfolio

City of Mt. Pleasant portfolio as of 03/31/2026



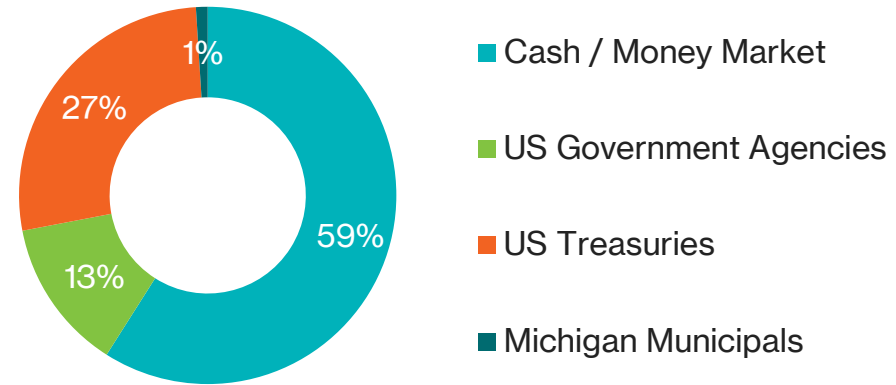
Your Portfolio

Cash	\$19,384,455
Securities	<u>\$13,745,000</u>
Total	\$33,129,455

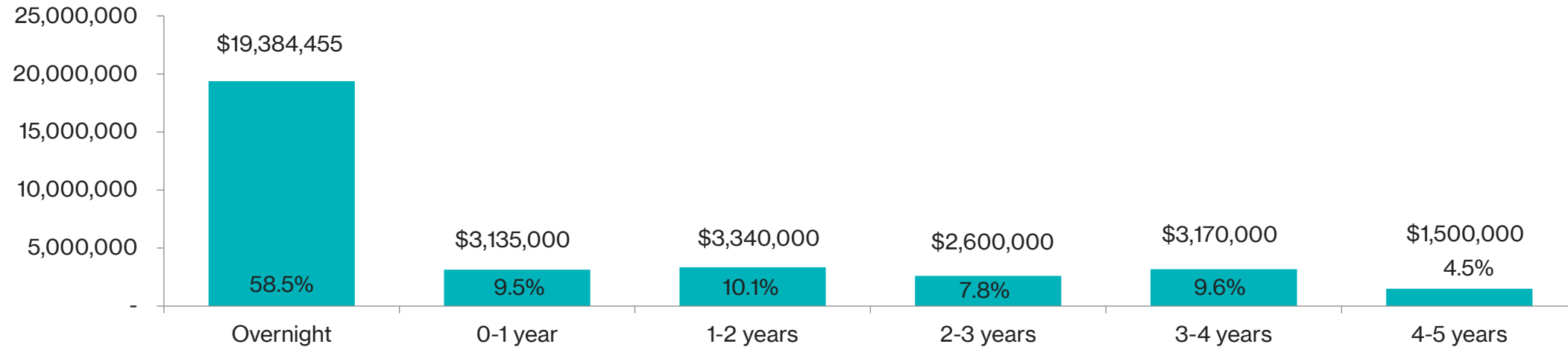
Your Securities

Weighted Average Maturity*	0.92 years
Weighted Average Yield*	3.28%

Your Asset Allocation



Your Maturity Distribution



*THE ABOVE DATA CONTAINS CALCULATIONS THAT WERE DERIVED IN PART FROM OUTSIDE SOURCES. THEY ARE ASSUMED TO BE ACCURATE BUT ARE SUBJECT TO VERIFICATION AND REVISION. IN THE EVENT OF A DISCREPANCY BETWEEN THE ABOVE AND THE CITY'S BANK AND CUSTODY STATEMENTS, THE INFORMATION IN THE STATEMENTS SHOULD BE CONSIDERED ACCURATE.

YIELD AND INTEREST INCOME INFORMATION IS ANNUALIZED. ALL YIELD INFORMATION IS SHOWN GROSS OF ANY ADVISORY AND CUSTODY FEES AND IS BASED ON YIELD TO MATURITY AT COST. PAST PERFORMANCE IS NOT A GUARANTEE OF FUTURE RESULTS.

Meeder Public Funds, Inc. is a registered investment adviser with the Securities and Exchange Commission (SEC) under the Investment Advisers Act of 1940. Registration with the SEC does not imply a certain level of skill or training. The opinions expressed in this presentation are those of Meeder Public Funds, Inc. The material presented has been derived from sources considered to be reliable, but the accuracy and completeness cannot be guaranteed.

Past performance does not guarantee future results. Opinions and forecasts are all subject to change at any time, based on market and other conditions, and should not be construed as a recommendation of any specific security. Investing in securities involves inherent risks, including the risk that you can lose the value of your investment. Any forecast, projection, or prediction of the market, the economy, economic trends, and fixed-income markets are based upon current opinion as of the date of issue and are also subject to change. Opinions and data presented are not necessarily indicative of future events or expected performance. Meeder Public Funds, Inc. cannot and does not claim to be able to accurately predict the future investment performance of any individual security or of any asset class. There is no assurance that the investment process will consistently lead to successful results. The investment return and principal value of an investment will fluctuate, thus an investor's shares, or units, when redeemed, may be worth more or less than their original cost.

**Meeder Investment
Management**

6125 Memorial Drive
Dublin, OH 43017

866.633.3371



M E E D E R
PUBLIC FUNDS

With you. For you.

Mt. Pleasant
[meet here]



CITY OF MT. PLEASANT

2025 Annual Report

From the City Manager

The 2025 Annual Report reflects a year of disciplined investment, regional collaboration, and measurable progress for the City of Mt. Pleasant. Across infrastructure, economic development, public safety, and community programming, our focus remained clear: protect core services, strengthen long-term assets, and position the organization for sustainable growth.

This year marked significant advancement in our water and wastewater systems, including major construction at the Water Treatment Plant and substantial completion of upgrades at the Water Resource Recovery Facility. Street overlays, downtown infrastructure improvements, and continued modernization of water meters demonstrate our commitment to maintaining reliable, high-performing public assets.

We also strengthened our economic foundation. The renewal of the Central Business District TIFA and extension of the Mission–Pickard DDA provide tools to reinvest directly into key commercial areas. A \$2.79 million award from the Michigan Economic Development Corporation will support construction of a new pavilion and incubator kitchen at Island Park, expanding opportunity for local entrepreneurs and enhancing community gathering space. Continued support from the Saginaw Chippewa Indian Tribe of Michigan through the 2% grant program further strengthened public safety, youth programming, and infrastructure initiatives.

The accomplishments outlined in this report are the result of dedicated employees, strong partnerships, and thoughtful governance. As you review the pages that follow, I hope you see not only the work completed in 2025, but also the foundation being built for the future of our community.

Aaron Desentz
City Manager



Table of Contents

- 3 STREETS AND INFRASTRUCTURE
- 7 ECONOMIC DEVELOPMENT AND FUNDING
- 9 PUBLIC SAFETY
- 10 PLANNING AND ZONING
- 12 HOUSING AND NEIGHBORHOODS
- 13 CIVIC AND RECREATIONAL LIFE
- 17 ADMINISTRATIVE

Photo & Media Credits:

Steve Jessmore
Photography
Guys & Dolls Photography
Dan Gaken

2025 City Commission

Name	Role	Term Status
Bryan Chapman	Mayor	Resigned 1/21/2025
John Zang	Commissioner	Partial term, expired 08/05/2025
Elizabeth Busch	Commissioner	Resigned 12/31/2025
Hanna Demerath	Commissioner	Partial Term, expires 8/4/2026
Boomer Wingard	Mayor	Expires 12/31/2026
Grace Rollins	Commissioner	Expires 12/31/2026
Mary Alsager	Commissioner	Expires 12/31/2026
Ryon Skalitsky	Commissioner	Partial term, expires 12/31/2026
Amy Perschbacher	Commissioner	Expires 12/31/2028
Maureen Eke	Vice Mayor	Expires 12/31/2028



*Back Left: Ryon Skalitsky, Amy Perschbacher, Mary Alsager, Elizabeth Busch
Front Left: Boomer Wingard, Grace Rollins, Maureen Eke*

Streets and Infrastructure

WATER METER REPLACEMENT AND CROSS-CONNECTION PROGRAM

The City began a coordinated effort to modernize its water system through the installation of advanced digital water meters at every property. These meters provide more accurate readings, support remote data collection, and offer customers access to detailed usage information through a mobile app. The upgrade improves operational efficiency and strengthens transparency for water customers.

To support this work, required cross-connection inspections were conducted during the same appointment by HydroCorp technicians. These inspections help protect the public water supply by identifying and preventing potential cross-connections that could occur within a private plumbing system. This ensures compliance with safety requirements and helps safeguard water quality. Both services were provided at no cost to residents.

In total, 1,488 of the City's 5,432 residential meters (27%) were replaced in 2025. The City plans to install about 1,000 meters each year, completing the full system upgrade over the next four years. Once complete, the program will provide stronger water system reliability, improved customer transparency, and long-term cost efficiency.

MAINTAINING A RELIABLE WATER SYSTEM

The Water Department completed several important maintenance activities this year to support the reliability of the City's water system. These efforts contribute to keeping the City's infrastructure in good working condition and to meeting community needs.

City of Mt. Pleasant Water Team:

- Flushed and gathered data on **39 miles** of water main
- Flushed and serviced **462 hydrants**, with **180** receiving repainting
- Exercised approximately **130 main line valves**



WATER TREATMENT PLANT CONTINUES UPGRADES WITH STATE FUNDING

Progress continued on the long-term rehabilitation of the Water Treatment Plant through the Drinking Water State Revolving Fund (DWSRF) program. Phase I includes \$13.1 million in funding, with \$2.62 million in loan forgiveness. Construction bids for plant improvements and galvanized service replacements were awarded in 2025 for both the plant improvements (\$10,980,000) and galvanized service replacements (\$202,012).

2025 Construction Activity

Phase I construction began in November. Initial work focused on preparing the site for upcoming upgrades, including installing wiring for new security cameras and control equipment. By December, scaffolding had been placed in the clarifier room, allowing contractors to begin staging for mechanical and structural improvements that make up the majority of Phase I.

Phase I Work Advancing in 2026

The primary treatment plant upgrades will take place throughout 2026 and include:

- Clarifier valve replacements
- Filter improvements
- Recarbonation tank and piping
- Aeration tower rehabilitation
- Chemical tank improvements
- HVAC system updates
- Electrical system modernization
- SCADA upgrades

Phase II Funding

The City also received a Phase II funding notice in July 2025, securing \$27.9 million with \$6.42 million in loan forgiveness. Construction for this phase is scheduled for 2026-2027 and will focus on raw water system upgrades and improvements to water storage facilities.

MAJOR UPGRADES COMPLETED AT WATER RESOURCE RECOVERY FACILITY

Upgrades continued at the Water Resource Recovery Facility through two major project phases. Phase I, launched in 2022 with \$8.5 million in improvements, addressed core infrastructure, including retention basin upgrades, aerated grit system replacement, digester improvements, installation of a septage receiving system, and expanded biogas storage.

Phase II began in 2023 with \$27 million in funding, supported by \$18 million from the Clean Water State Revolving Fund and \$9 million in state grant funding. This phase centers on modernizing the plant through new biological treatment technology, upgraded electrical and control systems, and converting existing clarification structures to support improved solids handling.

By the end of 2025, Phase II was substantially complete. A key milestone this year was the startup of the Aerobic Granular Sludge (AGS) system in April. Staff spent the following months optimizing nutrient reduction and promoting granular growth. Additional work included converting two final clarifiers for primary clarification and repurposing former primary tanks for sludge thickening.

Streets and Infrastructure

STREET OVERLAY PROGRAM IMPROVES 6.13 MILES OF ROADWAY

The City continued its commitment to invest in maintaining and improving the safety and quality of its streets. In 2025, 6.13 miles of streets across the community were overlaid to improve driving conditions, enhance safety, and extend pavement life.

A state grant secured through Senator Hauk's office provided \$816,000 toward the project's total construction cost of \$1,433,539. This support allowed the City to advance several roadway improvements sooner than originally scheduled.



DOWNTOWN PARKING LOT IMPROVEMENTS ENHANCE ACCESS AND SAFETY

Two parking lots were reconstructed and 2 parking lots were overlaid in the downtown area in 2025, to improve infrastructure quality and provide safe, accessible parking for residents, businesses, and visitors. These improvements support the ongoing revitalization of downtown and contribute to a welcoming and well-maintained city center.

CITY HALL ENTRANCE AND PARKING LOT OVERLAY

The City Hall parking lot entrance underwent a comprehensive reconstruction to improve accessibility, traffic flow, and overall safety. This project included updates to the entrance layout, paving, and relocating a utility pole. The city hall parking lots and driveways received a thin overlay and new pavement markings.



DOWNTOWN MASONRY REPAIRS PRESERVE HISTORIC CHARACTER

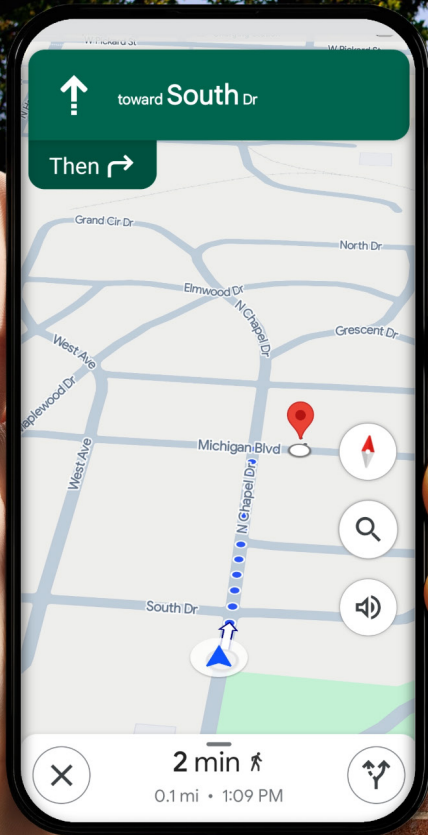
The City completed masonry wall cleaning and repairs and wall cap replacement projects in six locations downtown to preserve historic features, address structural and cosmetic needs, and maintain the character of the area. These projects help protect public spaces while improving the visual appeal of downtown.

NEW INTERACTIVE CEMETERY MAP IMPROVES ACCESS FOR VISITORS

The City implemented a new mapping and search system for Riverside Cemetery to improve accessibility for families and visitors. The updated platform provides an interactive plot map with burial search capabilities, allowing users to locate individual plots and access walking or driving directions through their mobile device.

Prior to this upgrade, visitors relied on a traditional map showing only plot sections and often needed to contact the City for burial locations. The new system offers more accurate, detailed information and supports real-time navigation, creating a more user-friendly experience.

The interactive map and burial search tools, provided through Pontem Software, are now available on the City's website and work on most smartphones, supporting both advance planning and on-site navigation.



Economic Development and Funding

SAGINAW CHIPPEWA INDIAN TRIBE 2% GRANTS

The City of Mt. Pleasant receives annual funding through the Saginaw Chippewa Indian Tribe's 2% grant program, which supports local projects that improve public services, infrastructure, and community well-being. In 2025, five projects received funding across spring and fall awards. The City is appreciative of the Tribe's continued support.

Funded projects and award amounts are listed below:

Spring Funding Awarded	
Airport Operational Funding	\$60,000
Emergency Services Van	\$58,000
Partners Empowering All Kids (PEAK)	\$90,000
Sewer Line Inspection Camera	\$28,698
Fall Funding Awarded	
Airport Operational Funding	\$80,000
Mt. Pleasant Police Department/Tribal Police Department Drone Project	\$28,488
Partners Empowering All Kids (PEAK)	\$57,500
Total Funding Awarded	\$402,686

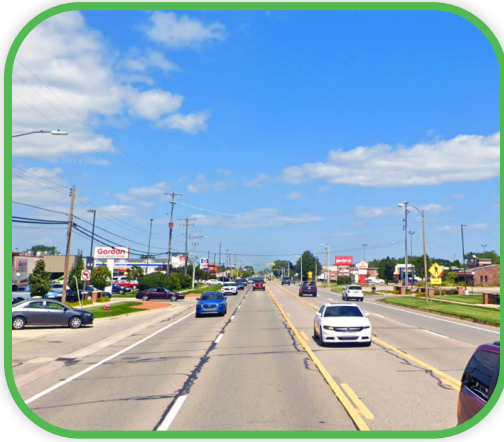
MT. PLEASANT REGIONAL AIRPORT OPERATIONS



The Mt. Pleasant Regional Airport continued to play an important role in supporting the local economy by providing dependable access for athletic teams, corporate and entertainment business, as well as general aviation.

2025 Airport Statistics:

- Over **200** corporate flights
- Approx. **5,000** total operations
- **84** after hours call outs for service
- **70** rental cars
- **66** Courtesy car trips
- **45,900** gallons of Jet A sold
- **8,700** gallons of 100LL sold



MISSION-PICKARD DDA EXTENDED TO CONTINUE CORRIDOR IMPROVEMENTS

The Mission Street – Pickard Avenue District Development Authority (DDA) reinvests a portion of property tax revenue collected from the Mission and Pickard commercial corridor back into the district to strengthen the area for businesses and the community. This reinvestment has historically supported projects such as the Mission/Pickard Corridor Improvement Plan, façade improvement programs for small businesses, and safety enhancements along the corridor. With a 10-year extension approved by the City Commission, the DDA will capture 28% of tax dollars from the corridor to fund improvements.

CENTRAL BUSINESS DISTRICT TAX INCREMENT FINANCE AUTHORITY REESTABLISHED

Established in 1984, the Central Business District Tax Increment Finance Authority (CBD TIFA) reinvests a portion of property tax revenue from downtown Mt. Pleasant directly back into the district to support development and improve property values.

After a pause in fund capture from 2019 to 2025, the City Commission approved a renewal of the TIFA plan. Over the next 10 years, the district will capture 75% of property taxes to fund a phased downtown infrastructure improvement project (estimated cost: \$3.4 million), provide façade improvement and fire suppression grants for local businesses, and support programs that encourage new housing development.

This renewed plan positions the district to strategically reinvest captured revenues to modernize infrastructure, enhance downtown assets, and support sustainable development over the next decade.



POLICE DEPARTMENT SERVICE COVERAGE TO VILLAGE OF LAKE ISABELLA

In 2025, the City of Mt. Pleasant entered a contract with the Village of Lake Isabella to provide dedicated police patrols and services to supplement coverage from the Michigan State Police.

Under the contract, approved by the City Commission at a flat rate of \$250 per hour, the service fee fully covers personnel, equipment, and administrative costs. Scheduling is structured to maintain appropriate police coverage within Mt. Pleasant before assigning officers to the Village.

Services provided to Lake Isabella include patrols of residential, commercial, and public areas; traffic enforcement; criminal investigations and crime-scene processing; victim follow-up; emergency response; background checks; and police presence at community events. All personnel, equipment, and supervision are supplied by the Mt. Pleasant Police Department.

Since beginning in late August 2025, the partnership has operated successfully, providing timely responses to calls for service and strengthening regional collaboration. The program continues to support community safety in both Mt. Pleasant and Lake Isabella.

YOUTH POLICE ACADEMY BUILDS LEADERSHIP AND PUBLIC SAFETY AWARENESS

The Mt. Pleasant Police Department hosted the 24th annual Youth Police Academy in July 2025, offering local students entering grades 6 through 8 an opportunity to learn about law enforcement training, public safety operations, and career opportunities.

The academy followed a police-training format led by Mt. Pleasant Police officers and emphasized teamwork, leadership, integrity, compassion, and discipline. Cadets participated in physical training, hands-on activities, field demonstrations, and instruction from specialized units including the Emergency Services Team, K-9, and the Department of Natural Resources. Instruction also covered crime scene investigation, traffic stops, marine patrol, firearms safety, first aid, and CPR.

Twenty-two cadets completed the 2025 program. Candidates for future cadet-instructor roles will be selected in spring 2026 based on leadership skills, performance, and work ethic.

Graduating cadets were recognized during a closing ceremony featuring a commencement address from Mt. Pleasant Middle School Assistant Principal Matt Walderzak, selected for his leadership in school safety, his work improving emergency procedures and threat-assessment practices, and his strong ongoing partnership with the Mt. Pleasant Police Department.

Applications for the 2026 Youth Police Academy will open in May and will be distributed to all applicable schools throughout Isabella County, as well as through the Division of Public Safety.



Planning and Zoning

MASTER PLAN REVIEW AND MISSION STREET IMPROVEMENT PLAN ADOPTION

As part of the City's five-year Master Plan review, the Mission Street Improvement Plan was adopted in 2025 to guide future improvements along the Mission Street corridor. Developed in partnership with the Michigan Department of Transportation (MDOT) and supported by funding from the Redevelopment Ready Communities program and the Mission/Pickard DDA, the plan focuses on improving traffic flow, pedestrian and bicycle safety, accessibility, and business access.

In 2025, Progressive Companies led the planning effort with input from a steering committee representing local businesses, community partners, Central Michigan University, the Saginaw Chippewa Indian Tribe, MDOT, and City staff. Public outreach throughout 2024 helped identify challenges, opportunities, and preferred design concepts.

After review by staff, MDOT, the steering committee, and the Mission/Pickard DDA Board, the Mission Street Improvement Plan was incorporated into the City's Master Plan. The 2025 update also included revised demographic data and updated goals and objectives reflecting recent projects and community input.

The Master Plan update was adopted on September 22, 2025. Documents and supporting materials can be viewed on the City's website.

MT. PLEASANT 2050

WELLHEAD PROTECTION RESOLUTION SAFEGUARDS DRINKING WATER

To support the long-term safety of Mt. Pleasant's public water systems, the City Commission adopted a Wellhead Protection Resolution in August 2025. The resolution creates a simple and practical framework for protecting the community's groundwater while keeping the development review process easy to navigate.

The City chose an approach that builds wellhead protection steps into the existing site plan review process. As part of this process, developers must show proof of all required environmental permits at the federal, state, county, or local level before a land use permit can be issued. The resolution reaffirms the City's commitment to protecting immediate Wellhead Protection Areas, updating well contribution zones when needed, and planning for future updates.

This helps prevent groundwater contamination from land use, protects the community's drinking water supply, supports public health, reduces the risk of costly cleanups, and supports a key 2025 City Commission strategic goal.



Planning and Zoning

MT. PLEASANT AWARDED \$2.79M GRANT FOR NEW FARMERS MARKET PAVILION AND COMMERCIAL KITCHEN

City staff successfully secured \$2.79 million through the Michigan Talent Partnership Program, a statewide initiative led by the Michigan Economic Development Corporation (MEDC). This competitive award supports the City's efforts to expand economic opportunity and enhance community spaces through strategic investment.

The funding will be used to construct a new multi-use pavilion in Island Park. The facility will provide flexible, year-round space for the Farmers' Market and community events. The project also includes an incubator kitchen that will offer licensed commercial space for food entrepreneurs. With limited access to shared kitchen facilities in the region, the new space will help support local vendors and small businesses while contributing to the area's growing food economy.

Planning and design work for the pavilion will begin in 2026, with additional project details to be shared as work progresses.



Housing and Neighborhoods

FIRST YEAR OF NEW TRASH AND RECYCLING SERVICE

This year marked the City's first full cycle of trash and recycling services with Granger Waste Services. Recycling collection increased by an estimated 15%, reflecting the community's interest and engagement in sustainability efforts. Recycling collection totaled approximately 433 tons.

The transition was well received with residents responding positively to the added convenience of the new service provider, including easy scheduling of large-item pickups through Granger's online portal.



CHILL GRANT SUPPORTS HOME REPAIRS FOR LOCAL RESIDENTS

The City of Mt. Pleasant was awarded \$423,500 through the Community Development Block Grant (CDBG) Housing Improving Local Livability (CHILL) program from the Michigan State Housing Development Authority (MSHDA) in 2024, with projects beginning in 2025. With an additional \$50,000 contribution from the City, a total of \$473,500 was made available to help eligible homeowners make essential repairs that keep their homes safe, comfortable, and affordable.

The program's primary focus has been providing new furnaces and water heaters to residents, supporting reliable heat and hot water for local households. Other completed improvements include new roofs, upgraded electrical systems, exterior door replacements, and added insulation to support long-term safety, comfortability, and affordability.

In 2025 the City assisted 24 homes, completing \$247,055.43 in improvement projects, averaging just over \$10,000 in assistance per home. Approximately \$125,000 remains available to support additional qualified home improvement projects in 2026.

FORESTRY GRANT STRENGTHENS LONG-TERM CANOPY HEALTH



The City received a \$100,000 grant from the DNR Urban and Community Forestry Program in June 2025 to support tree planting and trimming throughout the community. Funding will be used to plant 225 new trees and prune 398 trees over a two-year period, strengthening the health and resiliency of the City's urban canopy.

The project focuses on enhancing public spaces through strategic planting and maintenance, improving air quality, supporting climate resilience, and contributing to long-term environmental sustainability. Trees will be planted within the public right-of-way as part of the City's Urban Forestry Plan, with residential property owners eligible to receive one tree per year at no cost.

Civic and Recreational Life

CITY STAFF ADMINISTER TWO SUCCESSFUL 2025 ELECTIONS

City staff and community election workers administered two elections in 2025, taking place on May 6 and August 5.

	May Election	August Election
Registered voters who cast a ballot	2,016	1,450
Absentee ballots mailed	2,370	2,376
Absentee ballots returned	1,456	1,076
In-person votes on election day	560	374
Total same-day registrations	4	1
Same-day registrations on election day	3	1
Total voter turnout	16.26%	11.69%

**Early voting center not available for May and August 2025 elections

CITIZENS' ACADEMY CELEBRATES 2025 GRADUATES

Participants of the Citizens' Academy graduated after completing the seven-session program, offered annually from February through April.

The Citizens' Academy of Mt. Pleasant is a free program for individuals who live, work or own a business in the City. Led by Director of Planning and Community Development Manuela Powidayko, the academy offers an in-depth look at core service areas such as administration and budgeting, public works and utilities, parks and recreation, public safety, and community development.

Throughout the program, participants increase their knowledge of local government, engage directly with City staff, and build connections with fellow community members. The academy supports residents who want to be more informed, involved, and prepared to contribute to the future of Mt. Pleasant.



P.E.A.K. PROGRAM EXPANDS YOUTH OPPORTUNITIES AND SUPPORT

P.E.A.K. provides school age children with safe, structured opportunities outside the classroom and supports families during summer and after school hours with accessible enrichment and reliable care.

In 2025, the program offered programming that engaged participants in educational activities, recreation, and social development. Summer participants received breakfast and lunch, and after-school students received a daily healthy snack. Scholarships ensured all interested families could participate.



Hands-on learning expanded through partnerships with Central Michigan University and community organizations. CMU’s Strings Explorer program introduced students to violin, viola, and cello at no cost, with instrument-rental scholarships available. About 125 CMU student-athletes also volunteered to support activities and mentorship.

P.E.A.K. received significant 2025 grant funding, including \$147,500 from the Saginaw Chippewa Indian Tribe’s Spring and Fall 2% distributions. This support offset scholarship and staffing costs and enabled free field trips. Mount Pleasant Public Schools further supported academic enrichment by covering program fees for children needing math or reading support for 47 students in the summer program and 41 after school.

Several program improvements were introduced during the year. A new childcare license at Mount Pleasant Middle School increased summer capacity, and the transition to online registration simplified the process for families and staff. All staff members completed at least 16 hours of professional development, and ongoing license maintenance ensured continued acceptance of DHS payments from the State of Michigan. Supported by a dedicated team of staff and CMU volunteers, P.E.A.K. continues to strengthen youth development and enhance the well being of the Mt. Pleasant community.

Program Participation

Program	Participants	Scholarships Awarded
Summer 2025	287	77
After-school 2025	393	131

PRESERVATION WORK PROTECTS “BIG IKE” AT ISLAND PARK



Standing tall at Island Park is “Big Ike,” a 200-year-old bitternut hickory recognized in the Isabella County Big Tree Registry and named after early landowner Isaac Fancher. The tree had developed a significant split in its trunk, creating concerns for its long-term stability.

To support its preservation, the City contracted Timber! Tree Care LLC to install cabling and bracing that reinforce the tree’s structure and help it withstand storms and high winds. This work will help ensure Big Ike remains a healthy and lasting part of Island Park’s natural heritage.

Civic and Recreational Life

FARMERS' MARKET CONTINUES SUPPORTING ACCESS TO FRESH, LOCAL FOOD

The Mt. Pleasant Farmers Market continued its long-standing commitment to providing residents with access to fresh, local and affordable food. The 2025 season included the first year of the Saturday Market at the new Town Center, giving vendors and visitors additional space and strengthening the connection to the downtown area.

From May through October, the Thursday and Saturday markets offered fresh produce and locally made goods. A total of 61 vendors took part in the Thursday Market, and 23 participated in the Saturday Market. Cooking demonstrations and nutrition programming were offered throughout the season, and partnerships with community organizations helped support activities for families, home cooks, and gardeners. In collaboration with the Chippewa River District Library and McLaren Health Plan, 840 Cook the Kit meal kits were distributed.

Food Assistance

The market continued to serve as an important access point for healthy food through several assistance programs:

- More than **\$34,000** in food assistance transactions were processed
- **171 residents** used food assistance programs for the first time
- Programs included SNAP/EBT, Double Up Food Bucks, Prescription for Health, and credit/debit market tokens for vendors unable to process card payments

The 2025 season welcomed a new Market Manager, Andrew Wittbrodt, whose leadership provided support to vendors, staff, community partners, and visitors throughout the year. In October, the City also recognized the retirement of former Market Manager Carol Moody, honoring her 13 years of dedicated service to the Mt. Pleasant Farmers' Market.



FIRE UP FEST BRINGS COMMUNITY TOGETHER DOWNTOWN

In September, Downtown Mt. Pleasant hosted Fire Up Fest, a community event to kick-off the start of Central Michigan University's athletic season. The gathering provided an opportunity for residents, students and visitors to come together and enjoy activities such as lawn games, inflatables, food trucks, local business specials and giveaways. The CMU Marching Band and CMU athletic teams participated throughout the evening, contributing to a welcoming and energetic atmosphere.

As part of the Max & Emily's Concert Series, the event also featured a free outdoor performance by The Verve Pipe, drawing attendees to the downtown area and supporting local businesses. Attendance for the event was estimated at approximately 1,000 participants.

To encourage student participation, an ADA-accessible shuttle operated between campus and downtown during the event. Fire Up Fest was made possible through collaboration among CMU, the City of Mt. Pleasant, the Mt. Pleasant Area Chamber of Commerce, the Mt. Pleasant Area Convention & Visitors Bureau, Mt. Pleasant Parks & Recreation and the Saginaw Chippewa Indian Tribe of Michigan.



ANNUAL CHRISTMAS CELEBRATION RETURNS TO DOWNTOWN

Downtown Mt. Pleasant was filled with holiday spirit during the annual Christmas Celebration on December 6. The day began with the Jingle All-The-Way Fun Run and races, followed by a pancake breakfast with Santa at Sacred Heart Parish Hall.

Throughout the afternoon, activities were held across downtown, including a children's book sale and photo booth at Veterans Memorial Library, hands-on crafts, holiday music from local performers, and cookie decorating. The Winter Market and Candy Cane Lane offered specialty goods, food vendors, and children's activities, while visitors at Town Center enjoyed ice-sculpting demonstrations and rides on the Christmas Train.

The celebration concluded with the community gathering at Town Center for the annual tree lighting ceremony, followed by the Lighted Christmas Parade along Main and Broadway streets. CMU President Neil MacKinnon served as the Parade Grand Marshal as residents lined the sidewalks to enjoy one of Mt. Pleasant's most cherished holiday events.



BUILDING A STRONG WORKFORCE TO SERVE THE COMMUNITY

The City continued its commitment to building a strong and reliable workforce dedicated to serving the community. Eighteen new employees joined the organization, and three internal promotions reflected ongoing professional growth across multiple departments. Six interns supported daily operations, and nine retirements marked the conclusion of long careers that contributed significantly to both the organization and residents.

This year also highlighted the City's approach to developing future talent, focusing on matching the drive and coachability of new employees with mentoring, guidance, and development from experienced staff. Several seasonal and intern staff members moved into full-time roles, including a former intern who now serves as the Sustainability Coordinator. Three seasonal employees accepted full-time positions, with one returning to City employment after several years away. Two paid-on-call firefighters advanced to full-time roles within Public Safety, and one part-time employee transitioned to full-time following strong performance and alignment with departmental needs. This approach brings together institutional knowledge with new ideas and energy, strengthening both the workforce and the organization.



By the Numbers

1,488

Water Meters
Replaced

462

Fire Hydrants
Serviced

200+

Airport Corporate
Flights

6.13

Miles of Streets
Overlaid

\$402,686

2% Grant Funding
Received

22

Youth Police Academy
Cadets

\$2.79M

MEDC Talent Partnership
Program Grant

433

Tons Recycled

24

Homes Repaired through
CHILL Program

225

Trees to be Planted

16.26%

May Election Voter
Turnout

18

New Employees
Hired

Stay Connected and Informed

Monthly E-Newsletter Sign up: www.mt-pleasant.org/newsletter

Public Hearing Notices: www.mt-pleasant.org/publichearingnotices

Blog: www.mpcityblog.com

Website: www.mt-pleasant.org





Mt. Pleasant
[meet here]



Traffic Control Committee Minutes

Thursday, February 26, 2026, at 8:30 a.m. – **Microsoft Teams**

- Approve October 23, 2025 meeting minutes (Dec. 2025 meeting was canceled)
 - Approved, no comments
- Consider adding “No Parking” signs or pavement markings on either side of Parking Lot 4 entrance
 - No action at this time. City staff will monitor the area to observe if the driveway to parking lot 4 is being obstructed.
- Consider adding flags to existing stop signs on S. Main Street at Illinois Street
 - No flags to be added, as flags are for new installations.
 - Street department to add lolipop reflectors to the stop sign posts, and yellow pedestrian signs all sides of intersection.
- Consider making Illinois/University a four-way stop
 - Intersection does not meet warrants for a four-way stop
 - Street department to add lolipop reflectors and yellow pedestrian signs to the stop sign posts on both sides of the intersection.
 - Engineering department to add Illinois Street for 2027 pavement marking project to refresh pavement markings.

Sent from my iPhone

Begin forwarded message:

From: Valerie Pearsall <vpearsall@icloud.com>

Date: March 23, 2026 at 3:48:17 PM EDT

To: comment@mtpleasant.org

Subject: For Public Record 3/23/26 Life Safety & Negligence Complaint-
1504 Canterbury Trail Apt. UD

To the Mt. Pleasant City Commission,

**My name is Valerie Pearsall and I reside at
1504 Canterbury Trail Building U
Apartment D**

**I am submitting this statement and the
attached photos to be read aloud during the
public comment period of the March 23rd
meeting.**

**As the Commission discusses the adoption of
the 2021 International Fire Code tonight, I
am submitting evidence of a critical failure in
the enforcement of our current codes. I have
been living in a hazardous environment for
nearly a year and a half following a fire in the**

unit adjacent to mine in November 2024.

Summary of Negligence and Code Violations:

- **Breached Fire Partition (Timeline: 500+ Days):** Since the November 2024 fire, the 1-hour fire-rated assembly (fire wall) between my kitchen and the destroyed unit has remained breached. Under the Michigan Building Code, this is a life-safety violation that leaves my home with zero protection against smoke or fire spread.
- **Electrical Hazards:**

Following the fire, the lighting in my kitchen became significantly dimmer and has remained this way despite replacing the LED bulbs. In addition, the outside overhead light was exposed to high heat and moisture. Despite my reports, management's only response was to paint drywall around my kitchen fixture and putting a new cover on the outside entry fixture. They have refused to send a licensed electrician or other qualified persons to inspect wiring

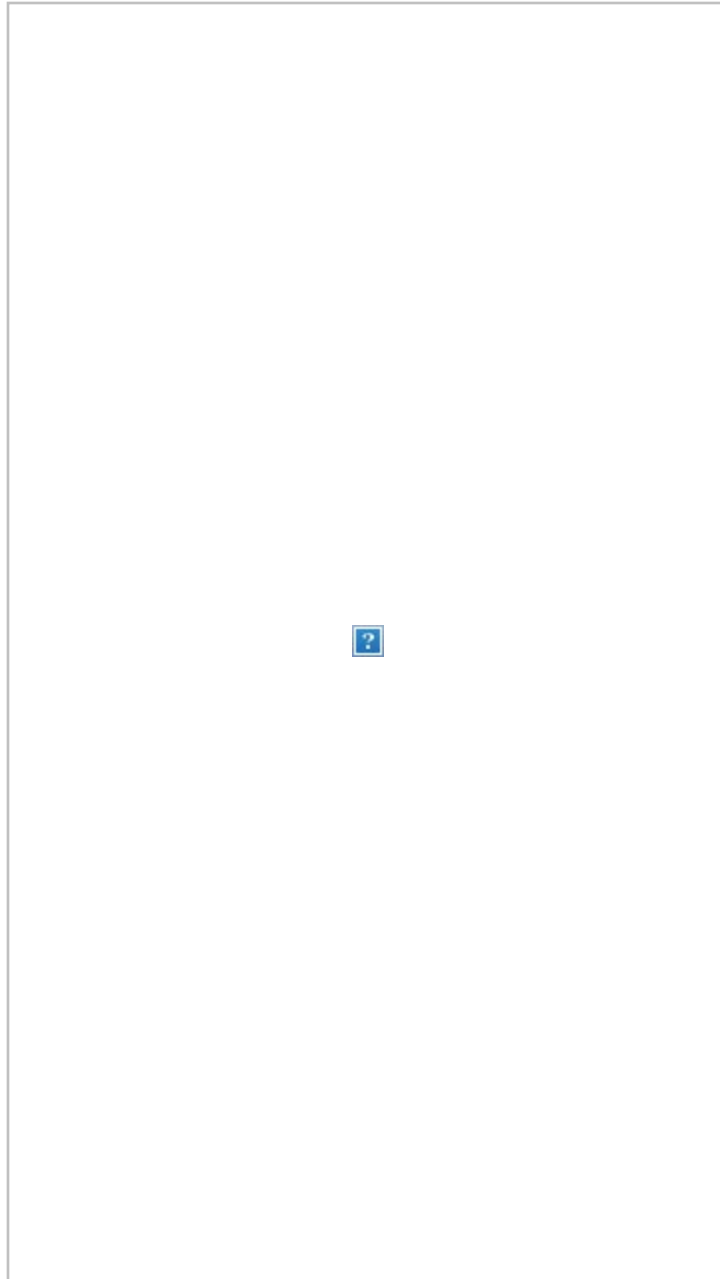
- **Due to un-remediated water damage from the fire, I have dealt with a persistent fungus gnat infestation since June 2025 and worsening mold growth. Prior to the fire I had water leaks that have not been corrected and mold is definitely present and has been worsening. Despite several email messages, recorded calls and in person visits I have not been contacted at all by the property manager. When I spoke to the assistant manager she accused me of screaming and yelling at her over the phone and claimed that I spoke to the manager in front of my apartment. When I told her that I had not she made the remark that I must have forgotten.**

I am asking the Commission and the Building Safety division to investigate. It is beyond comprehension that

Millennia and the property manager have ignored the very real threat to my health and safety.

We need a Tenant Rights Committee with the power to hold negligent property owners accountable so that no other Mt.

Pleasant resident is forced to live in a fire-damaged construction zone for a year and a

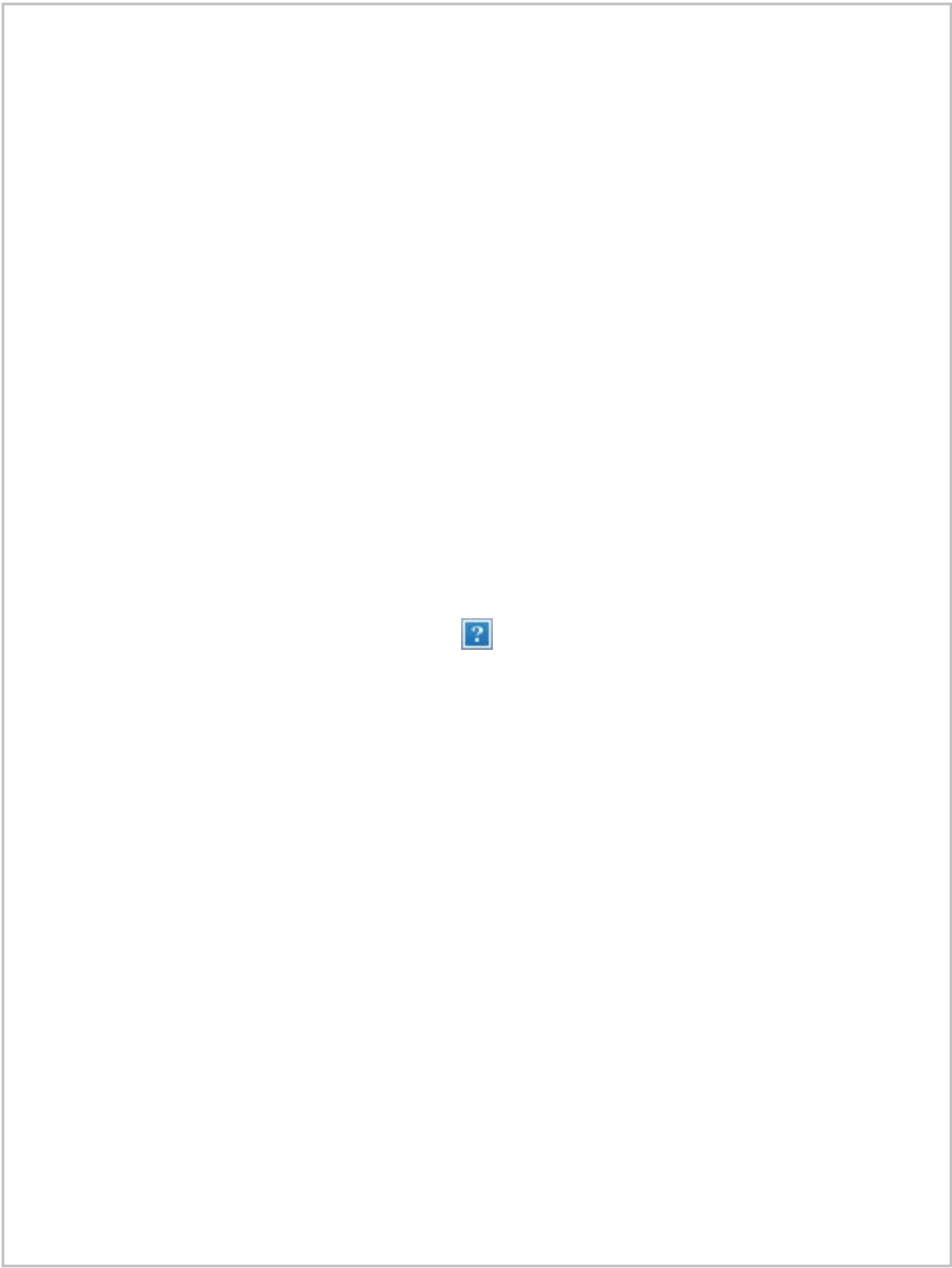


half.

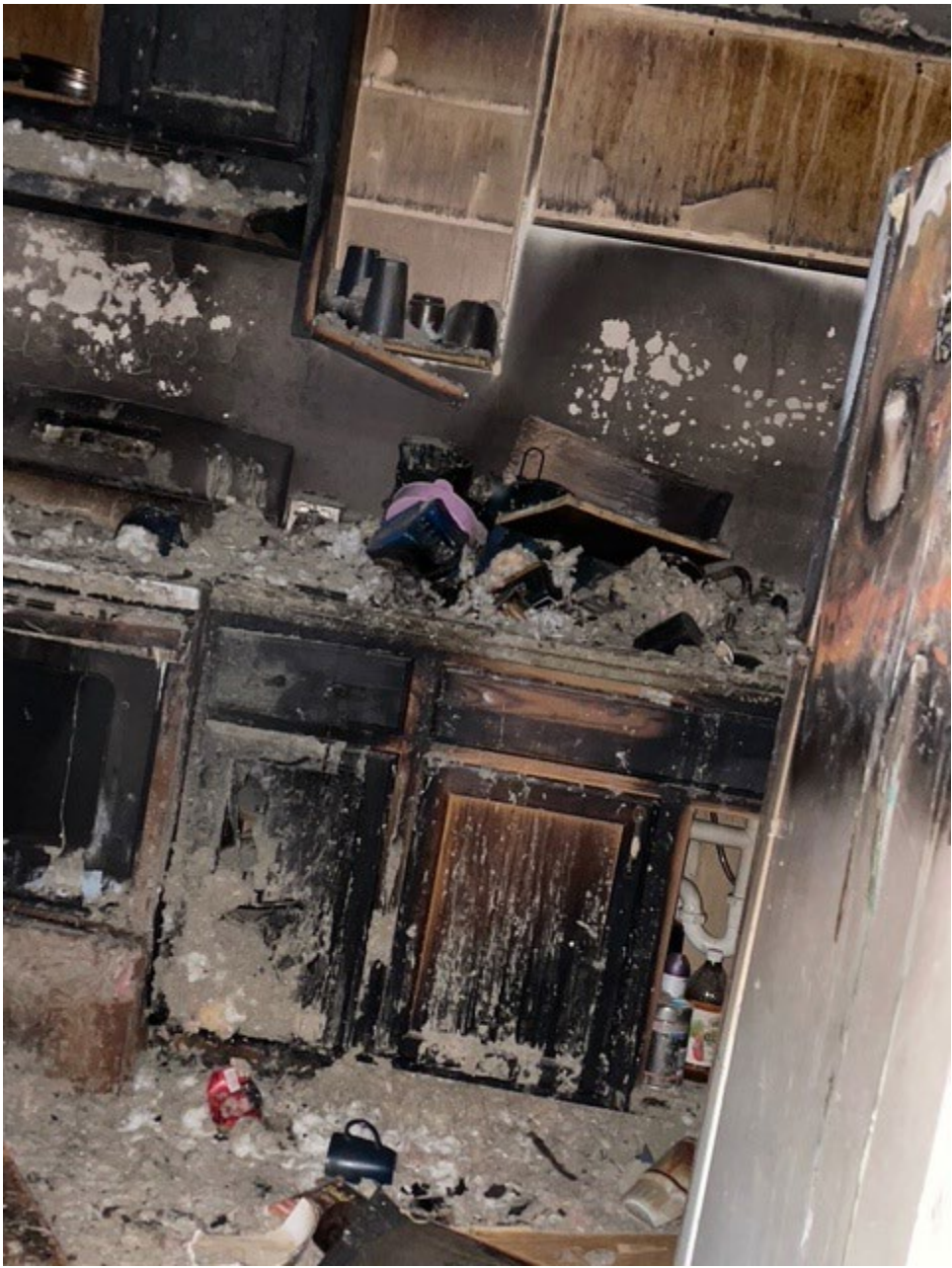












Minutes of the regular meeting of the City Commission held Monday, March 23, 2026, at 7:00 p.m., in the City Commission Room, 320 W. Broadway St., Mt. Pleasant, Michigan with virtual options.

Mayor Wingard called the meeting to order.

The Pledge of Allegiance was recited.

Land Acknowledgement statement was recited.

Commissioners Present: Mayor Boomer Wingard & Vice Mayor Maureen Eke;
Commissioners Mary Alsager, Hanna Demerath, Amy Perschbacher & Grace Rollins

Commissioners Absent: Ryon Skalitzky

Others Present: City Manager Aaron Desentz, City Clerk Holly Schmeltzer and City Attorney Michael Homier

Proclamations and Presentations

Assistant Chief of Police Brandon Bliss introduced Office Professional Emily Withrow.

Full-Time Firefighter Andrew Funnell was introduced and sworn in by Fire Chief Doug Lobsinger.

Additions/Deletions to Agenda

Moved by Commissioner Alsager and seconded by Commissioner Rollins to approve the Agenda as presented. Motion unanimously adopted.

Receipt of Petitions and Communications

Received the following petitions and communications:

3. Planning Commission 2025 Annual Report.
4. Planning Commission February Meeting Minutes.
5. Council of Governments March Agenda and February Meeting Minutes.
6. Letter from Marja Nothstine, 1361 S. Crawford regarding zoning in the City.

Moved by Commissioner Alsager and seconded by Vice Mayor Eke to approve the following items on the Consent Calendar as presented:

7. Minutes of the regular meeting of the City Commission held March 9, 2026.
8. Three-year contract with Nutrigro Environmental Solutions of Charlotte, Michigan for biosolids hauling in an amount not-to-exceed \$273,600.
9. Contract with Chop Tree Service of Grand Rapids, Michigan for 2026-2027 Tree Trimming and Removal as follows:
Tree Trimming/hr \$135.00 Tree Removal/hr \$160.00 Emergency/hr \$260.00
10. Payrolls & Warrants dated March 19, 2026 totaling \$2,228,374.80.

Motion unanimously adopted.

Public Hearing on proposed Ordinance to amend Chapter 93 of the Mt. Pleasant Code of Ordinances to adopt the 2021 Edition of the International Fire Code as amended.

Joseph Carreon, 109 N. Arnold, asked the Commission to set safety standards regarding the fire code. There being no additional comments or communications, the Mayor closed the public hearing.

Moved by Commissioner Perschbacher and seconded by Vice Mayor Eke that Ordinance No. 1110, an Ordinance to adopt the 2021 Edition of the International Fire Code as amended having been introduced and read, now be passed, ordained and ordered published.

AYES: Alsager, Demerath, Eke, Perschbacher, Rollins & Wingard

NAYS: None

ABSENT: Skalitzky

Motion carried.

Moved by Vice Mayor Eke and seconded by Commissioner Rollins to set a public hearing for Monday, April 13, 2026 at 7:00 p.m. to allow for public input and to consider the proposed amendment of section 110.28(B) of the Mount Pleasant City Code regarding the operation of transitory food service units and the issuance of permits, licenses, or approvals for transitory food service units. Motion unanimously adopted.

The Commission prioritized and approved submission of City requests for spring 2026 Saginaw Chippewa Indian Tribe 2% allocations.

Discussion on takeaways and information shared at Michigan Municipal League CapCon 2026.

Moved by Mayor Wingard and seconded by Commissioner Alsager to create a special committee focused on the rights and experiences of tenants within the City of Mt Pleasant. The committee shall be composed of three members of the City Commission and will present its recommendations to the full Commission in a written report. Motion carried.

Mayor Wingard appointed Commissioners Eke, Perschbacher and Skalitzky to this special committee.

Announcements on City-Related Issues and New Business

Commissioner Alsager informed residents that brush requests will be taken starting March 30, 2026 at 8:00 a.m.

Commissioner Demerath cautioned residents to be careful while driving around town and to watch out for children on bicycles.

Vice Mayor Eke encouraged the Commission to look into the ordinance regarding home businesses.

Commissioner Perschbacher encouraged residents to enjoy the City and parks this spring.

Public Comment on Agenda and Non-Agenda Items

Brandi Andrews, 10079 E. Coleman Rd., thanked the City for checking into the public parking lots on Arnold and Maple Streets and for listening to the parents dropping off their children at the school.

Doug LaBelle, 955 Meadowbrook Dr., spoke regarding the special committee for tenant rights and asked to see the data showing why this committee needed to be created.

Tiffany Sloan, 9370 E. Rosebush Rd., spoke against the tenant rights committee and encouraged the Commission to consider both the tenant and the landlord perspectives.

Kyle Campbell, 568 Hiawatha Dr., encouraged the Commission to look into mountain bike trails.

Marja Nothstine, 1361 S. Crawford, spoke against the school proposal related to the Crawford and Broomfield rezoning request.

Michelle Veith, 1619 E. Gaylord St., read a letter from Tiffany Sloan regarding the tenant rights committee.

The Commission recessed at 7:58 pm. and moved into closed session at 8:10 pm.

Moved by Commissioner Alsager and seconded by Commissioner Rollins to enter into Closed Session pursuant to subsection 8(h) of the Open Meetings Act to consider material subject to attorney-client privilege.

AYES: Alsager, Demerath, Eke, Perschbacher, Rollins & Wingard

NAYS: None

ABSENT: Skalitzky

Motion carried.

Closed session ended at 9:01 p.m. A separate set of minutes was taken for the closed session.

Mayor Wingard adjourned the meeting at 9:02 pm.

Boomer Wingard, Mayor

Holly Schmeltzer, City Clerk

Minutes of the special meeting of the City Commission held Monday, April 6, 2026 at 6:00 p.m. at the Mt. Pleasant Division of Public Safety, 804 E. High St.

Mayor Wingard called the meeting to order.

The Pledge of Allegiance was recited.

Land Acknowledgement statement was recited.

Commissioners Present: Mayor Boomer Wingard and Vice Mayor Maureen Eke; Commissioners Mary Alsager, Hanna Demerath, Amy Perschbacher, Grace Rollins, & Ryon Skalitzky

Commissioners Absent: None

Others Present: City Manager Aaron Desentz, City Clerk Holly Schmeltzer, Directors, Jason Moore, Lauren Pavlowski, Phil Biscorner, Shar Rappuhn, Assistant Police Chief Brandon Bliss, and Facilitator Lew Bender

Moved by Vice Mayor Eke and seconded by Commissioner Rollins to approve the agenda as presented. Motion unanimously adopted.

Public Comment on Agenda and Non-Agenda Items

Marja Nothstine, 1361 S. Crawford, spoke regarding fiscal responsibility and the Crawford and Broomfield rezoning proposal

Work Session: Discuss 2027 Goals and Objectives

Lew Bender led a discussion on 2027 goals and objectives.

Mayor Wingard adjourned the meeting at 8:33 pm.

Boomer Wingard, Mayor

Holly Schmeltzer, City Clerk

City of Mt. Pleasant

City Commission

Mayor Boomer Wingard

Vice Mayor Maureen Eke

Commissioner Amy Perschbacher

Commissioner Grace Rollins

Commissioner Hanna Demerath

Commissioner Mary Alsager

Commissioner Ryon Skalitzky

Proposed
Capital Improvement Plan
2027-2032

Memo To: City Commission

From: Aaron Desentz, City Manager

Date: April 10, 2026

In accordance with the State of Michigan Planning Act 285, we are pleased to present the City of Mount Pleasant Capital Improvement Plan (*CIP*). Michigan's Planning Enabling Act calls for a long-term capital improvement plan to be reviewed annually. This document will serve as a planning guide for the next six (6) years. The Charter of the City of Mt. Pleasant requires the City Manager to submit a Capital Improvement Plan to the City Commission the first meeting of April each year.

The CIP is a planning tool comprised of projects with a useful life of at least ten years and a minimum cost of \$20,000 that are tentatively planned over the next six years. It incorporates projects identified in the City's many adopted plans and policies. These include infrastructure projects to address stormwater management, walkable/bikeable pathways, major streets, local streets, parks, City-owned facilities, and the City's water and sewer system.

Although it is not possible to adequately predict every infrastructure need over the next six years, this document develops a plan to measure new or different projects against. It also attempts to predict the amount of funds available for projects to identify shortfalls that could occur. As indicated in previous plans, the City of Mt. Pleasant's infrastructure continues to age resulting in growing maintenance needs. This plan continues to place emphasis on the expectation that ongoing maintenance needs with current staffing must be balanced with new and improved infrastructure requests.

The CIP is a dynamic document that is updated and improved upon each fiscal year. Its inherent flexibility allows the City to move forward with many planned projects while allowing for the addition of new projects as opportunities arise. The plan will also serve as a reference tool for review and reflection by elected officials, appointed staff, and residents of the City. Thus, it is not intended to be a construction schedule or rigid plan.

Many of these projects will require grants or funding sources that have not been identified yet. In addition, many of these projects do not have a firm estimate on costs at this point. The City will continue to utilize this document as an effective strategy to connect planning efforts to financial resources.

Over the last year, inflation has cooled and pricing for projects has come to an equilibrium where year to year increases are no longer a concern. Inflation peaked in 2022 over 8% causing disruption in the City's ability to fund all of the requests for capital projects. That inflation has lessened each year and inflation in 2025 was down to just over 2%. This has allowed the City to keep pace with the price of projects for now.

The City is seeing headwinds in other areas such as the increased amount of streets funding that was passed as part of the State of Michigan budget. The City anticipates it will receive between \$800,000 and \$1 million per year over the next three (3) years as a result of the increase in State allocation to streets funding. This increase offsets the dip in funding realized in 2022 when the Census results in 2020 led to a decrease in annual state funding for roads for the City. The new funding allows the City to address major reconstruction projects which had to be pushed back based on previous funding gaps. Those projects have been listed in this CIP.

The City continues to make necessary upgrades to the Water Treatment Plant as part of the Drinking Water State Revolving Fund (DWSRF) program. The first phase of the project is estimated to cost \$12 million with \$2.2 million in principal forgiveness from the State of Michigan. Phase 2 of the project is estimated to cost \$28 million with \$6.4 million in principal forgiveness. These upgrades will allow the City to continue to provide safe, clean drinking water for our community for decades to come.

Lastly, the City has benefited from an increase in both the number of and the amount of grant funds that the State of Michigan has distributed over the last year. In Q4 2025 the State announced a \$2.8 million grant to fund a new pavilion/commercial kitchen at Island Park. In Q1 2026 the State announced a \$1.4 million grant to construct a shared use pathway along Mission Street. Staff continues to aggressively pursue grant funding to address the many capital needs in our City.

These headwinds are offset by some financial constraints outside of capital expenses. 2025 resulted in significant increases to the City's total spend on health insurance benefits. While capital asset funding has increased, funds that are used to maintain these assets such as General Fund dollars to support staff wages have been diminished due to these cost increases.

In order to maintain financial sustainability and soundness, the City will need to remain fiscally disciplined. Staff continue to weigh current capital needs for reconstruction of current assets versus plans for growth and additional amenity offerings. New projects should consider the forward costs to maintain and operate assets and not take into account only the initial cost to construct.

Summary

If all of the projects over the next six years were to occur, approximately \$72 million would be invested into our infrastructure between 2027 and 2032. Specific attention is always paid to the first year of the Capital Improvement Plan concerning affordability, as this plan becomes the basis for the 2027 Operating Budget. Any planning document changes over time and Tables 1 and 2 in the appendices of the document attempt to provide an overview of the changes in projects from the Capital Improvement Plan, which was approved in 2025.

Timeline

The following list outlines the steps and tentative dates over the next few months to finalize the approval of the Capital Improvement Plan as required by City Charter.

Presentation to the City Commission and Citizenry	April 13
Work Session Discussion	April 27
Presentation to the Planning Commission	May 7
Public Hearing	May 26
Required Adoption Deadline per Charter	June 08
Submission of 2027 Annual Operating Budget	September 14

We look forward to your input, discussion and final approval of this important planning document.

Table of Contents

<i>Description</i>	<i>Page</i>
Narrative	1
Estimated Cash Balances Available (2027-2032)	3
<i>General Fund</i>	
Buildings	11
City Hall	19
Downtown	21
Parks	37
Public Works Administrative	51
<i>Non General Fund</i>	
Airport	60
Local Street	65
Major Street	72
Water	77
Water Resource Recovery Facility	88
<i>Tables</i>	
Status of Specific Projects from 2023-2028 Capital Improvement Plan (<i>Table 1</i>)	97
Changes in 2027-2031 Projects from the 2026-2031 Capital Improvement Plan (<i>Table 2</i>)	98
Schedule of Capital Outlay 2022-2026 (<i>Table 3</i>)	99
Summary of Debt Payments (Includes Principal and Interest) (<i>Table 4</i>)	100
Summary of Estimated Tax & Bonding Funds Available for Capital Improvements (<i>Table 5</i>)	101
Projects Considered but not Planned in Next 6 Years (<i>Table 6</i>)	102

City of Mt. Pleasant Capital Improvement Plan

Background

Article VII of the Charter of the City of Mt. Pleasant establishes the requirement that a capital budget be prepared annually. On or before the first meeting of April each year, the City Manager submits the proposed Capital Improvement Plan for the next six (6) fiscal years to the City Commission for their review and adoption on or before the first meeting in June.

Capital budgeting has two (2) elements. The first is a Capital Improvement Plan and the second is an annual Capital Budget. The Capital Improvement Plan is a six (6) year schedule of all proposed major capital improvement projects including project priorities, cost estimates, methods of financing and annual estimated operating and maintenance costs for the proposed projects. Each year the Capital Improvement Plan is revised for the next fiscal year.

The annual update is primarily for adjusting the multi-year plan of improvements to changing circumstances. At the end of each fiscal year:

- ✓ Completed projects are removed and replaced with additional year's projects;
- ✓ Adjustments are made based on current priorities, needs and anticipated funding levels; and
- ✓ A new year's project list is added to ensure the Capital Improvement Plan remains an effective and continuous process for project planning and implementation.

Changing circumstances sometimes result in the addition of new projects and/or the removal or re-prioritization of existing projects. Table 2 at the back of this document provides a summary of changes from the prior Capital Improvement Plan.

The annual Capital Budget is the detailed list of those capital expenditures expected during the next fiscal year. The annual Capital Budget, used to implement the six (6) year capital plan, shows project priorities, cost estimates, financing methods and estimated annual operating and maintenance costs. To the extent possible, the information presented in the Capital Budget incorporates priorities based on projected revenues and expenditure priorities, into the annual Operating Budget. Table 1 provides a status report of the projects listed for 2027 in the 2027 – 2032 Capital Improvement Plan.

Benefits

An effective and ongoing Capital Improvement Plan is beneficial to elected officials, staff and the public. Some of the benefits received from an adopted and well-maintained Capital Improvement Plan and annual Capital Budget are:

- ✓ Assisting in stabilization of tax rate over a period of years;
- ✓ Coordination of the community's physical planning with its fiscal planning capabilities;
- ✓ Ensuring that public improvements are undertaken in the most desirable order of priority;
- ✓ Ensuring the maximum benefit of the moneys expended for public improvements;
- ✓ Permitting municipal construction activities to be coordinated with those of other public agencies within the community;
- ✓ 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; and
- ✓ Providing adequate time for planning and engineering of proposed projects.

These benefits are important to the Mt. Pleasant community. Capital improvement planning and capital budgeting allow officials and citizens to set priorities for capital expenditures and accrue maximum physical benefit for the minimum capital expenditure through an orderly process of project development, scheduling and implementation.

Definitions

A capital improvement is a project that involves the original construction or purchase of real property, or any substantial improvement or addition to real property or equipment with an estimated useful life of ten (10) years or

more and a minimum cost of \$20,000. This would include major replacement items that would either change or materially improve a service, as well as major rehabilitation of existing facilities.

Project Priority and Review Criteria

A wide range and variety of capital improvements could be included in the Capital Improvement Plan. Listed below are several criteria, not necessarily in order of priority, to aid in the review of potential projects:

- ✓ Distribution of projects throughout the City;
- ✓ Impact on annual operating and maintenance costs;
- ✓ Linkage to Master Plan goals;
- ✓ Project's readiness for implementation;
- ✓ Relationship to other community plans;
- ✓ Relationship to other projects;
- ✓ Relationship to overall community needs;
- ✓ Relationship to overall fiscal policy and capabilities;
- ✓ Relationship to source and availability of funds; and
- ✓ Required to fulfill any federal or state judicial administrative requirements.

The proposed projects resulting from a consideration of these criteria are ranked in their order of importance to the community.

After the priority is determined, it is necessary for those preparing and reviewing the priorities among the individual projects, to remember that not all proposed projects are competing for the same money. Different types of projects may be funded from different revenue sources.

Source of Funding

The following codes are used throughout the document to indicate the potential source of funding for the proposed projects:

AF-	Airport Fund		
CI-	Capital Improvement Fund	PD-	Private Developer
DDA-	Downtown Development Authority	RB-	Revenue Bond
DF-	Downtown Fund	RF-	Recreation Fund
DO-	Donations	SA-	Special Assessment
EIF-	Economic Initiative Fund	SS-	Storm Sewer Fund
FTR-	Fire Truck Reserve	TIFA-	Tax Increment Finance Authority
GF-	General Fund	WDR-	Water Distribution Reserve
GO-	General Obligation Bonds	WLR-	Water Lagoon Reserve
GR-	Grant (including 2%)	WPR-	Water Plant Reserve
LS-	Local Street Fund	WRRC-	Water Resource Recovery Collection Reserve
MS-	Major Street Fund	WRRF-	Water Resource Recovery Facility Reserve

Schedule of Numbers

While developing the Capital Improvement Plan, consideration is given to the amount of funds likely available for capital projects, but final tradeoff decisions are not made due to the uncertainty of funding sources. The Estimated Cash Balances Available summary shows the estimated funds available to meet the capital needs and the items of highest priority over the next six (6) years based on current information.

This document identifies the likely funding source for each project and depicts the six (6) years estimated balances of each of those funding sources. The actual projects to be completed for 2027 will be determined during the 2027 operating budget development.

The tables provide additional background on changes from the prior plan, historical spending and current debt information.

City of Mt. Pleasant
Estimated Cash Balances Available for Capital Expenditures
All Funds Except Water and Water Resource Recovery Facility

Description	Page Number	Project Amount	Funding Sources						Specific Funding Source for Other
			Capital Improvement Fund	Storm Sewer	DDA	Major Streets	Local Streets	Airport Fund	
12/31/2025 Available Balance			\$1,944,311	\$491,705	\$1,990,462	\$1,392,948	\$1,118,862	\$849,049	
Expected 2026 Additions (Allocations)			(\$817,811)	\$105,000	\$186,660	(\$135,540)	(\$347,227)	(\$110,956)	
Estimated 2026 Ending Balance			\$1,126,500	\$596,705	\$2,177,122	\$1,257,408	\$771,635	\$738,093	

2027

Expected Additions			\$780,000	\$260,000	\$250,000	\$2,297,985	\$1,816,578	\$0	
---------------------------	--	--	-----------	-----------	-----------	-------------	-------------	-----	--

Proposed Uses/Allocations:

Note: uses/allocations are shown as negative to reduce the balance

Alleyway Renovations	\$266,000	(\$133,000)						(\$133,000)	SA	
Chippewa River Bank Protection Program*	\$120,000	(\$24,000)						(\$96,000)	GR	
Downtown Improvement Program	\$30,000	(\$30,000)								
Election Equipment Replacement (Clerk)	\$165,000	(\$165,000)								
Island Park Pavilion	\$2,790,000							(\$2,790,000)	GR	
Medium Size Project (Parks)	\$40,000	(\$40,000)								
Mid-Michigan/GKB Pathway Connections*	\$50,000	(\$25,000)						(\$25,000)	GR	
Mission Street Shared-Use Pathway Project	\$2,594,043	(\$319,801)			(\$799,503)			(\$1,471,740)	GR	
Playground Equipment/Universal Access	\$75,000	(\$75,000)								
Ramp Rehabilitation* (Airport)	\$107,150							(\$5,358)	(\$101,792)	FG/SG/AF
Renv. of Park Rds, Prkg Lots, Trails	\$147,000	(\$147,000)								
Resurfacing & Reconstruction (Local Streets)	\$1,186,000						(\$1,186,000)			
Resurfacing & Reconstruction (Major Streets)	\$1,165,000					(\$1,405,500)		\$240,500	MS/PD	
Roofing Project (City Hall)	\$120,000	(\$90,000)						(\$30,000)	PD	
Runway 9/27 Rehabilitation* (Airport)	\$3,200,000							(\$160,000)	(\$3,040,000)	FG/SG/AF
Sidewalk Replacement (DPW)	\$150,000					(\$150,000)				
Storm Sewer Collection Syst Ext (DPW)	\$467,000					(\$467,000)				
Total 2027 Projects		\$12,672,193								

Estimated 2027 Ending Balance			\$857,699	\$856,705	\$1,627,619	\$1,532,893	\$1,402,213	\$572,735	
--------------------------------------	--	--	-----------	-----------	-------------	-------------	-------------	-----------	--

2028

Expected Additions			\$790,000	\$260,000	\$250,000	\$2,348,543	\$1,937,341	\$0	
---------------------------	--	--	-----------	-----------	-----------	-------------	-------------	-----	--

Proposed Uses/Allocations:

Note: uses/allocations are shown as negative to reduce the balance

Downtown Improvement Program	\$30,000	(\$30,000)							
------------------------------	----------	------------	--	--	--	--	--	--	--

City of Mt. Pleasant
Estimated Cash Balances Available for Capital Expenditures
All Funds Except Water and Water Resource Recovery Facility

Description	Page Number	Project Amount	Funding Sources							Specific Funding Source for Other
			Capital Improvement Fund	Storm Sewer	DDA	Major Streets	Local Streets	Airport Fund	Other	
HVAC System Updates (DPS)		\$140,000	(\$140,000)							
Medium Size Project		\$30,000	(\$30,000)							GR
Ramp Rehabilitation* (Airport)		\$1,342,850						(\$67,143)	(\$1,275,707)	FG/SG/AF
Renovation of Park Roads, Parking and Trails		\$327,000	(\$327,000)							GR
Resurfacing & Reconstruction (Local Streets)		\$2,159,000					(\$2,159,000)			
Resurfacing & Reconstruction (Major Streets)		\$635,000				(\$635,000)				MS/GR/PD
Sidewalk Replacement (DPW)		\$175,000				(\$175,000)				
Storm Sewer Collection Syst Imp (DPW)		\$738,000				(\$738,000)				
Total 2028 Projects		\$5,576,850								
Estimated 2028 Ending Balance			\$1,120,699	\$1,116,705	\$1,877,619	\$2,333,436	\$1,180,554	\$505,592		
2029										
Expected Additions			\$800,000	\$260,000	\$250,000	\$2,300,000	\$1,900,000	\$0		
Proposed Uses/Allocations:			Note: uses/allocations are shown as negative to reduce the balance							
Downtown Improvement Program		\$30,000	(\$30,000)							
Medium Size Project		\$30,000	(\$30,000)							GR
Mid-Michigan/GKB Pathway Connections*		\$1,850,000	(\$250,000)						(\$1,600,000)	GR
Playground Equipment/Universal Access		\$120,000	(\$120,000)							GR/DO
Renovation of Park Roads, Pkg and Trails		\$132,000	(\$132,000)							GR
Resurfacing & Reconstruction (Local Streets)		\$1,279,000					(\$1,279,000)			
Resurfacing & Reconstruction (Major Streets)		\$362,000				(\$362,000)				MS/GR/PD
Runway 9/27 Lighting* (Airport)		\$71,260						(\$3,563)	(\$67,697)	FG/SG/AF
Sidewalk Replacement (DPW)		\$175,000				(\$175,000)				
Storm Sewer Collection Syst Imp (DPW)		\$32,000				(\$32,000)				MS/LS/SS
Total 2029 Projects		\$4,081,260								
Estimated 2029 Ending Balance			\$1,358,699	\$1,376,705	\$2,127,619	\$4,064,436	\$1,801,554	\$502,029		

City of Mt. Pleasant
Estimated Cash Balances Available for Capital Expenditures
All Funds Except Water and Water Resource Recovery Facility

Description	Page Number	Project Amount	Funding Sources							Specific Funding Source for Other
			Capital Improvement Fund	Storm Sewer	DDA	Major Streets	Local Streets	Airport Fund	Other	
2030										
Expected Additions			\$800,000	\$260,000	\$250,000	\$2,300,000	\$1,900,000	\$0		
Proposed Uses/Allocations:			Note: uses/allocations are shown as negative to reduce the balance							
Building Maintenance (DPW)		\$225,000				(\$225,000)				MS/LS
Downtown Improvement Program		\$30,000	(\$30,000)							
Parking Lot Renovations (Downtown)		\$16,000	(\$16,000)							
Playground Equipment/Universal Access		\$120,000	(\$120,000)							GR/DO
Renovation of Park Roads, Pkg and Trails		\$122,000	(\$122,000)							GR
Resurfacing & Reconstruction (Local Streets)		\$3,413,000					(\$3,413,000)			
Resurfacing & Reconstruction (Major Streets)		\$639,000				(\$639,000)				MS/GR/PD
Runway 9/27 Lighting* (Airport)		\$888,740						(\$44,437)	(\$844,303)	FG/SG/AF
Sidewalk Replacement (DPW)		\$200,000				(\$200,000)				
Storm Sewer Collection Syst Imp (DPW)		\$576,000				(\$576,000)				MS/LS/SS
Storm Sewer Collection Syst Ext (DPW)		\$224,000				(\$224,000)				MS/LS/SS
Total 2030 Projects		\$6,453,740								
Estimated 2030 Ending Balance			\$1,870,699	\$1,636,705	\$2,377,619	\$4,500,436	\$288,554	\$457,592		
2031										
Expected Additions			\$810,000	\$260,000	\$250,000	\$2,300,000	\$1,900,000	\$0		
Proposed Uses/Allocations:			Note: uses/allocations are shown as negative to reduce the balance							
Downtown Improvement Program		\$50,000	(\$50,000)							
Generator (City Hall)		\$100,000	(\$100,000)							
Parking Lot Renovations (Downtown)		\$114,000	(\$114,000)							
Ramp Rehabilitation* (Airport)		\$138,250						(\$6,913)	(\$131,337)	FG/SG/AF
Renovation of Park Roads, Pkg and Trails		\$68,000	(\$68,000)							GR
Resurfacing & Reconstruction (Local Streets)		\$1,772,000					(\$1,772,000)			
Resurfacing & Reconstruction (Major Streets)		\$1,522,000				(\$1,522,000)				MS/GR/PD
Sidewalk Replacement (DPW)		\$200,000				(\$200,000)				
Vehicle Storage Shelter (DPS)		\$150,000	(\$150,000)							
Window & Door Replacement (DPS)		\$150,000	(\$150,000)							
Storm Sewer Collection Syst Imp (DPW)		\$415,000				(\$415,000)				MS/LS/SS

City of Mt. Pleasant
Estimated Cash Balances Available for Capital Expenditures
All Funds Except Water and Water Resource Recovery Facility

Description	Page Number	Project Amount	Funding Sources							Specific Funding Source for Other
			Capital Improvement Fund	Storm Sewer	DDA	Major Streets	Local Streets	Airport Fund	Other	
Total 2031 Projects		\$4,679,250								
Estimated 2031 Ending Balance			\$2,048,699	\$1,896,705	\$2,627,619	\$4,663,436	\$416,554	\$450,679		

2032										
Expected Additions			\$810,000	\$260,000	\$250,000	\$300,000	\$3,900,000	\$0		

Proposed Uses/Allocations:

Note: uses/allocations are shown as negative to reduce the balance

Downtown Improvement Program	\$50,000	(\$50,000)								
HVAC Updates	\$1,000,000	(\$1,000,000)								
Ramp Rehabilitation* (Airport)	\$1,300,000							(\$65,000)	(\$1,235,000)	FG/SG/AF
Renovation of Park Roads, Pkg and Trails	\$90,000	(\$90,000)								GR
Resurfacing & Reconstruction (Local Streets)	\$3,689,000						(\$3,689,000)			
Sidewalk Replacement (DPW)	\$225,000					(\$225,000)				
Storm Sewer Collection Syst Imp (DPW)	\$633,000					(\$633,000)				MS/LS/SS
Storm Sewer Collection Syst Ext (DPW)	\$122,000					(\$122,000)				MS/LS/SS
Total 2032 Projects		\$7,109,000								

Estimated 2032 Ending Balance			\$1,718,699	\$2,156,705	\$2,877,619	\$3,983,436	\$627,554	\$385,679		
--------------------------------------	--	--	-------------	-------------	-------------	-------------	-----------	-----------	--	--

Total 2027 - 2032 Projects		\$40,572,293								
-----------------------------------	--	--------------	--	--	--	--	--	--	--	--

Water Plant/Water Resource Recovery Facility Total		\$34,988,000								
---	--	--------------	--	--	--	--	--	--	--	--

2027 - 2032 Capital Projects Grand Total \$75,560,293

Notes:

Capital Improvement Millage balances will occur only if all projects proceed to construction and grants are obtained.

Success with obtaining grants and donations may affect the ability to do some of the listed projects.

Airport Fund will need donations or other contributions for the 5% match if all FAA grants are completed as planned. (90/5/5 Fed/State/Local)

*Project dependent on grant/donations.

Water Plant/Water Resource Recovery Facility Projects include DWSFR Phase II project in 2027

2032 includes a \$2,000,000 transfer from MS to LS to support the project noted in 2032

City of Mt. Pleasant
Estimated Cash Balances Available for Capital Expenditures
Water and Water Resource Recovery Facility Only

Description	Page Number	Project Amount	Funding Sources					Specific Funding Source for Other
			Water Resource Recovery Facility Reserve	Water Resource Recovery Collection Reserve	Water Plant Reserve	Water Distribution Reserve	Water Lagoon Reserve	
12/31/2025 Available Balance			1,818,455	771,181	739,778	775,776	290,000	
Expected 2026 Additions (Allocations)			(50,150)	30,220	(491,000)	(110,180)	(82,000)	
Estimated 2026 Ending Balance			\$1,768,305	\$801,401	\$248,778	\$665,596	\$208,000	

2027

Expected Additions	\$0	\$318,000	\$60,000	\$110,000	\$429,000		
---------------------------	-----	-----------	----------	-----------	-----------	--	--

Proposed Uses/Allocations:

Note: uses/allocations are shown as negative to reduce the balance

Distribution System Replacement	\$60,000					(\$60,000)	
Facility Improvements/Replacements (WRRF)	\$330,000	(\$330,000)					
Lift Station Improvements/Replacements	\$98,000			(\$98,000)			
Meter Replacement (Water)	\$348,000					(\$348,000)	
Meter Replacement (WRRF)	\$348,000			(\$348,000)			
Phase II DWSRF	\$27,270,000						(\$27,270,000) SRF

Total 2027 Projects \$28,454,000

Estimated 2027 Ending Balance	\$1,438,305	\$673,401	\$308,778	\$367,596	\$637,000		
--------------------------------------	-------------	-----------	-----------	-----------	-----------	--	--

2028

Expected Additions	\$0	\$318,000	\$0	\$180,000	\$429,000		
---------------------------	-----	-----------	-----	-----------	-----------	--	--

Proposed Uses/Allocations:

Note: uses/allocations are shown as negative to reduce the balance

Distribution System Replacement	\$144,000					(\$144,000)	
Facility Improvements/Replacements (WRRF)	\$307,000	(\$307,000)					
Lift Station Improvements/Replacements	\$65,000			(\$65,000)			
Lime Residual Removal	\$430,000						(\$430,000)
Meter Replacement (Water)	\$348,000					(\$348,000)	
Meter Replacement (WRRF)	\$348,000			(\$348,000)			
Reconstruction and Relining (WFFR)	\$75,000			(\$75,000)			

Total 2028 Projects \$1,717,000

Estimated 2028 Ending Balance	\$1,131,305	\$503,401	\$308,778	\$55,596	\$636,000		
--------------------------------------	-------------	-----------	-----------	----------	-----------	--	--

City of Mt. Pleasant
Estimated Cash Balances Available for Capital Expenditures
Water and Water Resource Recovery Facility Only

Description	Page Number	Project Amount	Funding Sources					Specific Funding Source for Other
			Water Resource Recovery Facility Reserve	Water Resource Recovery Collection Reserve	Water Plant Reserve	Water Distribution Reserve	Water Lagoon Reserve	
2029								
Expected Additions			\$0	\$318,000	\$0	\$559,000	\$0	
Proposed Uses/Allocations:			Note: uses/allocations are shown as negative to reduce the balance					
Clarifier Rehabilitation (Water)		\$150,000			(\$150,000)			
Distribution System Repl* (Water)		\$363,000				(\$363,000)		
Facility Improvement/Repl (WFFR)		\$400,000	(\$400,000)					
Interior Remodeling (Water)		\$110,000			(\$110,000)			
Lift Station Improvements/Replacements		\$310,000		(\$310,000)				
Lime Residual Removal (Water)		\$430,000					(\$430,000)	
Meter Replacement (Water)		\$248,000				(\$248,000)		
Meter Replacement* (WRRF)		\$248,000		(\$248,000)				
Total 2029 Projects		<u>\$2,259,000</u>						
Estimated 2029 Ending Balance			\$731,305	\$263,401	\$48,778	\$3,596	\$206,000	
2030								
Expected Additions			\$0	\$318,000	\$0	\$293,000	\$311,000	
Proposed Uses/Allocations:			Note: uses/allocations are shown as negative to reduce the balance					
Distribution System Repl* (Water)		\$207,000				(\$207,000)		
Facility Improvement/Repl (WFFR)		\$200,000	(\$200,000)					
Lift Station Improvement/Repl (WFFR)		\$100,000		(\$100,000)				
Meter Replacement (Water)		\$5,000				(\$5,000)		
Meter Replacement* (WRRF)		\$5,000		(\$5,000)				
Reconstruction and Relining (WFFR)		\$100,000		(\$100,000)				
Total 2030 Projects		<u>\$617,000</u>						
Estimated 2030 Ending Balance			\$531,305	\$376,401	\$48,778	\$84,596	\$517,000	

City of Mt. Pleasant
Estimated Cash Balances Available for Capital Expenditures
Water and Water Resource Recovery Facility Only

Description	Page Number	Project Amount	Funding Sources					Specific Funding Source for Other
			Water Resource Recovery Facility Reserve	Water Resource Recovery Collection Reserve	Water Plant Reserve	Water Distribution Reserve	Water Lagoon Reserve	
2031								
Expected Additions			\$0	\$318,000	\$0	\$100,000	\$140,000	
Proposed Uses/Allocations:			Note: uses/allocations are shown as negative to reduce the balance					
Distribution System Replacement		\$60,000				(\$60,000)		
Facility Improvements/Replacements (WRRF)		\$60,000	(\$60,000)					
Lift Station Improvements/Replacements		\$100,000		(\$100,000)				
Lime Residual Removal (Water)		\$450,000					(\$450,000)	
Meter Replacement (Water)		\$5,000				(\$5,000)		
Meter Replacement (WRRF)		\$5,000		(\$5,000)				
SCADA Cabinet Upgrades		\$100,000	(\$100,000)					
Total 2031 Projects		<u>\$780,000</u>						
Estimated 2031 Ending Balance			\$371,305	\$589,401	\$48,778	\$119,596	\$207,000	
2032								
Expected Additions			\$0	\$318,000	\$0	\$162,000	\$189,000	
Proposed Uses/Allocations:			Note: uses/allocations are shown as negative to reduce the balance					
Distribution System Repl* (Water)		\$251,000				(\$251,000)		
Facility Improvement/Repl (WFFR)		\$250,000	(\$250,000)					
Lift Station Improvement/Repl (WFFR)		\$100,000		(\$100,000)				
Lime Residual Equipment (Water)		\$350,000					(\$350,000)	
Meter Replacement (Water)		\$5,000		(\$5,000)				
Meter Replacement* (WRRF)		\$5,000				(\$5,000)		
Reconstruction and Relining (WFFR)		\$100,000		(\$100,000)				
SCADA Cabinet Upgrades		\$100,000	(\$100,000)					
Total 2032 Projects		<u>\$1,161,000</u>						
Estimated 2032 Ending Balance			\$21,305	\$702,401	\$48,778	\$25,596	\$46,000	

City of Mt. Pleasant
Estimated Cash Balances Available for Capital Expenditures
Water and Water Resource Recovery Facility Only

<i>Description</i>	<i>Page Number</i>	<i>Project Amount</i>	<i>Funding Sources</i>						
			<i>Water Resource Recovery Facility Reserve</i>	<i>Water Resource Recovery Collection Reserve</i>	<i>Water Plant Reserve</i>	<i>Water Distribution Reserve</i>	<i>Water Lagoon Reserve</i>	<i>Other</i>	<i>Specific Funding Source for Other</i>
Total 2027 - 2032 Projects		\$34,988,000							

Notes:

Rates for water and sewer will be evaluated on an ongoing basis to ensure adequate funds are available to maintain critical infrastructure

Water Resource Recovery Facility does not include facility upgrade funded by 2022 GO Bonds or 2023 SRF Bonds.

Buildings Individual Project Description

Project Title Vehicle Storage Shelter (DPS)

Source of Funding Capital Improvement Fund

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	-0-	-0-	-0-	-0-	-150000-	-0-

Description and Location

The Department of Public Safety is looking to construct a building/structure to improve protection for their division’s vehicles. Many are equipped with sensitive computers and electronic equipment that can be compromised due to high heat from direct sunlight, along with issues related to snow and ice buildup during the winter.



The building/structure would be constructed in the area reserved for Police/Fire/Code Enforcement vehicle designated parking just south of the building.

History and Plans

While most of the City’s vehicle fleet is capable of some level of indoor parking in response to seasonal conditions, many of the DPS vehicles have remained unprotected and outdoors. Staff will seek bids for prefabricated commercial carport type structure like the one shown in the photo above.

Need and Impact

The cover will shield them from direct sunlight and provide a level of protection during the winter to ensure a quicker response time in the event of an emergency.

Linkage to Master Plan:

- *The project is necessary to maintain the existing critical infrastructure needed in the City and does not link to a specific 2050 Master Plan Objective.*

Related Cost Details

Prefabricated carport structures are powder coated and require very little in the way of maintenance. It is anticipated that any work to extend the life of the structure can be accomplished under the building budget, i.e., replace a damaged roof panel or support column.

Future Funds Needed

None

Buildings Individual Project Description

Project Title Generator (City Hall)

Source of Funding Capital Improvement Fund

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	-0-	-0-	-0-	-0-	-100000-	-0-

Description and Location

The generator at City Hall is a 450k unit manufactured by Cummins Bridgeway was put into service in 2007 and has been provided with annual maintenance by Cummins Bridgeway. The generator at DPS is a 350K unit manufactured by Generac and was put online in 2010. This unit is maintained by Wolverine Power Systems, an authorized Generac dealer.

History and Plans

The City has maintained the generator since 2007. This unit is a large stationary generator with a typical 15–20-year life cycle that can be extended with proper maintenance. Staff continues to monitor the unit and will update the Capital Improvement Plan as needed. Funding is currently provided at a rate to rebuild components as needed. Increase in the funding may be needed where a complete replacement is warranted.

Need and Impact

The generators at City Hall and DPS facilities provide back-up power in the event of primary power failure. These systems are vital in maintaining operations during a power outage.

Linkage to Master Plan:

- *The project is necessary to maintain the existing critical infrastructure needed in the City and does not link to a specific 2050 Master Plan Objective.*

Related Cost Details

Routine maintenance and service will be completed under the annual budget.

Future Funds Needed

None

Buildings Individual Project Description

Project Title Heating, Ventilation and Air Conditioning System Updates (*City Hall/DPS*)
Source of Funding Capital Improvement Fund

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	-0-	\$145000	-0-	-0-	-0-	\$1,000,000

Description and Location

The heating, ventilation, and air conditioning system (*HVAC*) installed in 2007 as part of the City Hall renovation and will have close to 20 years of service as of 2025. The HVAC equipment at DPS was installed in 1983 as part of the Public Safety Building project and will be nearing close to 37 years of service. Staff will be looking to update systems that are obsolete with modern technology to improve efficiency and reduce service calls.

History and Plans

The City maintains the HVAC systems at each location under a preventative maintenance (*PM*) contract to comply with state code requirements related to the boilers and backflow prevention devices. Other PM work is intended to ensure the equipment is operating efficiently while also extending their life cycle.

2021-2023

Building Automation Systems updated at DPS building and City Hall in 2021 at a cost of \$30,000.
 System Controllers updated at City Hall building in 2023 at a cost of \$81,2050.
 Boiler updates Public Safety Building at a cost of \$99,590.

2028

The system controls at the Public Safety building are part of the original equipment and while they are still functioning with the building automation system, we anticipate that over the next few years we could begin experiencing communication issues with equipment. As a result, we had our preventative maintenance contractor, who updated City Hall in 2023, provide us with a quote for this work at a total cost of 132,000. (Increase to \$140,000 in 2025 at 3% per year). In 2026 we made a similar adjustment to \$145,000.

2032

The condensing units at the Public Safety building are nearing the end of their life cycle, with one unit being scheduled for replacement in early 2026. When the building was constructed, it was the trend to use individual condensing units for zone cooling. However, with advancement in system controls, and related technology, we can update the facility for better cooling throughout with a stand along Chiller, that will provide a more reliable cooling to the building and save on operational cost.

Need and Impact

The HVAC system provides comfort control for City Hall and DPS and is monitored by our Preventive Maintenance Contractor.

Linkage to Master Plan:

- *The project is necessary to maintain the existing critical infrastructure needed in the City and does not link to a specific 2050 Master Plan Objective.*

Related Cost Details

Routine maintenance and service under annual budget.

Future Funds Needed

None

Buildings Individual Project Description

Project Title Roofing Project (City Hall/DPS)

Source of Funding Capital Improvement Fund/Private Developer

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	\$120,000	-0-	-0-	-0-	-0-	-0-

Description and Location

The roof covering installed on City Hall, which is part of the Borden Creamery Building Condominium Association, was manufactured by CertainTeed and has been discontinued. Staff have been maintaining the roof with materials left over from the construction in 2007. Staff will evaluate the roof system over the next 2 to 3 years and make adjustments in the Capital Improvement Plan as needed. The Public Safety Building received an evaluation in 2015 through Garland Company with infrared technologies used to develop phasing for updates to the roof system.

History and Plans

The Borden Creamery Building Condominium has maintained the roof system on City Hall since its installation in 2007. Since occupancy, the west end of the building has experienced damage due to high wind. The Public Safety Building was originally constructed in the late 80s with an addition to the site in 2003. Sections of the 32,000+ sq. ft. of roof membrane have been repaired and/or replaced since the original installation, but over the next few years, it will be necessary to consider restoring the materials and/or replace the membrane to ensure that structural problems or damage to the substrate will not occur due to leakage. Larger areas are broken down into sections to factor in the portion of the roof system still under warranty.

2015

Infrared scanning occurred to develop scheduling for roof repairs.

2019

Bid for restoration of area A/sections 1, 2, 3, 4 (10,175 sq. ft.) (\$52,000)

2021

Bid for restoration to replace wet insulation in area C/sections 6, 7 (10,000 sq. ft.) (\$23,500)

2023

Bid restoration and/or replacement, base membrane install and complete final work in area C/sections 6, 7 (10,000 sq. ft.)

2025

Bid for restoration and/or replacement of sections 5, 8 (10,000 sq. ft.) (estimated \$85,000)-Bid out spring of 2025

2027

Bid to strip and place new shingles on City Hall (estimated \$120,000)

Need and Impact

The roof systems are vital components of the buildings in maintaining a leak free environment and protecting the structural integrity of the buildings.

Linkage to Master Plan:

- *The project is necessary to maintain the existing critical infrastructure needed in the City and does not link to a specific 2050 Master Plan Objective.*

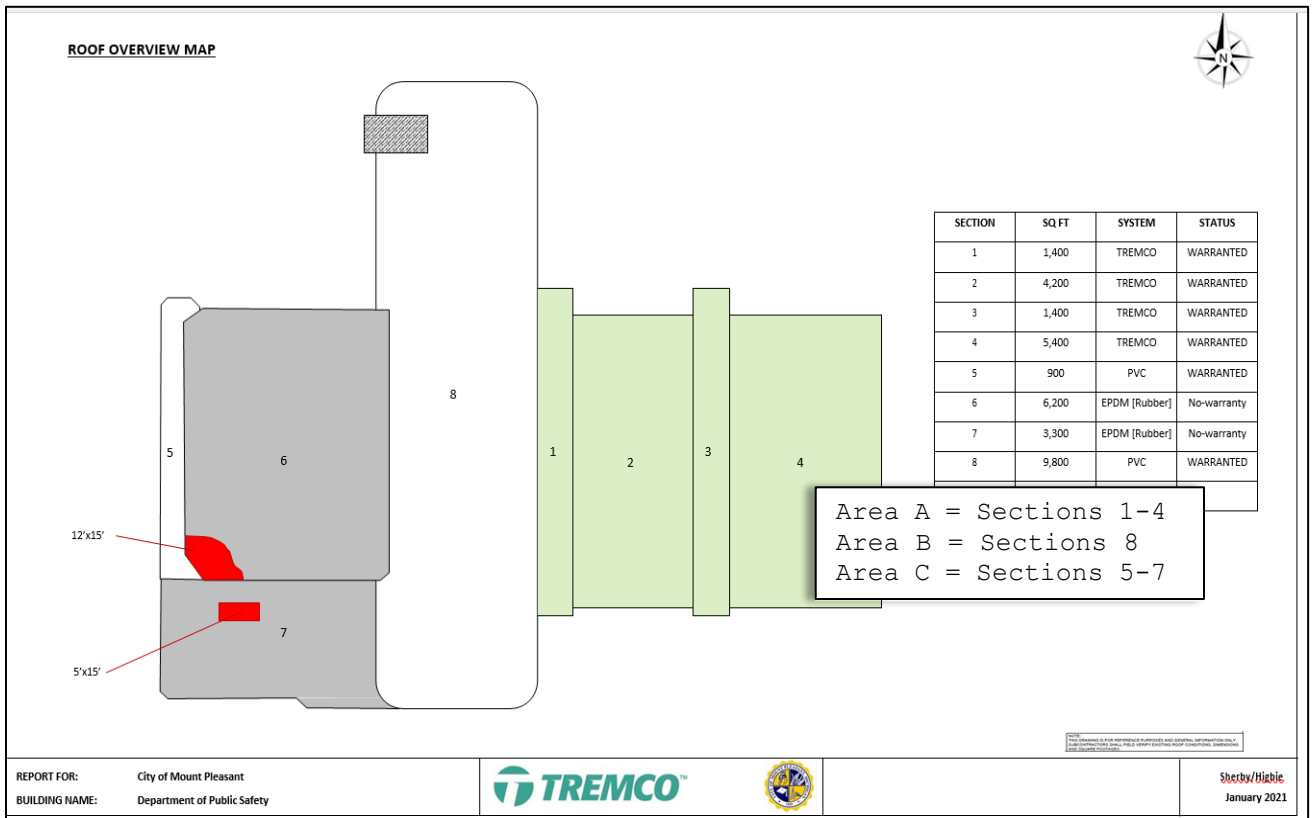
Related Cost Details

The roof system is a common element covered under the Borden Creamery Building Condominium Association agreement. The City will be responsible for 75% percent of the total cost and the remaining expense is covered by Central Michigan Developers.

Future Funds Needed

None

DPS Roof Areas Designation



Buildings Individual Project Description

Project Title Window / Door Replacement

Source of Funding Capital Improvement Fund/Private Developer

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	--	-0-	-0-	-0-	\$150,000-	-0-

Description and Location

Install new cupola windows at City Hall.

History and Plans

The windows installed at City Hall have been in place since 2007 and are a combination of wood with aluminum cladding. The City is responsible for 75% of the cost of maintenance under the Borden Building Condo Association and Central Michigan Developers is responsible for 25% of the repair. The total cost is anticipated to be \$60,000 (Increase 3% percent per year from 2023 or \$66,000)

The Public Safety building has been in operation for more than 30 years, with the doors and windows in the facility are more than 40 years old. Staff will get our numbers closer to actual cost as we move closer to the target date for replacement. New doors/windows will meet and/or exceed current energy code requirements, allowing us to reduce energy costs and provide a more comfortable facility.

Need and Impact

Some of the windows, especially in the cupolas, are showing signs of deteriorating conditions that is now carrying over into the interior side of the building. All materials that have been used to date have been consistent with the original work, as part of the historic preservation of City Hall.

Linkage to Master Plan:

- *The project is necessary to maintain the existing critical infrastructure needed in the City and does not link to a specific 2050 Master Plan Objective.*

Related Cost Details

Routine maintenance to address exterior painting covered under the condo budget.

Future Funds Needed

None

City Clerk's Individual Project Description

Project Title Election Equipment Replacement

Source of Funding Capital Improvement Fund

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	\$165,000	-0-	-0-	-0-	-0-	-0-

Description and Location

The City has eleven (11) election machines that are used during each election at the various voting locations. These machines were purchased some time ago using general fund dollars.

History and Plans

The eleven (11) election machines currently owned by the City have exceeded their useful life and require replacement to meet State requirements that ensure safe and secure voting for City residents.

Need and Impact

The State Bureau of Elections (BOE) has informed local clerks that the current voting equipment has reached the end of its life cycle and must be replaced to meet required standards. The State's existing contract with voting equipment vendors expires on February 28, 2027, and it is now anticipated that new voting equipment will be purchased by the end of 2027. The eleven (11) machines currently in use including tabulators, voter assist terminals, and ballot-on-demand machines will no longer meet State and Federal requirements as of 2027. This is due to updated policies and changes to the voting process in recent years, including the implementation of early voting, absentee counting boards, and additional ballot verification requirements. These machines are essential for ensuring safe and secure voting for the residents of the City of Mt. Pleasant, as well as for accurate ballot counting and processing.

Linkage to Master Plan:

- *The project is necessary to maintain the existing critical infrastructure needed in the City and does not link to a specific 2050 Master Plan Objective.*

Related Cost Details

Routine maintenance and service will be completed under the annual budget.

Future Funds Needed

None

Downtown Individual Project Description

Project Title Alleyway Renovations

Source of Funding Capital Improvement Fund/Special Assessment

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	\$266,000	-0-	-0-	-0-	-0-	-0-

Description and Location

This project includes milling, overlay, crack sealing, reconstruction, and re-striping of various downtown alleyways over time. The inclusion of underground infrastructure such as water and sewer lines will be dependent on the availability of grant funds and these costs are not included in the estimates above. Alleyway selection is based on need and placement within downtown to best utilize funds.

History and Plans

Reconstruction, implement milling, overlay and repainting over a multi-year cycle based on the lot priority of need determined by the PASER system. State grants will be used when possible, for matching situations.

2015

PASER alleyways and estimates for reconstruction and crack sealing

2021

Beginning in 2021, without TIFA funding, alley costs are expected to be covered with property owner special assessments (50/50). Due to COVID-19, the alleyway project (*between Michigan and University*) postponed to 2022.

2022

Alleyway projects combined in 2022 due to conditions of alleyway.

- Reconstruct alley between Michigan and University (\$110,000 construction, \$16,500 (15%) engineering costs)
- Increase in costs due to material price increases and due to tight conditions, this project will be built using concrete rather than asphalt.
- Reconstruct alley between University and Franklin (\$128,000 construction, \$19,500 (15%) engineering costs).
- Increase in costs due to material price increases.

2027

Due to easement determination, the alley between Michigan and University has been moved to 2027 construction season with a cost increase of 4%. (\$231,000 construction, \$35,000 engineering).

2027-2032

No additional alleyway projects are scheduled from 2026-2030.

Need and Impact

Alleyways with the greatest need should be completed first based upon PASER system. Impact is based on functionality and usage of the alleyways. Alleyways are used by customers, employees, owners and residents within downtown on a daily basis.

Linkage to Master Plan:

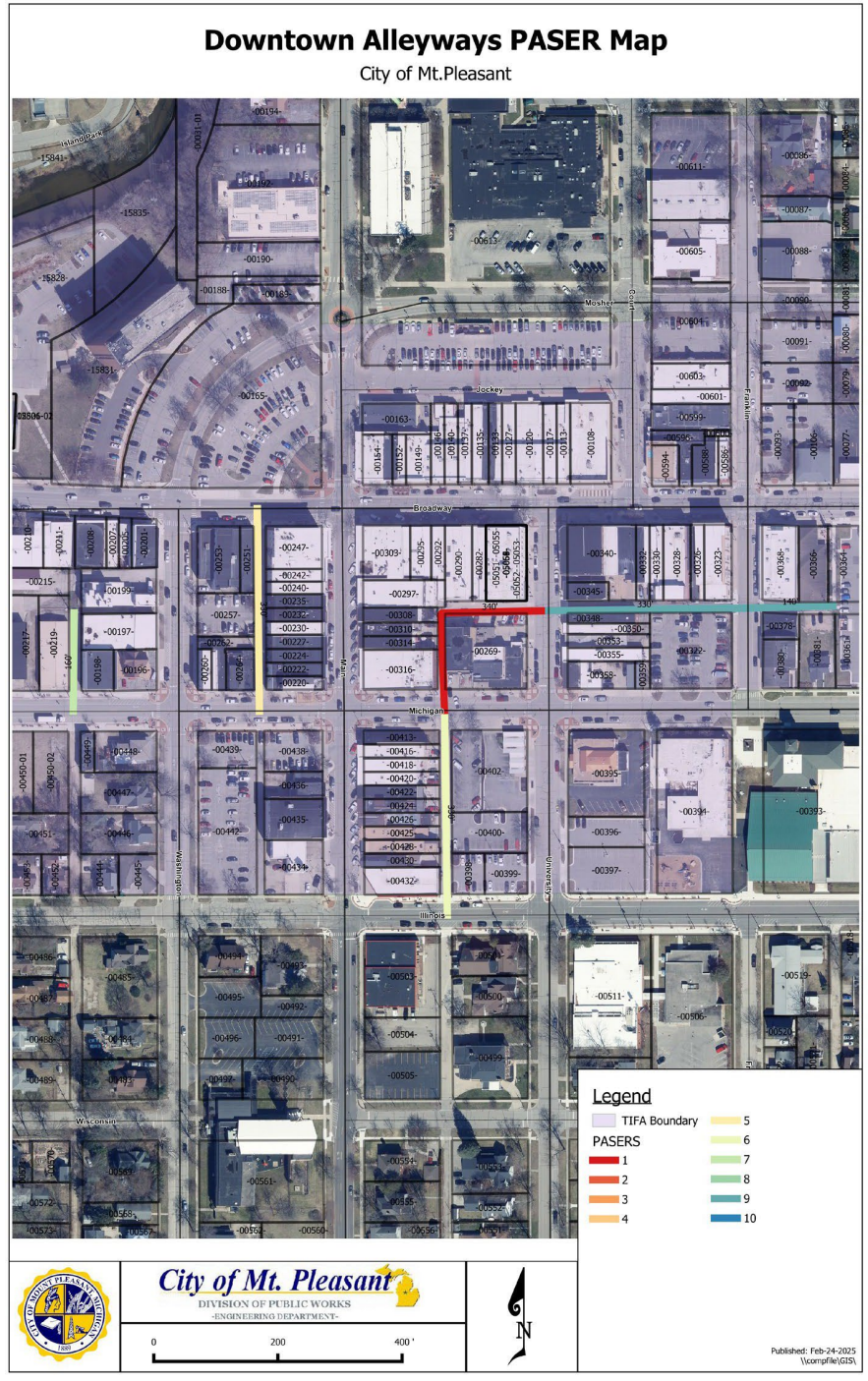
- *The project is necessary to maintain the existing critical infrastructure needed in the City and does not link to a specific 2050 Master Plan Objective.*

Related Cost Details

None

Future Funds Needed

A systematic review utilizing the PASER system to determine the priority of repair of downtown alleyways will take place just as we do for roads, parking lots and paths in our park system.



Downtown Individual Project Description

Project Title Downtown Improvement Program

Source of Funding Capital Improvement Fund

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	\$30,000	\$30,000	\$30,000	\$30,000	\$50,000	\$50,000

Description and Location

The Downtown Improvement Program will ensure that the Central Business District is a safe and inviting environment for those who work, live, shop and visit by maintaining the various amenities located downtown.

History and Plans

2017

Estimated cost for removal of round planters and replacement of all built-in concrete planters was \$167,000. To cover costs, the Tax Increment Finance Authority (TIFA) determined the best funding source would be to dedicate the annual \$30,000 to the Downtown Improvement Program.

2018

Removed the elevated round concrete planters and concrete, and depending on the situation after the irrigation was capped, concrete and brick pavers were replaced or reset. (\$36,500)

2020

The Department of Public Works (DPW) staff replaced ten built-in planters. As part of this project, electrical outlets and irrigation were repaired or replaced and old plant materials were removed.

2021

Continuation of planter replacement by DPW staff with 12 remaining to be replaced in 2021. Due to COVID-19, reconstruction of Illinois was postponed to 2022.
Amenities and irrigation for Parking Lot #6 and #8 (\$142,650)

2022

Replacement of built-in planters was completed.

2024

Replacement of parking lot signage in parking lots. Replacement of plant materials around lots.

2025

Repair of brick walls surrounding parking lots and replacement of limestone caps. Cost is \$65,000 based on 2024 estimate.

2031

Stamped and colored concrete at sidewalk replacement ramps for Broadway Thin Overlay Projects.

2026-2031

Continue the repair/replacement schedule based on either amenities or location as well as the inventory completed in 2013. Included in the inventory; landscaping (*hardscape and plant material*), trash cans, electric outlets, benches, signage, bike racks, irrigation, streetlights, bricks and banner brackets

Need and Impact

Downtown is highly visible to both residents and visitors alike. Due to the continued wear and tear of various amenities, it is necessary to repair, replace and sometimes add in new features on an annual basis to keep the area looking presentable and safe. The Downtown Improvement Program benefits include the protection of people and property and the promotion of community development.

Linkage to Master Plan:

- *This project links to Master Plan Objective 3.7 by replacement of downtown streetscape.*

Related Cost Details

None

Future Funds Needed

Based on the asset management inventory, the repair/replacement of specific amenities will be planned.

DDA Individual Project Description

Project Title Mission Street Shared-Use Pathway Project

Source of Funding Capital Improvement Fund/Grant/Donations

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	\$2,594,043	-0-	-0-	-0-	-0-	-0-

Description and Location

The 2022 and 2023 project plan, in cooperation with the Mid-Michigan Regional Pathway Group and Union Township, proposes to conduct planning and grant application to establish a one-mile long paved trail (*map attached*) connecting the GKB Riverwalk at Island and Nelson Park north to Mission Creek Park. This would also accomplish a walkway for Union Township along N. Harris/Crawford Rd. with the Township willing to provide joint funding for the project. The crossing at Pickard is planned to include a traffic safety device known as a Rapid Flashing Beacon Crosswalk to help enhance pedestrian safety at that intersection. The 2025-2026 project plan proposes to conduct the planning of a connection between the GKB Riverwalk and the Mid-Michigan Regional path with a potential additional connection point.

History and Plans

The GKB Riverwalk Trail has become one of the most utilized resources in the City of Mt. Pleasant Park system and many residents and visitors take advantage of the trails year-round. Grant funding opportunities for trails and trail connections have increased in recent years especially those, which connect to or are a part of an area wide or regional trail system.

2026-2027

Mission Street Shared-Use Project

This project proposes to add a trail connecting the Mission Street Corridor to Downtown and to establish an additional connection point for the Mid-Michigan Regional Pathway System and support the non-motorized plan document. The anticipated cost of the project will be \$2,594,043 (*\$799,503 mission/Pickard DDA funds, City Funds (\$319,801), \$1,474,740 MDOT TAP fund*)

Need and Impact

Pursuant to the goals and objectives in the Master Plan, along with the non-motorized plan and continued funding of the Mid-Michigan Regional Pathway System, it is important for the City to look at projects/partnerships for funding a larger pathway system and connections between existing city park facilities with potential cooperation with Union Township. This pathway would add additional community-wide pedestrian access to the GKB Riverwalk Trail, connect Mission Creek Park to the GKB Riverwalk Trail and connect the joint Union Township-City of Mt. Pleasant dog park to the pathway system. It would also create a northerly connection point for the Mid-Michigan Regional Pathway. Connections to regional pathways have shown to enhance the ability to obtain state grant funding for pathway projects, increase the number of visitors to a community, which in turn enhances economic benefits. Multi-use trails also contribute to a reduction in obesity and overall positive health benefit to the community.

Linkage to Master Plan:

- *This project links to Master Plan Objectives 4.2, 4.3 and 4.6 because it supports the development of a City-wide bike/hike/path system that connects to the regional pathway corridor, improves pedestrian and bicycle access within the park system, and builds partnerships with other local stakeholders.*

Related Cost Details

Ongoing maintenance of this addition to the City-wide pathway system and linkage point to the Mid-Michigan Pathway System would be accounted for in the City's Operating Budget.

Future Funds Needed

Plans are to continue seeking future linkages between the City Trail system and Mid-Michigan regional and local trail opportunities including partnerships with Union Township, and the Saginaw Chippewa Indian Tribe. Partnerships with area agencies will be a focus along with utilization of all grant resources available. Funds for grant matches and future projects that integrate with area trail projects will be explored and part of future funding requests.

2026 Proposed North Connection location Map (Island/Nelson to Mission Creek Park)



*Proposed Pathway
Connection 1 Mile*



Downtown Individual Project Description

Project Title Parking Lot Renovations

Source of Funding Capital Improvement Fund

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	-0-	-0-	-0-	\$16,000	\$114,000	-0-

Description and Location

Reconstruction of various downtown municipal parking lots based on PASER ratings conducted by the Department of Public Works (DPW) to best utilize funds and manpower while keeping strategic parking lots open for businesses and customers to use.

History and Plans

Reconstruction of downtown municipal parking lots over a multi-year cycle based on PASER ratings conducted in 2017. If possible, no project year should have more than two parking lots in design or construction at one time, so that cars utilizing the spaces can be redirected to other lots within downtown. State grants will be used when possible for matching situations although at this time MEDC does not fund parking lot projects.

2016

An agreement was executed between the Housing Commission and the City for use of 25 parking spaces adjacent to Parking Lot #10.

2017

Crack sealing, patching and re-striping of lots not scheduled for reconstruction were completed. PASER ratings were conducted by DPW. Due to the conditions of other lots, Parking Lot #3 (*Town Center*) was pushed back in the priority list and lots #7 and #8 moved ahead. This also allows for the review of the community's desire for Parking Lot #3 and the Town Center area during the master plan process.

2018

Parking Lot #7 (*Design*) (\$16,000)

2020

Parking Lot #6 (*Design*) (\$7,000)

Parking Lot #8 (*Design*) (\$17,000)

Parking Lot #7 (*Reconstruction*) (\$162,000) (*Parking lot renovations funded by TIFA*)

2021

Parking Lot #3 (*Design*)(*moved to placemaking page*)

Parking Lot #6 (*Reconstruction*) (\$91,000)

Parking Lot #8 (*Reconstruction*) (\$323,000) (*Parking lot renovations funded by TIFA*)

2022

Parking Lot #5 (*Design*) (\$73,000)

Parking Lot #4 (*Design*) (\$13,000)

Parking Lot #3 (*Reconstruction*) (*moved to Placemaking*)

****Amenities (masonry walls, lighting, benches, etc.) for parking lot reconstruction projects will now be found on the potential future projects page so costs on this page do not include them.*

2024

Parking Lot #1 (*Thin Overlay*) (\$12,000)

2025

Parking Lot #9 (Mill & Overlay) (\$18,000construction, \$3,000engineering)

Parking Lot #11 (Thin Overlay) (\$17,000construction, \$3,000engineering)

Parking Lot #5 (Reconstruction) (\$674,000*)

Parking Lot #4 (Reconstruction) (\$152,000*)

2030

Parking Lot #2 (Design) (\$9,000)

Parking Lot #12 (Design) (\$7,000)

2031

Parking Lot #2 (Thin Overlay) (\$63,000)

Parking Lot #12 (Mill and Overlay) (\$51,000)

PASER Ratings as updated in October 2024:

Lot#	Driving Area	Parking Area
1	10.0	10.0
2	7.0	5.0
3	10.0	10.0
4	4.0	2.0
5	4.0	2.0
6	9.0	9.0
7	9.0	9.0
8	9.0	9.0
9	7.0	6.0
11	6.0	6.0
12	6.0	6.0

Need and Impact

Lots with the greatest need are completed first based upon PASER ratings. Impact is based on functionality and usage of the lots. Parking lots are used by hundreds of customers, employees, owners and residents within downtown on a daily basis.

Linkage to Master Plan:

- *The project is necessary to maintain the existing critical infrastructure needed in the City and does not link to a specific 2050 Master Plan Objective.*

Related Cost Details

None

Future Funds Needed

A systematic review utilizing the PASER system to determine priority of downtown parking lot repairs will take place the same way as roads, parking lots and paths in our park system. Additional lots may need to be addressed.

Downtown Parking Lot Map



Downtown/DDA Individual Project Description

Project Title Streetscape Replacements/Light Pole Painting

Source of Funding Capital Improvement Fund/DDA Funds

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	-0-	-0-	-0-	-0-	-0-	-0-

Description and Location

This project serves as a placeholder for a potential grant from a State or Federal agency/organization. With a streetscape of 30+ years old in most of downtown, rising costs of maintenance on irrigation, electrical, brickwork and aged light poles, replacement needs to be examined in the near future. 45 Light Poles per year (both ped lights and street lights) 222 total clean repair and paint.

History and Plans

2019

MEDC stated that eligible grant projects must be included into municipality capital improvement plans. At this time, there are no specific streetscape replacement projects planned. However, should the City wish to apply for a grant in the future, this project page can serve as the basis of the grant proposal.

2021-2022

Develop cost estimates of streetscape replacement with engineering based on cohesive amenities and the reduction of short and long-term costs in the following areas:

- Sidewalks; stamped concrete in the furniture zone rather than decorative brickwork eliminates the labor of relaying brickwork due to frost heaving
- Pedestrian style LED or solar lighting; designed for our historic downtown and have the capability of holding hanging baskets, banner poles and Christmas wreaths, potentially lowering electrical costs
- Irrigation; boring conduit, system replacement, including tubing for hanging basket watering, eliminating the cost of repairs to an aged system
- Electrical; including outlets in tree grates, boring conduit and new wire to new poles and under trees, eliminating the cost of repairs to an aged system
- Trees and grates if needed in select areas

2022

Engineering developed per-block costs estimated at \$381,000 for both sides of the street.

2024

Staff to research specific block-by-block needs to develop the most cost-effective replacement plan possible. Additionally, staff will develop a list of funding options including grants and bond for future use.

Decision to begin repainting light poles in 2025 with Street Dept staff who have verified longevity of poles with sandblasting and repainting.

*TBD**

Overall Downtown Streetscape and Fire Suppression – See maps and details on following pages

Streetscape replacement project 1 – estimated at \$1,140,000

Streetscape replacement project 2 – estimated at \$1,556,100

Fire Suppression Leads – estimated at \$650,000

Sidewalk Replacements (PASER of 4 or Less) – estimated at \$75,000

Estimates do not include street reconstruction, overlay, curb and gutter replacement or pavement markings. Estimates include street trees but no other plantings.

Estimates includes new light wiring, but does not include any new light poles or light fixtures.

Need and Impact

Replace the aged streetscape to reduce existing and future repair costs and incorporate new technology where possible to lower utility costs. If grant funding is not obtained, an alternate plan for aging streetscape will need to be developed.

Linkage to Master Plan:

- *This project links to Master Plan Objective 3.7 because it improves pedestrian access and walkability within downtown and the connections to surrounding neighborhoods and parks by developing a plan for the replacement of the downtown streetscape.*

Related Cost Details

None

**Future Funds Needed*

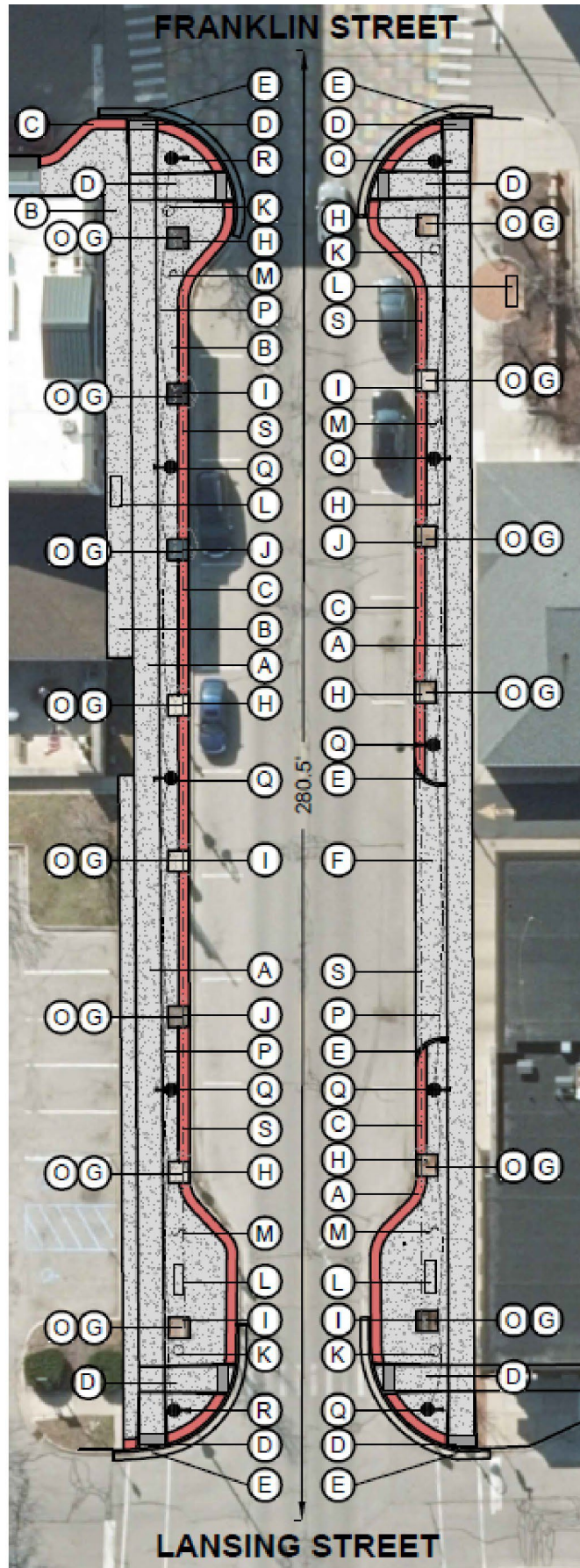
To be discussed in future budget meetings on where the funding will come from.

BROADWAY STREET SCAPE

STREETSCAPE LEGEND	
ITEM	DESCRIPTION
A	CONCRETE SIDEWALK
B	CONCRETE
C	STAMPED & COLORED CONCRETE
D	ADA RAMP WITH PLATES
E	CURB AND GUTTER
F	CONCRETE DRIVEWAY
G	TREE GRATE (2 PER FRAME)
H	SPRING SNOW
I	FRONTIER ELM
J	APOLLO MAPLE
K	TRASH CAN
L	BENCH
M	BIKE RACK
N	HANGING PLANTER BASKET
O	ELECTRICAL RISER
P	ELECTRICAL CONDUIT
Q	PEDESTRIAN LIGHT - REPAINT EX.
R	STREET LIGHT- REPAINT EX.
S	IRRIGATION SYSTEM

NOTES:

1. EACH TREE SHALL INCLUDE AN ELECTRICAL RISER, IRRIGATION BUBBLER, TOPSOIL, LANDSCAPE FABRIC, PEA STONE, TREE GRATE AND FRAME.
2. ADA RAMPS WILL REQUIRE REPLACEMENT OF CURB AND GUTTER AND HANO PATCHING OF THE ROAD.

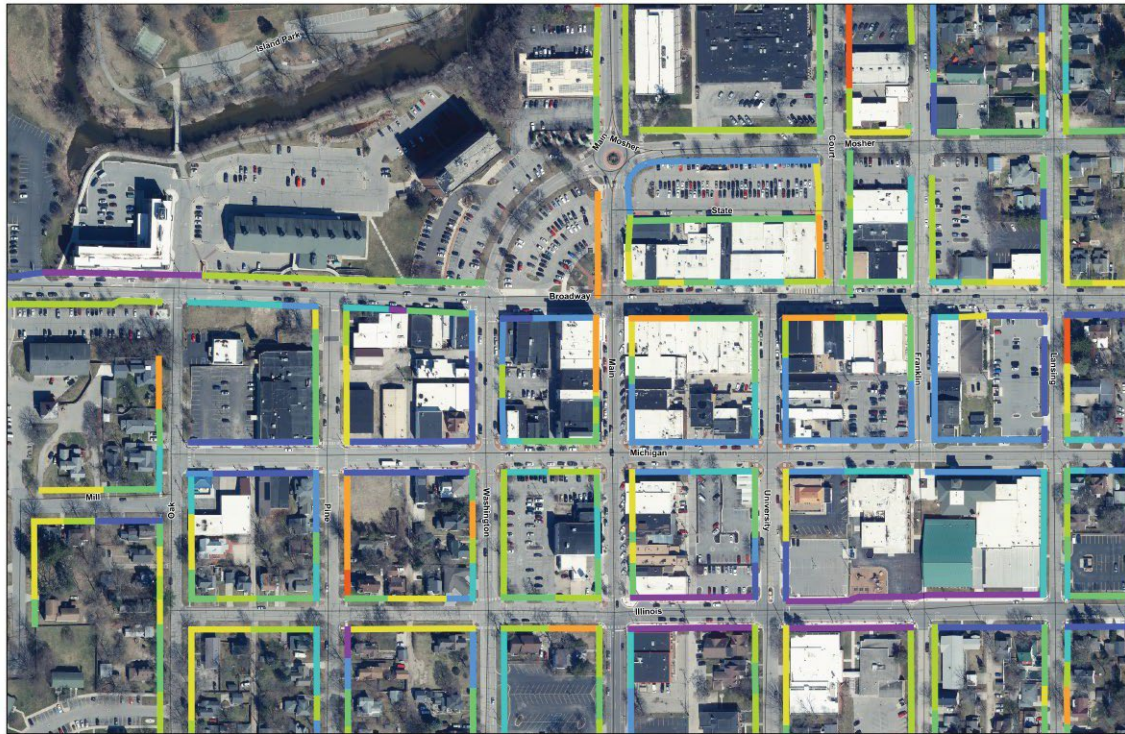


NORTH

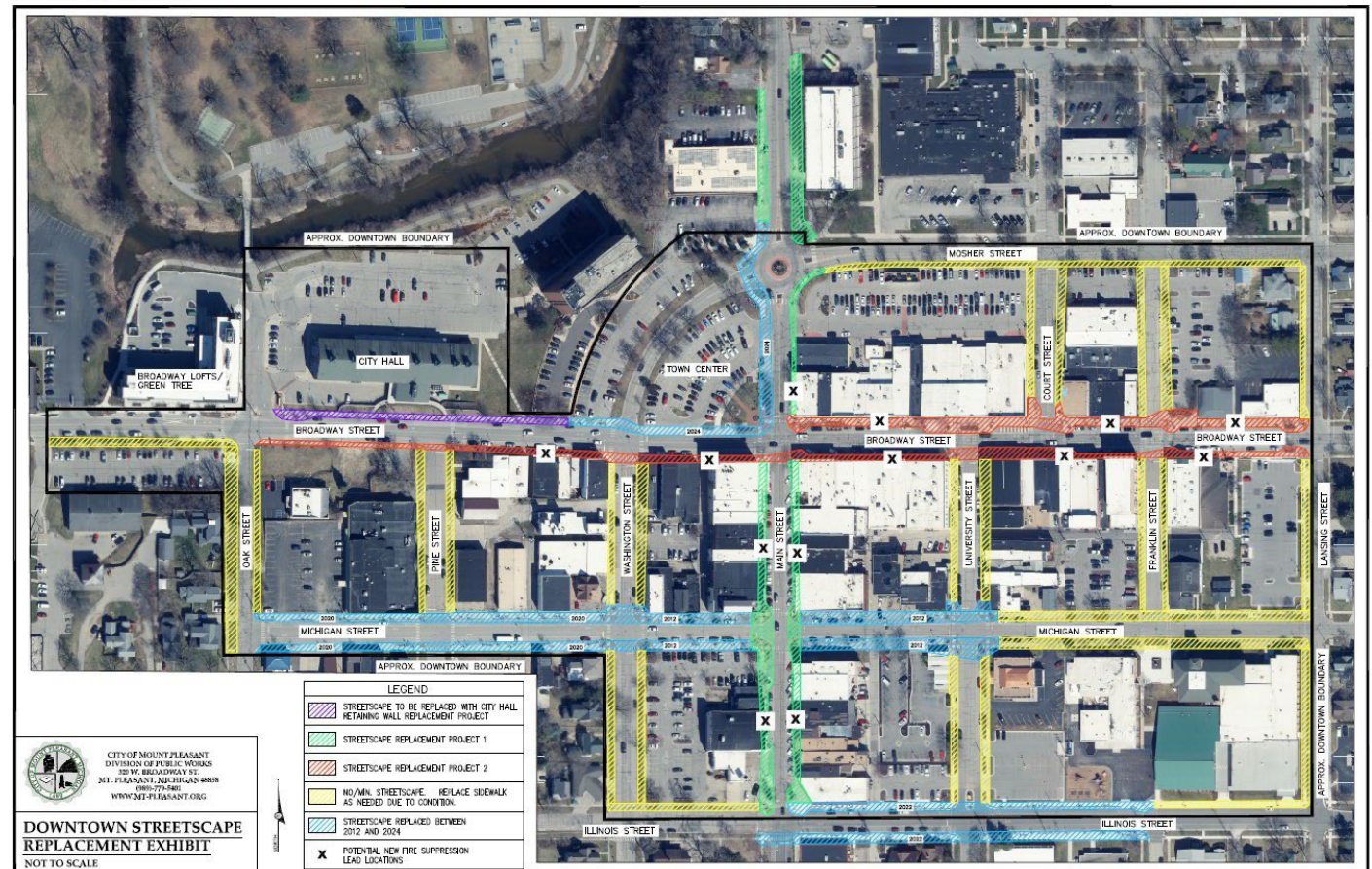


Downtown Sidewalk Rating Map

City of Mt. Pleasant



Information Accuracy Disclaimer - The materials and information contained on or obtained from the city of Mt. Pleasant GIS maps, are distributed and transmitted "as is" without warranties of any kind, either expressed or implied, including without limitations, warranties of title or implied warranties of merchantability or fitness for a particular purpose. Information on these GIS maps is provided without any representation of any kind as to accuracy and should be verified by the user. The City of Mt. Pleasant is not responsible for any special, indirect, incidental or consequential damages that may arise from the use of, or the inability to use, the GIS maps whether they are provided by the city, or a third party.



LEGEND

- STREETScape TO BE REPLACED WITH CITY HALL RETAINING WALL REPLACEMENT PROJECT
- STREETScape REPLACEMENT PROJECT 1
- STREETScape REPLACEMENT PROJECT 2
- NO/NO/NO STREETScape REPLACE SIDEWALK AS NEEDED DUE TO CONDIION
- STREETScape REPLACED BETWEEN 2012 AND 2024
- POTENTIAL NEW FIRE SUPPRESSION LEAD LOCATIONS

CITY OF MOUNT PLEASANT
DIVISION OF PUBLIC WORKS
301 W. BROADWAY ST.
MT. PLEASANT, MICHIGAN 48858
(989) 275-5481
WWW.MT-PLEASANT.ORG

DOWNTOWN STREETScape REPLACEMENT EXHIBIT
NOT TO SCALE

Parks

Summary of Projects

Project Title	Source of Funding	Fiscal Year Program Proposed						Total Estimated Capital Costs
		2027	2028	2029	2030	2031	2032	
Chippewa River Bank Protection*	CI/GR	\$120,000	\$0	\$0	\$0	\$0	\$0	\$ 120,000
Island Park Pavilion*	GR	2,790,000	0	0	0	0	0	2,790,000
Medium Size Project	CI/GR	40,000	30,000	30,000	0	0	0	\$ 100,000
Mid-MI/GKB Pathway Connect*	CI/GR/DO	50,000	1,850,000	0	0	0	0	\$ 1,900,000
Playground Equip & Unv Access	CI/GR/DO	75,000	0	120,000	120,000	0	0	\$ 315,000
Renv of Park Rds, Prkg Lots, Trails	CI/GR	147,000	327,000	132,000	122,000	68,000	90,000	\$ 886,000

*Some projects dependent on grant/donation
 Projects have been prioritized based on the 2050 Master Plan

Totals		\$3,222,000	\$2,207,000	\$282,000	\$242,000	\$68,000	\$90,000	\$6,111,000
---------------	--	--------------------	--------------------	------------------	------------------	-----------------	-----------------	--------------------

Parks Individual Project Description

Project Title Chippewa River Bank Protection Program

Source of Funding Capital Improvement Fund/Grant

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	\$120,000	-0-	-0-	-0-	-0-	-0-

Description and Location

The funds for this program focus on protecting the Chippewa River corridor as it flows through the city. This may include various locations in city parks, along roadways or other important resources impacted by the Chippewa River and its tributaries. This program helps protect the overall health of the river watershed including riverbanks, bridge abutments, canoe landings, trails, weirs, overlooks, roads, catch basins, culverts, wetlands, trees, aquatic and terrestrial plant life, animal/fish/bird habitats and other important resources impacted by pollution, seasonal flooding and scoring effects of river flow. These goals may be achieved over a single year or by phasing in multiple years to complete projects. Costs associated with the river corridor tend to be higher due to enhanced engineering, Environment, Great Lakes, and Energy (EGLE) floodplain permitting requirements and the ever-changing river corridor due to damaging flood events and potential contaminants. The remaining Mill Pond dam structure in the east channel is in need of repair, design and engineering took place in 2023.

History and Plans

2016

GLRI River Protection Grant Program SCIT Partnership Program Phase 1 (\$63,000)

2017-2018

GLRI River Protection Grant SCIT Partnership Program Phase 2 (\$38,400) (grant funded)

Insurance funds were used in 2017-18 to repair damage from major June 2017 flood.

2019

Flood repairs along the Chippewa River from 2017 flood (\$27,000)

This Project was in cooperation with MDOT, which included stone protection of Broadway Street bridge abutments, and Nelson Park rip-rap, which did not complete all flood repairs but included repairs to protect from minor flood events.

2020-21

COVID-19 Pandemic and Master Plan Impacts

Due to COVID-19, these projects shifted to future years as outlined below. Projected costs were updated for inflation. Based on Master Plan input these projects continue to be supported by need and public desire.

2023

Design, engineering, grant application, EGLE permitting and bidding services for 2023 Mill Pond Dam reconstruction project (\$50,000)

2025

Mill Pond Dam repair (\$500,000)

Pedestrian bridge abutment protection (\$110,000)

As a result of the 2017 flood, MDOT and EGLE are recommending we provide additional protection to the pedestrian bridges that cross the Chippewa River. Currently, the city parks have 19 pedestrian bridges. 10

bridges need added stone protection.

2027

Continue riverbank armoring within the parks (\$120,000)

Phase 1 Mill Pond/Nelson Riverbank Erosion protection program, Phase 2 proposed to continue into 2028.

Need and Impact

The Chippewa River is a tremendous resource as it flows through the City of Mt. Pleasant. Many critical resources and infrastructures are found in the river corridor. Taking a proactive approach to protecting the Chippewa River's natural and man-made resources is paramount to preserving healthy infrastructure and leisure enjoyment well into the future. These projects will be designed to:

- Protect and/or enhance the river resource itself keeping it vibrant and healthy
- Protect the City's investment in the park system and roadways, man-made structures and/or natural resources impacted by the river
- Reduce maintenance on riverbanks and river related infrastructure
- Whenever possible seek out partners and available grant funds to protect the resource

Much of the work in this program will be required to take place in the summer months when river flow rate is at its lowest. This may occasionally affect recreational use of the river corridor.

Linkage to Master Plan:

- *These projects link to Master Plan Objectives 4.7 and 4.4 because they improve and support river access and stewardship as well as continue to enhance park development, improvements and maintenance.*

Related Cost Details

Most projects in this program will stand on their own creating savings on long-term maintenance and operational costs due to the improved infrastructure and reduced riverbank damage and erosion. EGLE permitting and engineering costs will always be a considerable part of this program. Maintenance costs for these projects will be contained in various city operational budgets.

Future Funds Needed

Funding may skip a year or multiple years based on other funding priorities in various areas and grant opportunities. Future projects that are planned beyond 2030 include phase 2 - Nelson/Island Park riverbank erosion protection (\$120,000 total)

Parks Individual Project Description

Project Title Island Park Improvements (*Farmers’ Market South Pavilion*)

Source of Funding Capital Improvement Fund/Grant

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	\$2,790,000	-0-	-0-	-0-	-0-	-0-

Description and Location

Island Park South/Farmers’ Market Pavilion replacement is primarily due to age, water damage and poor drainage. This project provides a complete rebuild of the existing facility to manage increasing demands on the facility that provides a home to the Farmers’ Market which is celebrating its 50th year in 2023 and other events, this facility is the City’s most utilized pavilion as far as a combination of events and public rentals.

History and Plans

While there has been a pavilion in this location since the 1960’s, the current structure was built in 1992. Since the current structure was built, a small patio to accommodate additional Farmers’ Market vendors has been added to the west of the structure and the roof was re-shingled in 2017.

2027

Construct new South Pavilion/Farmers’ Market Pavilion (*\$2,790,000 MEDC Grant*)

Need and Impact

Island Park south pavilion supports diverse user needs from multiple special events, the Farmers’ Market, softball tournaments and rentals. The park venues including the Skate Park, Spray Park, tennis/pickle ball courts, Playscape, shuffleboard courts, horseshoe pits and ball diamonds also attract users. The south pavilion needs a replacement and an update to its infrastructure and layout, which will benefit park users with increased amount of usable space. An updated facility will also help reduce maintenance costs and help maintain our standard of care within the parks.

Linkage to Master Plan:

- *This project links to Master Plan Objective 4.4 because it continues to enhance park development, improvements, and maintenance.*

Related Cost Details

Staff will continue to evaluate short and long-term opportunities and partnerships. Ongoing maintenance funds will be needed to keep any new facilities maintained and up-to-date.

Future Funds Needed

Partnerships with area agencies will be a focus with pursuit and leveraging of available grant resources. Funds for grant matches will be explored and likely part of funding request.

Parks Individual Project Description

Project Title Medium Size Project

Source of Funding Capital Improvement Fund/Grant

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	\$40,000	\$30,000	\$30,000	-0-	-0-	-0-

Description and Location

This program assists in achieving medium size park project goals over a single year or phasing in multiple years and enhance park development, improvements and maintenance.

History and Plans

2017

Island Park main pavilion roof replacements (\$75,000 + other multiple flood repairs)
Island Park ball field enhancement Phase 1 (sports light re-lamp) (\$10,000)

2018

Horizon Park improvements including energy savings, neighborhood access, site amenities and tree plantings (\$50,000 donation)

2020

Island Park ball field enhancements Phase 2 (\$26,800 ballfield irrigation) (\$10,000 CVB Grant)

2020-21

COVID-19 Pandemic and Master Plan Impacts

Converting two Island Park Tennis Courts to 6 Pickle Ball Courts (\$48,000)

Due to COVID-19, projects below shifted to future years as outlined. Projected costs were updated for inflation. Based on Master Plan input these projects continue to be supported by need and public desire.

2022

Indian Pines development plan (completed with staff only)

Nelson Park shop improvements (\$110,000)

2024

Mill Pond shelter roof replacement and restroom building (\$52,000)

2025

Roof replacements on Nelson Park restroom and Island Park north restroom (\$55,000)

2026

Roof replacements to Chipp-A-Waters restroom and shelter (\$54,000)

2027

Roof replacement to Pickens restroom (\$40,000)

2028

Roof replacement to Warming House (\$30,000)

2029

Roof replacement to Pickens/Lions Storage (\$30,000)

Need and Impact

These projects will continue to offer the end user quality and up-to-date medium size projects and are designed to reduce maintenance, enhance and improve parks infrastructure, accessibility, aesthetics and safety.

Linkage to Master Plan:

- *These projects link to Master Plan Objective 4.4 because they continue to enhance park development, improvements, and maintenance.*

Related Cost Details

Most projects in this program will stand on their own creating savings in long-term maintenance and operational costs due to the improved infrastructure. Maintenance costs for these projects, if any, will be included in the Parks Operating Budget.

Future Funds Needed

None

Parks Individual Project Description

Project Title Mid-Michigan/GKB Pathway Connections

Source of Funding Capital Improvement Fund/Grant/Donations

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	\$50,000	-0-	\$1,850,000	-0-	-0-	-0-

Description and Location

The 2022 and 2023 project plan, in cooperation with the Mid-Michigan Regional Pathway Group and Union Township, proposes to conduct planning and grant application to establish a one-mile long paved trail (*map attached*) connecting the GKB Riverwalk at Island and Nelson Park north to Mission Creek Park. This would also accomplish a walkway for Union Township along N. Harris/Crawford Rd. with the Township willing to provide joint funding for the project. The crossing at Pickard is planned to include a traffic safety device known as a Rapid Flashing Beacon Crosswalk to help enhance pedestrian safety at that intersection. The 2025-2026 project plan proposes to conduct the planning of a connection between the GKB Riverwalk and the Mid-Michigan Regional path with a potential additional connection point.

History and Plans

The GKB Riverwalk Trail has become one of the most utilized resources in the City of Mt. Pleasant park system and many residents and visitors take advantage of the trails year round. Grant funding opportunities for trails and trail connections have increased in recent years especially those, which connect to or are a part of an area wide or regional trail system.

2020-21

COVID-19 Pandemic and Master Plan Impacts

Due to COVID-19, this project shifted to future years as outlined below. Projected costs were updated for inflation. Based on Master Plan input, these projects continue to be supported by need and public desire.

2022-2026

GKB Riverwalk North Connection

In cooperation with the Mid-Michigan Regional Pathway Group and Union Township, this project proposes to add a trail connecting the GKB Riverwalk Trail to Mission Creek Park and to establish a northerly connection point for the Mid-Michigan Regional Pathway System and support the non-motorized plan document and complete a needed connection for Union Township. The updated anticipated cost of the project will be \$2,100,000 (*\$725,000 city funds, Union Township (\$375,000) + \$400,000 MDOT TAP fund + \$400,00 DNR Trust Fund + \$200,000 MDOT shared streets and spaces*)

2027-2029

GKB Riverwalk Connection

In cooperation with the Mid-Michigan Regional Pathway Group and Union Township, this project proposes to create a trail connecting the GKB Riverwalk to Chipp-A-Waters and to establish another connection point for the Mid-Michigan Regional Pathway System. This connection is being discussed and is in the early stages of planning. Location for this connection is to be determined at a later date.

Need and Impact

Pursuant to the goals and objectives in the Master Plan, along with the non-motorized plan and continued funding of the Mid-Michigan Regional Pathway System, it is important for the City to look at projects/partnerships for funding a larger pathway system and connections between existing city park facilities with potential cooperation with Union Township. This pathway would add additional community-wide pedestrian access to the GKB Riverwalk Trail, connect Mission Creek Park to the GKB Riverwalk Trail and connect the joint Union Township-City of Mt. Pleasant dog park to the pathway system. It would also create a northerly connection point for the Mid-Michigan Regional Pathway. Connections to regional pathways have shown to enhance the ability to obtain state grant funding for pathway projects, increase the number of visitors to a community, which in turn enhances economic benefits. Multi-use trails also contribute to a reduction in obesity and overall positive health benefit to the community.

Linkage to Master Plan:

- *This project links to Master Plan Objectives 4.2, 4.3 and 4.6 because it supports the development of a City-wide bike/hike/path system that connects to the regional pathway corridor, improves pedestrian and bicycle access within the park system, and builds partnerships with other local stakeholders.*

Related Cost Details

Ongoing maintenance of this addition to the GKB Riverwalk Trail and linkage point to the Mid-Michigan Pathway System would be accounted for in the Parks Operating Budget.

Future Funds Needed

Plans are to continue seeking future linkages between the City Trail system and Mid-Michigan regional and local trail opportunities including partnerships with Union Township, and the Saginaw Chippewa Indian Tribe. Partnerships with area agencies will be a focus along with utilization of all grant resources available. Funds for grant matches and future projects that integrate with area trail projects will be explored and part of future funding requests.

2026 Proposed North Connection location Map (Island/Nelson to Mission Creek Park)



*Proposed Pathway
Connection 1 Mile*



Parks Individual Project Description

Project Title Playground Equipment & Universal Access (New & Replacement)

Source of Funding Capital Improvement Fund/Grant/Donations

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	\$75,000	-0-	\$120,000	\$120,000	-0-	-0-

Description and Location

This program includes replacement playground equipment, both composite and single activity structures in various locations throughout the park system (*The Spray Park is considered a water playground and is included in this program*). Project also provides new and repairs old universal access points to various park amenities, including linkage points to the Riverwalk Trail, playground equipment, spectator seating areas, sport courts, ball fields, pavilions, restrooms and park buildings. Each project year will identify project location and overview.

2027 will be the 18th year of service for the Island Park Spray Park. Spray Park is due for upgrades including the replacement of elements on water features and updating valves and controllers, as well as a proposed to increase in patio size as use of the spray park continues to grow.

History and Plans

2016

Yost Park playground (\$82,000)
Potter Park playground (\$64,000)

2017

Island Park Playscape redevelopment project (\$453,500 + *flood repairs*) made to Spray Park and Playscape with flood relief funds

2018

Horizon Park playground repairs as part of the \$50,000 donation from MHT Housing

2019

Playground Grant Project joint purchase with Union Township for Sunnyside Park (\$32,000)

2020

Sunnyside Park playground - removed old structure and Installed new structure and sub-base (\$10,000)
Completed some ADA access to Shelters as part of the Island park Trail Project

2020-21

COVID-19 Pandemic and Master Plan Impacts

Due to COVID-19, the below projects shifted to future years as outlined. Projected costs were updated for inflation. Based on Master Plan input, these projects are supported by need and public desire.

2024

Add universal access to Chipp-A-Waters playground structure per ADA plan (\$28,500)

2024-2025

Chipp-A-Waters Park playground replacement (\$120,000)
Horizon Park playground replacement (\$120,000) Purchased
in 2024/Installed in 2025

2026

Continue Universal access to Island Park per ADA transition plan (\$40,000)

2027

Proposed upgrade to Spray Park water features, valves, and controllers increase in existing patio size to accommodate current use and projected growth (\$48,000)

Island Park and Pickens Field replacement of satellite play components (\$27,000)

2029

Mill Pond Park playground upgrades and repairs (\$120,000)

2030

Pickens Park playground upgrades and repairs (\$120,000)

Need and Impact

The public is very aware of needed playground replacement, new equipment and universal access to current play equipment and other park venues such as spectator seating areas, sports fields and play courts. Playgrounds support and invite park use by families and need to be safe and accessible to all users regardless of age or ability. Improvements following the Parks Master Plan ADA transition component will facilitate accessible Riverwalk Trail linkages in key park areas. Due to aging, the Spray Park needs regular maintenance to keep it updated for continued use. Use of the Spray Park has continued to be heavy during the summer months and additional space is needed for families that use the facility. Updated patio space is also needed as turf near the facility continues to be destroyed by high use.

Linkage to Master Plan:

- *These projects link to Master Plan Objectives 4.1 and 4.4 because they continue to develop facilities that serve Mt. Pleasant Families and provide activities for all stages of life and continue to enhance park development, improvements, and maintenance.*

Related Cost Details

Related costs include labor to annually inspect and maintain quality standard of care and safety in all park facilities, training and testing of staff to maintain National Playground Safety Inspector Certification and annual replenishment of safety surfacing for all park playgrounds. No additional costs are anticipated for the Spray Park; however, modern updated spray points, fast acting valves, and a computer controller are anticipated to save water costs once upgrades are complete.

Future Funds Needed

Future funds will be requested regularly to keep standards current with use and demand.

Parks Individual Project Description

Project Title Renovation of Park Roads, Parking Lots and Paved Trails

Source of Funding Capital Improvement Fund/Grant

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	\$147,000	\$327,000	\$132,000	\$122,000	\$68,000	\$90,000

Description and Location

Numerous areas exist within the parks and cemetery where roads, bridges, parking areas, trails, overlook decks and fencing are considered key infrastructure elements for use, access and safety of facilities. Renovation of existing paved areas, paving of unpaved roads, parking lots and trail sections as well as renovation and repair of wooden overlook decks and fencing are part of this program. Replacements, upgrades and infrastructure repairs to trails, bridges, fishing decks, boardwalks and safety railing are also included in this program.

History and Plans

2016

Mill and repave Mill Pond Park Trail (*Adams to Leaton*) (\$75,000)

2020

Island Park Vets Bridge and Trail Project (\$439,000)

2021

COVID-19 Pandemic and Master Plan Impacts

Replace bridge decks at various park locations (\$50,000)

Replace fishing decks at Mill Pond Park (\$50,000)

Mill Pond Park Parking Lot repair (\$28,000)

Due to COVID-19, the below projects shifted to future years as outlined. Projected costs were updated for inflation. Based on Master Plan input these projects continue to be supported by need and public desire.

2023

M-20 Pedestrian Bridge Design and Replacement (\$550,000)

This project was added to address the last two inspection reports from an outside consultant which indicated surface corrosion throughout, 20% paint system failure and heavier corrosion at the lower chord/vertical member welded connections. During the period of time between the two reports the section loss along the north fascia beam near the splice plate connections on the bottom chord went from less than 2% to up to 10%. The consultant has indicated to Staff that the bridge needs to be either repainted or replaced within the next two years due to the corrosion and section loss from the salt spray coming off of M-20.

2024

Replace Island and Nelson Parks' fishing decks (\$80,000)

Development of park site plan, pro-forma and grant package for future development (\$28,000)

2026

Nelson Park and Parks Shop area Parking Lot (*Mill & Overlay*) (\$130,000construction, \$15,000engineering)

2027

Nelson Park Trails(*Broadway to Island Park*), Island Park Trails(*Vets Bridge to Oak Street Bridge*) west 1/2 loop (*Mill & Overlay*) (\$129,000construction, \$18,000engineering)

2028

Island Park Parking Lot and Drives (*Thin Overlay*) (\$227,000 construction, \$31,000 engineering)
Sunnyside Park parking lot and Drives (*Thin Overlay*) (\$61,000 construction, \$8,000 engineering)

2029

Mill Pond Park Adams Rd. Parking Lot (*Mill & Overlay*) (\$88,000 construction, \$14,000 engineering)
Sidewalk Replacement (*Various Locations*) (\$26,000 construction, \$4,000 engineering)

2030

Horizon Park Parking Lot (*Mill & Overlay*) (\$80,000 construction, \$12,000 engineering)
Sidewalk Replacement (*Various Locations*) (\$26,000 construction, \$4,000 engineering)

2031

Mill Pond Park Leaton Rd. Parking Lot and Drives (*Mill & Overlay*) (\$33,000 construction, \$5,000 engineering)
Sidewalk Replacement (*Various Locations*) (\$26,000 construction, \$4,000 engineering)

2032

Sunnyside Park (*Thin Overlay*) (\$67,000 construction, \$7,000 engineering)
Yost Park (*Thin Overlay*) (\$14,000 construction, \$2,000 engineering)

Need and Impact

Park facilities have been improving over the past 10 years and due to high community use, we are beginning to see developed park infrastructure deteriorate at a rapid rate. With these improvements and overall quality of facilities and programs, use is constantly increasing. It is a necessity to maximize available space and create a safe, attractive and controlled atmosphere. Parking and drainage are needed and maintaining existing infrastructure is vital. These types of additions, repairs and upgrades are planned to keep and maintain safe, attractive and inviting parks.

Linkage to Master Plan:

- *These projects link to Master Plan Objective 4.4 because they continue to enhance park development, improvements and maintenance.*

Related Cost Details

None

Future Funds Needed

Future replacement and reconstruction will be needed as park roads, parking areas, paved trails, bridges, fishing decks and boardwalks show their age. Wayfinding on park roads should be added beyond 2029 to supplement trail wayfinding.

Public Works Administrative Individual Project Description

Project Title Building Maintenance

Source of Funding Major & Local Street Funds

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	-0-	-0-	-0-	\$225,000	-0-	-0-

Description and Location

The Department of Public Works (DPW) Building, including the Motor Pool Shop, cold storage areas and salt barn (1303 North Franklin Street)

History and Plans

Originally constructed in 1980, the DPW building requires routine maintenance and general upkeep to remain functional and in good condition.

2016

Roof repaired and a canopy over the front door installed

2018

Existing salt barn sidewalls reinforced with new timbers

2019

Painting and improvements to the break room, back restrooms and back office. DPW administration moved to City Hall.

2022

Salt barn truss repair done

2025

Salt barn crosstie cables replaced

2030

Replace salt barn

Need and Impact

Salt barn repairs in 2018 should extend life but will need to be replaced in the future.

Linkage to Master Plan:

- *This project is necessary to maintain the existing critical infrastructure needed in the City and does not link to a specific Master Plan Objective.*

Related Cost Details

None

Future Funds Needed

Continuance of maintenance and upkeep

Public Works Administrative Individual Project Description

Project Title Sidewalk Replacement

Source of Funding Major Street Fund

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	\$150,000	\$175,000	\$175,000	\$200,000	\$200,000	\$225,000

Description and Location

The City focuses on identifiable hazards such as large obstacles and trees blocking sidewalk paths, small lips and cracks, pocketing water and spalling. Replacement sidewalks are built to coincide with planned street and water main replacement projects.

History and Plans

Since 1996, sidewalk has been replaced each year throughout the City. The Department of Public Works (DPW) has created a sidewalk rating system so that the sidewalk replacement list can be prioritized. Starting in 2016, the City has utilized sidewalk mud jacking to reduce the cost and need for complete sidewalk replacement areas.

2027-2029

Rough Breakdown:

Complaint Locations (\$100,000)

Priority Locations by Rating (\$50,000)

Need and Impact

Targeted locations based on construction projects are being prepared in correlation with street construction projects. Complaints and accident locations will be addressed as realized. The prioritization of walking routes and those areas referenced in the non-motorized transportation plan will be prepared.

Linkage to Master Plan:

- *The project is necessary to maintain the existing critical infrastructure needed in the City and does not link to a specific Master Plan Objective.*

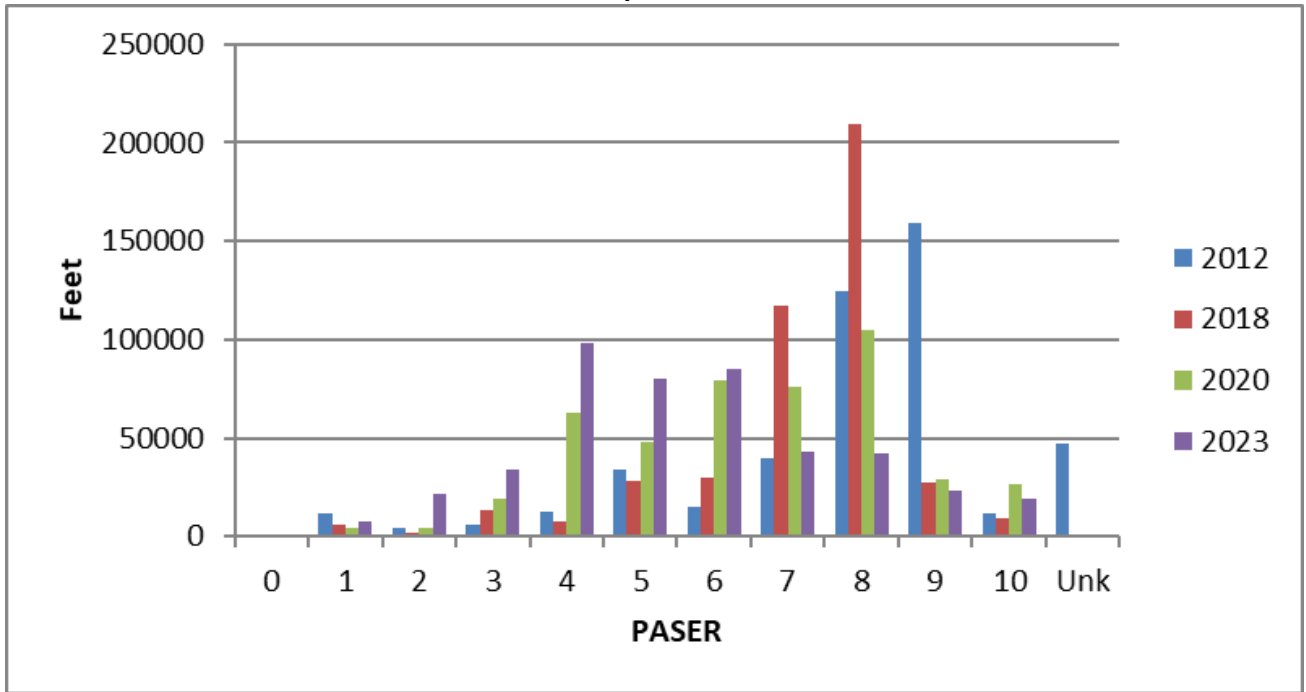
Related Cost Details

None

Future Funds Needed

According to the Federal Highway Administration Guide for Maintaining Pedestrian Facilities for Enhanced Safety concrete sidewalk can be expected to last approximately 80 years. With over 89 miles of city sidewalk, we should be replacing 1.1 miles of sidewalk every year just to keep up with normal deterioration. Recent projects cost of \$50 per lf. is a reasonable estimation of costs for budgeting purposes. At that rate, 1.1 miles would cost an estimated \$290,000 annually.

Sidewalk Rating Distribution Chart



Public Works Administrative Individual Project Description

Project Title Storm Sewer Collection System Improvements

Source of Funding Storm Sewer Fund

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	-0-	\$738,000	\$32,000	\$576,000	\$415,000	\$633,000

Description and Location

These projects will improve the stormwater collection system by utilizing the 2021 Stormwater Master Plan to choose improvements that increase the resilience and dependability of the system. Projects are coordinated with street reconstruction projects.

<u>2027</u>	<u>Improvement Type</u>	<u>Cost</u>
No projects planned		0
 <u>2028</u>		
Elizabeth: Gaylord to Dead end	Replacement	71,000
Crapo: Bellows to Gaylord	Upsizing	332,000
Franklin: Maple to Illinois		238,000
	Engineering	97,000
 <u>2029</u>		
Main: Broadway to Jockey Alley		27,000
	Engineering	5,000
 <u>2030</u>		
Franklin: High to Cherry		34,000
North Drive: Brown to Crapo	Upsizing	466,000
	Engineering	76,000
 <u>2031</u>		
Fancher: Bellows to High		360,000
	Engineering	55,000
 <u>2032</u>		
Oak Street: Dead End to Broadway	Drainage Imp. & Upsizing	550,000
	Engineering	83,000

History and Plans

In October of 2021, the city's Stormwater Master Plan (SWMP) was completed. This plan was proposed after the severe rainfalls experience in 2017. It indicates many maintenance and expansion projects that require investment in future years. There are also pipe section in the study that should be upsized when road reconstruction is scheduled. These investments will ensure the long-term viability of the city's stormwater infrastructure for decades to come.

Need and Impact

The modeling of the stormwater system that was completed as part of the SWMP identified bottlenecks in the system both in regards to capacity and dependability. These projects are needed to mitigate localized flood potential and to ensure that the stormwater infrastructure can be relied upon in future storm events.

Linkage to Master Plan:

- *These projects are necessary to maintain the existing critical infrastructure needed in the City and do not link to a specific Master Plan Objective.*

Related Cost Details

Costs associated with this project include long-term life cycle replacement costs and normal storm sewer maintenance projects associated with this and all pipes in the stormwater collection system.

Future Funds Needed

These projects will be ongoing to provide appropriate asset management for the stormwater system. For a rough estimation of the annual costs of replacements, total assets in the system should be considered. There are roughly 350,000 linear feet of pipe with an average size of 24". Pipe replacement alone without consideration for surface cover can be estimated at roughly \$65/ft. A pipe is generally expected to last 80-100 years. Using 100 years the system would require a \$245,000 investment to maintain just the pipe. Using a similar methodology for manholes and catch basins an annual required investment of \$28,000 can be estimated. Not taking into consideration increases in capacity and having to replace surrounding infrastructure during construction, a minimum investment of \$275,000 per year should be expected.

Public Works Administrative Individual Project Description

Project Title Storm Sewer Collection System Extensions

Source of Funding Major and Local Street Funds

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	\$467,000	-0-	-0-	\$224,000	-0-	\$122,000

Description and Location

This project will extend six-inch pipe to various properties around the city that do not currently have direct access to the storm water collection system. These pipes would be utilized for sump pump connections alleviating strain on the sanitary sewer collection system and improving the streets.

2027

Elizabeth: North Drive to Michigan (1,350'-e side w/ services crossing)
 Michigan: Elizabeth to Brown (300'-n side w/ services crossing)
 Franklin: Bellows to Gaylord (500'-e side w/ services crossing)
 Arnold: Bellows to Gaylord (600'-w side w/ services crossing)

2030

Whitney: Elm to MaryAnn

2032

Kinney: Bellows to Gaylord (600'-e side w/ services crossing)

2033+

To be determined. Focus will be on those properties east of Mission where the water table has been found to be elevated.

History and Plans

This was a new project in the 2019 Capital Improvement Plan (CIP). Adjustments were made to expected costs based on bids received for 2021.

Need and Impact

State law dictates that sump pumps cannot be connected to the sanitary sewer system. When owners in the city upgrade or renovate their property, many times it requires plumbing to be brought up to current codes. In recent years, there have been a number of residential properties that have had sump pump effluent run from front yards to the street. Homeowners have no other place to get rid of groundwater. This causes varying degrees of icing in the winters depending on conditions.

Sump pumps connected to the sanitary sewer system can cause backups of the sanitary system in storm events. The project provides a drain for the storm and ground water to be disposed of as residents disconnect sump pumps from sanitary drains.

Mapped locations of parcels that are not within reach of a storm sewer pipe will determine priorities for future extension. Areas that are known to have a high water table and buildings with basements will be the first priority for the program.

Homeowners will be sent advanced notices of pipe installation in front of their residence to allow for coordination with sump pumps at the time of construction.

Linkage to Master Plan:

- *These projects are necessary to maintain the existing critical infrastructure needed in the City and does not link to a specific Master Plan Objective.*

Related Cost Details

Costs associated with this project include long-term life cycle replacement cost and normal storm sewer maintenance associated with this and all other pipe in the storm water collections system. A significant reduction in sanitary sewer pumping cost could be realized as sump pump connections are removed from the sanitary sewer collections system. Homeowners will pay for sump leads to storm drain connection costs, which are not included in the cost.

Future Funds Needed

Based on the number of properties having basements that do not currently have access to the storm sewer collection system (roughly 750), it is anticipated that this program may last at least 10 years if funded at the current levels.

Airport Individual Project Description

Project Title Runway 9/27 Rehabilitation

Source of Funding Federal Grant/State Grant/Airport Fund

<i>Year</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	\$3,200,000	-0-	-0-	-0-	-0-	-0-

Description and Location

It is anticipated that the runway's pavement index will be in the range of 60, which puts it in a rehabilitation category. Pavement will be pulverized and runway will be repaved.

History and Plans

2026

Design Runway 9/27 (\$274,770)

2027

Rehabilitate Runway 9/27 (\$3,200,000) cost increase due to depth of material to be removed and replaced was more than originally anticipated.

Need and Impact

In order to keep a usable airport, there is a need to keep up on pavement maintenance and replacement.

Linkage to Master Plan:

- *This Project links to Master Plan Objective 2.7 because regular maintenance is critical to obtain federal and state funding to utilize the airport as a link to the local transportation system.*

Related Cost Details

None

Future Funds Needed

This project will be subject to the award of discretionary funds from a federal grant.

Airport Individual Project Description

Project Title Runway 9/27 Lighting

Source of Funding Federal Grant/State Grant/Airport Fund

<i>Year</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	-0-	-0-	\$71,260	\$888,740	-0-	-0-

Description and Location

The current runway lighting system is over 30 years old with direct bury wire, lighting will be upgraded to LED lights and all wires will be placed in conduit.

History and Plans

2029

Design Runway 9/27 Lighting (\$71,260)

2030

Construct Runway 9/27 Lighting (\$888,740)

Need and Impact

In order to keep a usable airport, there is a need to keep up on Lighting maintenance and replacement.

Linkage to Master Plan:

- *This Project links to Master Plan Objective 2.7 because regular maintenance is critical to obtain federal and state funding to utilize the airport as a link to the local transportation system.*

Related Cost Details

None

Future Funds Needed

This project will be subject to the award of discretionary funds from a federal grant.

Airport Individual Project Description

Project Title Ramp Rehabilitation

Source of Funding Federal Grant/State Grant/Airport Fund

<i>Year</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	\$107,150	\$1,342,850	-0-	-0-	\$138,250	\$1,300,000

Description and Location

The current ramp areas are over 30 years old and have a very low pavement rating, some areas are crumbling. In order to keep a safe and operable ramp, rehab. will be required.

History and Plans

2027

Design T hangar ramp area (\$107,150)

2028

Construct T hangar ramp area (\$1,342,850)

2031

Design G.A ramp area (\$138,250)

2032

Construct G.A. ramp area (\$1,300,000)

Need and Impact

In order to keep a usable airport, there is a need to keep up on ramp pavement maintenance and replacement.

Linkage to Master Plan:

- *This Project links to Master Plan Objective 2.7 because regular maintenance is critical to obtain federal and state funding to utilize the airport as a link to the local transportation system.*

Related Cost Details

None

Future Funds Needed

This project will be subject to the award of discretionary funds from a federal grant.

Local Street Individual Project Description

Project Title Resurfacing and Reconstruction

Source of Funding Local Street Fund

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	\$1,186,000	\$2,159,000	\$1,279,000	\$3,413,000	\$1,772,000	\$3,689,000

Description and Location

Project Area Location (<i>Existing Width</i>)	Type	Cost	Complete St Condition	Information			
			PASER (Resurface)	Sidewalk	Width	On-St Prkg	NM Comp
<u>2027</u>							
Abel: Denison to Dead End	Thin Overlay	31,000	6 ('99)	N	28	N	N
Brown: Bellows to Gaylord	Thin Overlay	34,000	4 ('00)	N	32	E	N
Canal: Greenbanks to Watson	Mill & Overlay	26,000	5 ('13)	N	26	E	N
Chippewa: East Grand to East	Thin Overlay	15,000	4 ('13)	N	21	E	N
Chippewa: Franklin to Lansing	Thin Overlay	8,000	4 ('92)	B	27	E	C
Court: Broadway to Chippewa	Thin Overlay	34,000	5 ('00)	B	35	E	C
Denison: Crawford to Three Leaves	Thin Overlay	88,000	5 ('99)	N	28	E	N
East: Williams to Crosslane	Thin Overlay	30,000	5 ('12)	N	24	E	N
Ellis: Dead End to Three Leaves	Thin Overlay	11,000	(unk)	N	28	E	N
Franklin: Broadway to Mosher	Thin Overlay	13,000	4 ('02)	B	28	E	C
Glen: Gordon to May	Mill & Overlay	40,000	3	N	27	E	N
Henry: Elm to Pickard	Thin Overlay	45,000	2 ('05)	O	30	E	S
Hickory Lane: Oak to Washington	Reconstruction	249,000	2 (Unk)	N	12	N	N
Highland: Preston to Watson	Thin Overlay	44,000	4-5 ('03)	N	28	E	N
Highland: Watson to Wendrow	Thin Overlay	32,000	4-5 ('97)	G	25	E	S
Hopkins: Highland to Watson	Thin Overlay	15,000	5 ('97)	N	26	E	N
Kent: Highland to Dead End	Thin Overlay	31,000	5 ('02)	N	27	E	N
Lansing: Broadway to Chippewa	Thin Overlay	53,000	3 (unk)	B	24	E	C
North: Crapo to City Limits	Thin Overlay	23,000	5 ('09)	B	27	E	C
Palmer: Arnold to Mission3	Thin Overlay	17,000	3 ('89)	G	26	E	S
Riverview: Canal to Watson	Mill & Overlay	27,000	5 ('13)	N	28	E	N
South: Maple to Brown	Thin Overlay	32,000	5 (UNK)	B	31	E	C
Thomas: High to North	Thin Overlay	44,000	3-5 ('11)	B	32	E	C
Tomah: Forest to Highland	Thin Overlay	24,000	4-5 ('01)	B	26	E	C
Wendrow: Forest ot Highland	Thin Overlay	20,000	4 ('01)	N	30	E	N
West: Williams to Crosslane	Thin Overlay	25,000	4 ('12)	N	22	E	N
Williams: Broadway to West	Thin Overlay	15,000	5 ('12)	N	23	E	N
Wisconsin: Mission to Brown	Thin Overlay	65,000	4 ('05)	O	28	E	S
	Engineering	95,000					

2028

Arnold: Bellows to Gaylord	Mill & Overlay	28,000	3 ('14)	B	32	E	C
Boulton: Maxwell to Park	Mill & Overlay	17,000	4 ('13)	G	20	E	S

WTR, ST Elizabeth: Gaylord to dead end (32')	Recon w/ Curb	250,000	6 (Unk)	B	32	E	C
Evans: Broomfield to McVey	Mill & Overlay	21,000	5 ('04)	N	27	E	N
Elizabeth: North to Broadway	Mill & Overlay	74,000	4-5 ('07)	G	26	E	S
Evans: Broomfield to McVey	Mill & Overlay	19,000	5 ('04)	N	27	E	N
Fairfield: Lynnwood to Glenwood	Mill & Overlay	71,000	4 ('02)	N	29	E	N
Flynn: Crapo to Bellows	Mill & Overlay	94,000	5 ('07)	G	23	E	S
Franklin: Lincoln to Pickard	Mill & Overlay	91,000	4-5 ('05)	B	22	E	C
Franklin: Maple to Illinois	Reconstruction	607,000	4 ('67)	B	24	E	C
Greenbrier: Glenwood to Preston	Mill & Overlay	58,000	4-5 ('02)	N	30	E	N
Johnson: Broomfield to McVey	Mill & Overlay	20,000	4 ('04)	N	29	E	N
Lynnwood: Broomfield to McVey	Mill & Overlay	18,000	4 ('15)	N	26	E	N
Maxwell: Broadway to Boulton	Mill & Overlay	29,000	4 ('13)	N	26	E	N
McVey: Evans to Lynnwood	Mill & Overlay	76,000	4 ('03-10)	N	30	E	N
Neier: Elm to Pickard	Mill & Overlay	57,000	5 ('11)	N	26	E	N
WRRF Taylor: Bellows to Gaylord (29')	Recon w/o	285,000	5 ('86)	O	29	E	S
University: Lincoln to Pickard	Mill & Overlay	85,000	5 ('10)	B	32	E	C
Whitney: Elm to Mary Ann	Mill & Overlay	41,000	5 ('10)	N	27	E	N
	Engineering	220,000					

2029

Andre: Mission to Fancher	Thin Overlay	82,000	4-6 ('99)	G	37	E	S
Arnold: High to Maple	Thin Overlay	50,000	5 ('01)	B	32	E	C
Bennett: Kane to Russell	Thin Overlay	23,000	3 ('06)	N	30	E	N
Clayton: Douglas to Washington	Thin Overlay	8,000	5 ('04)	B	27	E	C
Douglas: Bellows to High	Thin Overlay	43,000	5 ('04)	B	27	E	C
Eastwood: Preston to Elizabeth	Thin Overlay	39,000	2 ('12)	O	30	E	S
Elizabeth: Preston to Bellows	Thin Overlay	47,000	3 ('98)	B	32	E	C
Glen: Hopkins to Gordon	Thin Overlay	29,000	7 ('12)	N	27	E	N
Gordon: Watson to Glen	Thin Overlay	10,000	5 ('12)	N	27	E	N
Hopkin: Highland to Glen	Thin Overlay	46,000	5 ('09)	N	30	E	N
Hopkin: Preston to Watson	Thin Overlay	34,000	4 ('05)	G	27	E	S
Illinois: Oak to Main	Reconstruction	583,000	3-5 ('02-05)	B	26	E	C
May: Douglas to Washington	Thin Overlay	8,000	6 ('04)	B	27	E	C
Pine: Cherry to Broadway	Thin Overlay	153,000	5-6 ('99-05)	B	26	E	C
	Engineering	124,000					

Description and Location

Complete St Information

Project Area Location (Existing Width)	Type	Cost	Condition	Complete St Information				
				PASER Resurface	Sidewalk	Width	On-St Prkg	NM Comp
<u>2030</u> Andre: Brown to Russell	Mill & Overlay	35,000	3 ('06)		B	30	E	C
Andre: Mission to Brown	Mill & Overlay	55,000	4 ('13)		N	30	E	N

Arnold: Broadway to Bennett	Mill & Overlay	172,000	4-5 ('06)	B	BVD	E	C
Arnold: Maple to Illinois	Mill & Overlay	176,000	3-4 ('02)	B	BVD	E	C
Arnold: Palmer to Pickard	Mill & Overlay	15,000	3 (unk)	B	32	E	C
Center: Dead End to Preston	Mill & Overlay	118,000	4 ('11)	N	27	E	N
Chippewa: Dead End to East Grand	Mill & Overlay	20,000	3-4 ('13)	N	25	E	N
Chippewa: Lansing to Mission	Mill & Overlay	120,000	4-5 ('02)	B	29	E	C
Country: Orchard to Crawford	Mill & Overlay	52,000	4-5 ('11)	B	27	E	C
Crestwood: Orchard to Country	Mill & Overlay	39,000	4 ('11)	B	27	E	C
Crosslanes: Russell to City Limits	Mill & Overlay	46,000	5 ('07)	G	26	E	S
East Grand: Broadway to Crosslane	Mill & Overlay	68,000	4 ('10)	N	30	E	N
Gaylord: University to Fancher	Mill & Overlay	61,000	3-6 ('09)	G	27	E	S
Glen: Crescent to Hopkins	Mill & Overlay	73,000	5 ('14)	N	19	E	N
Greenbanks: Dead end to Dead End	Mill & Overlay	56,000	5 ('19)	N	25	E	N
Heritage: Illinois to Dead End	Mill & Overlay	29,000	5 ('10)	N	29	E	N
Illinois: Dead End to Crapo	Mill & Overlay	40,000	3-4 ('10)	B	30	E	C
Illinois: Kinney to Mission	Mill & Overlay	48,000	3-5 ('02)	G	29	E	S
Lansing: Cherry to Broadway	Mill & Overlay	132,000	4-5 ('11)	B	22	E	C
Lincoln: Mission to Brown	Mill & Overlay	58,000	4 ('12)	B	29	E	C
Locust: Main to Fancher	Mill & Overlay	155,000	5 ('05)	B	27	E	C
Maple: Fancher to Mission	Mill & Overlay	64,000	3-5 ('02)	B	26	E	C
Maple: University to Franklin	Mill & Overlay	41,000	3 (unk)	B	28	E	C
May: Pleasant to Douglas	Mill & Overlay	30,000	2 ('10)	B	27	E	C
ST North Drive: Brown to Crapo	Recon w/o Curb	1,021,000	4 ('18)	B	31	E	C
Orchard: Broomfield to Crestwood	Mill & Overlay	43,000	4-5 ('10-11)	G	30	E	S
Pleasant: May to Dead End	Mill & Overlay	21,000	2 ('10)	B	30	E	C
Sansote: Dead End to May	Mill & Overlay	29,000	5 ('14)	N	26	E	N
West Grand: Broadway to Crosslanes	Mill & Overlay	84,000	3 ('10)	G	30	E	S
Wisconsin: Fancher to Mission	Mill & Overlay	93,000	3-4 ('05)	B	26	E	C
Wisconsin: Oak to Washington	Reconstruction w/ Engineering	455,000 288,000	2-3 ('05)	B	26	E	C

2031

Bennett: Washington to Main	Thin Overlay	17,000	4 ('02)	O	27	E	S
Gratiot: Dead End to Harris	Thin Overlay	10,000	5 (unk)	N	24	E	N
Kinney: Dead End to High	Reconstruction w/	980,000	4 ('04)	B	BVD	E	C
May: Franklin to Fancher	Reconstruction w/	404,000	NULL	B	30	E	C
North: Maple to Brown	Thin Overlay	59,000	5-6 ('05)	B	27	E	C
Oakland: Dead End to Woodland	Thin Overlay	50,000	4-5 (unk)	N	27	E	N
Ridge: Watson to Crescent	Thin Overlay	33,000	5 ('10)	G	30	E	S
	Engineering	219,000					

2032

Andre: Russell to Dead End	Mill & Overlay	68,000	4 ('06)	B	29	E	C
----------------------------	----------------	--------	---------	---	----	---	---

Anna: Dead End to Broadway	Mill & Overlay	98,000	4-6 ('11-16)	G	27	E	S
Arthur: Adams to Harris	Mill & Overlay	88,000	5 ('16)	N	26	E	N
Bennett: Main to Mission	Mill & Overlay	171,000	5 ('02)	G	29	E	S
Bennett: Russell to Dead End	Mill & Overlay	64,000	4 ('06)	N	30	E	N
Bruce: Dead End to Harris	Mill & Overlay	74,000	5 ('14)	G	27	E	S
Cherry: Kinney to Misson	Mill & Overlay	13,000	5-6 ('18)	G	26	E	S
Cherry: Oak to Fancher	Mill & Overlay	-	5-6 ('07)	G	27	E	S
Cooley: Broadway to Dead End	Mill & Overlay	36,000	4 ('14)	N	26	E	N
Cooley: Elm to Pickard	Mill & Overlay	85,000	6 ('11)	N	26	E	N
East Grand: Crosslane to Manor	Mill & Overlay	31,000	5 ('17)	G	27	E	S
Gaylord: Brown to Crapo	Mill & Overlay	81,000	4-5 ('11)	G	29	E	S
Heidi: Broadway to Dead End	Mill & Overlay	38,000	5 ('11)	N	29	E	N
Illinois: Mission to Brown	Mill & Overlay	64,000	4-6 ('16)	B	27	E	C
Kane: Crosslane to Palmer	Mill & Overlay	58,000	5 ('07)	N	32	E	N
Lincoln: Main to Mission	Mill & Overlay	119,000	5-6 ('07)	G	27	E	S
Livingston: Lyons to Broadway	Mill & Overlay	52,000	4-5 ('15)	N	28	E	N
Manor: West Grand to Dead End	Mill & Overlay	24,000	4-5 ('17)	B	25	E	C
Michigan: Mission to Brown	Mill & Overlay	61,000	4-5 ('15)	G	25	E	S
Oak: Dead End to Broadway	Reconstruction w/	1,760,000	4-5 ('05)	G	26	E	S
Palmer: Kane to Russell	Mill & Overlay	25,000	4 ('07)	N	30	E	N
Patrick: Cooley to Dead End	Mill & Overlay	18,000	4 ('10)	N	27	E	N
Pennsylvania: Henry to Adams	Mill & Overlay	27,000	5 ('14)	G	26	E	S
Ridge: Crescent to Preston	Mill & Overlay	28,000	4 ('18)	N	26	E	N
Robert: Henry to Harris	Mill & Overlay	81,000	4-5 ('14)	N	26	E	N
University Park: Dead End to West Campus	Mill & Overlay	67,000	4 ('15)	O	27	E	S
Watson: Ridge to Preston	Mill & Overlay	67,000	4-5 ('18)	G	27	E	S
West Grand: Crosslane to Manor	Mill & Overlay	34,000	4 ('17)	B	28	E	C
	Engineering	357,000					

^{WRRF}Coordinated with Water Resource Recovery Facility

^{WTR}Coordinated with Water

STCoordinated with Storm

History and Plans

Continuing program of resurfacing streets as surface deterioration becomes evident. Minor repairs/preparation prior to recapping will be necessary. Streets are selected for resurfacing based on their PASER value. PASER is a Pavement Surface Evaluation and Rating system developed by the University of Wisconsin. Each PASER value indicates the type of restoration or maintenance work that needs to be done on that section of street. The Street Department began using the PASER system in 2000 to aid in street maintenance planning and budget projections. The dates which follow the PASER ratings indicate the year in which the streets were originally constructed or reconstructed. Manhole adjustments, curb repairs and ADA ramps are included in the individual costs per street. Projects will be designed in accordance with the complete streets ordinance. Thin, full and mill and overlays are

not assumed to include sidewalk upgrades other than those required by ADA.

Need and Impact

Focuses on and correlates with strategic planning and identifies and prioritizes street rehabilitation. Normal surface wear, weather, and traffic over periods of time deteriorate the wearing course of pavement, necessitating an overlay to extend the overall life of the road before construction becomes necessary.

Linkage to Master Plan:

- *These projects link to Master Plan Objective 2.2 because they maintain the roadway network.*

Related Cost Details

Reduction of maintenance costs and postponement of reconstruction

Future Funds Needed

Planned program of recapping and reconstruction each year

Complete Streets Information Table Key

Indicates conditions after resurfacing or reconstruction

<i>Sidewalk</i>	<i>Street Width</i>	<i>On-street Parking</i>	<i>Non-motorized Plan Compliance</i>
B-Both Sides	Back of Curb to Back of Curb	A-Added	C - Compliant
E-Existing		E-Existing	M - Modified
G-Gaps Exist		N-None	N - Non-compliant
N-None		R-Removed	P - Planned Near-term Compliance
O-One Side	Widest Block in Project		S - SW Missing*
P-Planned Near-term Compliance			
V-Varies			

Lane widths are not indicated as local streets are not marked with centerlines.

*Projects with the designation "S" under non-motorized plan compliance are designated this way because the non-motorized plan calls for sidewalk on both sides of any local street and these streets will not have sidewalk on both sides upon project completion. The requirement (on page 232) should be considered modified according to the City Commissions' prioritization of new sidewalk. The prioritization indicates that sidewalk should be on one side of all streets first

Project/Adjustment Notes:

Plan was totally reconfigured based on increased funding and scheduling overlays before street are too deteriorated for the treatment to be cost effective.

Major Street Individual Project Description

Project Title Resurfacing and Reconstruction

Source of Funding Major Street Fund/Grant/Private Developer

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	\$1,415,000	\$635,000	\$362,000	\$639,000	\$1,522,000	-0-

Description and Location

Project Area Location (Existing Width)	Type	Cost	Condition	Complete St Information					
				PASER Resurface	Sidewalk	Lane Width	Width	On-str Prkg	Bike
<u>2027</u>									
Adams: High to Broadway	Thin Overlay	91,000	4-5 ('13)	B	12	28	E	N	C
Bradley: High to Pickard*	Mill & Overlay	501,000	3-7 ('03-05)	G	10	34	E	S	S
Broadway: Main to Lansing	Thin Overlay	51,000	3 ('07)	B	12	24	E	S	C
Harris: Broadway to Pickard	Thin Overlay	198,000	4 ('05)	O	10	35	E	S	C
Main: Bellows to High	Thin Overlay	60,000	4-5 ('00)	B	10	28	E	S	C
Preston: Glen to Mission***	Mill & Overlay	445,000	4-5 ('13)	B	12	34	E	S	C
	Engineering	59,000							
<u>2028</u>									
Bellows: RR to Mission	Mill & Overlay	286,000	4-5 ('94)	B	11	27	E	S	C
Bellows:Crapo to Isabella	Mill & Overlay	140,000	4 ('15)	B	11	32	E	S	C
ST Crapo: Preston to High	Mill & Overlay	177,000	6-7 (02')	B	11	39	E	S	C
	Engineering	32,000							
<u>2029</u>									
Franklin: Bellows to High	Thin Overlay	80,000	6 ('06)	B	12	28	E	N	C
Gaylord: Mission to Brown	Thin Overlay	111,000	5-6 ('03)	B	12	28	E	N	C
High: Brown to Mission	Thin Overlay	57,000	4 ('04)	B	10	25	E	D	C
Preston: Mission to Elizabeth	Thin Overlay	22,000	4 ('04)	B	11	39	E	S	C
University: Bellows to High	Thin Overlay	72,000	6-7 ('05)	B	10	29	E	N	C
	Engineering	20,000							
<u>2030</u>									
Brown: Gaylord to High	Mill & Overlay	41,000	4 ('15)	B	10	32	E	N	C
Elizabeth: Bellows to Gaylord	Mill & Overlay	40,000	4 ('15)	B	10	33	E	N	C
Fancher: Mosher to Pickard**	Mill & Overlay	238,000	3-4 (unk)	B	10	34	E	S	C
Main: Broadway to Mosher	Mill & Overlay	17,000	5 ('02)	B	11	35	E	N	C
Main: Illinois to Broadway	Mill & Overlay	55,000	3-4 ('07)	B	12	25	E	N	C
Mosher: Main to Fancher**	Mill & Overlay	215,000	4 ('02)	G	10	27	E	N	S
	Engineering	33,000							
<u>2031</u>									

2031

ST Fancher: Bellows to High	Reconstruction	937,000	3 ('02)	B	10	32	E	N	C
University: High to Broadway	Thin Overlay	116,000	5-6 ('05)	B	11	23	E	N	C
Washington: High to Broadway	Thin Overlay	198,000	4-5 ('04)	B	11	37	E	S	C
Washington: Preston to High	Thin Overlay	108,000	6-7 ('08)	B	10	28	E	S	C
	Engineering	163,000							

2032

No projects									

History and Plans

Continuing program of resurfacing streets as surface deterioration becomes evident. Minor repairs/preparation prior to recapping will be necessary. Curb, gutter and drainage improvements may also be implemented as needed. As sidewalks are replaced during the reconstruction/resurfacing process, new handicap ramps will be installed to comply with ADA regulations. ADA regulations require all handicap ramps be replaced any time a street is altered. Streets are selected for resurfacing based on their PASER value. PASER is a Pavement Surface Evaluation and Rating system developed by the University of Wisconsin. Each PASER value indicates the type of restoration or maintenance work that needs to be done on that section of street. The Street Department began using PASER in 2000 to evaluate the street surfaces on a biannual basis to aid in street maintenance planning and budget projections. The dates, which follow the PASER ratings, indicate the year in which the streets were last resurfaced. Manhole adjustments, curb repairs and ADA ramps are included in the individual costs per street. Projects will be designed in accordance with the Complete Streets ordinance. Thin, full and mill and overlays are not assumed to include sidewalk upgrades other than those required by ADA.

Need and Impact

Normal surface wear, weather and traffic over periods of time deteriorate the wearing course of pavement necessitating an overlay to extend the overall life of the road. In some instances, complete deterioration may necessitate replacement of the paved surfaces and surrounding structures.

Linkage to Master Plan:

- *These projects link to Master Plan Objective 2.2 because they maintain the roadway network.*

Related Cost Details

Reduction of maintenance costs and postponement of reconstruction

Future Funds Needed

Planned program of recapping and reconstruction each year

^{WTR}Coordinated with Water Project, ^{SW}Coordinated with Sidewalk in DPW, STCoordinated with Storm

*Awarded State Grant covering 80%

**Expected State Grant \$420,000 (available again in 2026 after 2022 Brown)

***Receiving Congressionally Directed Spending for this project (Up to \$500k), also receiving CMU cost share of \$75k

Complete Streets Information Table Key
Indicates conditions after resurfacing or reconstruction

<i>Sidewalk</i>	<i>Street Width</i>	<i>On-street Parking</i>	<i>Bike Accommodations</i>	<i>Non-motorized Plan Compliance</i>
B-Both Sides	Back of Curb to Back of Curb	A-Added	D-Dedicated Lane	C - Compliant
E-Existing		E-Existing	N - None	M - Modified
G-Gaps Exist	Widest Block in Project	N-None	S-Shared Lane	N - Non-compliant
N-None		R-Removed		P - Planned Near-term Compliance
O-One Side				S - SW Missing*
P-Planned Near-term Compliance				
V-Varies				

*Projects with the designation "S" under non-motorized plan compliance are designated this way because the non-motorized plan calls for sidewalk on both sides of any local street and these streets will not have sidewalk on both sides upon project completion. The requirement (on page 232) should be considered modified according to the City Commissions' prioritization of new sidewalk. The prioritization indicates that sidewalk should be on one side of all streets first.

Project Notes:

2027

Adams: High to Broadway added due to condition
Bradley: High to Pickard moved up from 2030 due to grant
Broadway: Main to Lansing moved up due to condition
Harris: Broadway to Pickard moved up due to condition
Main: Bellows to High added due to condition

2028

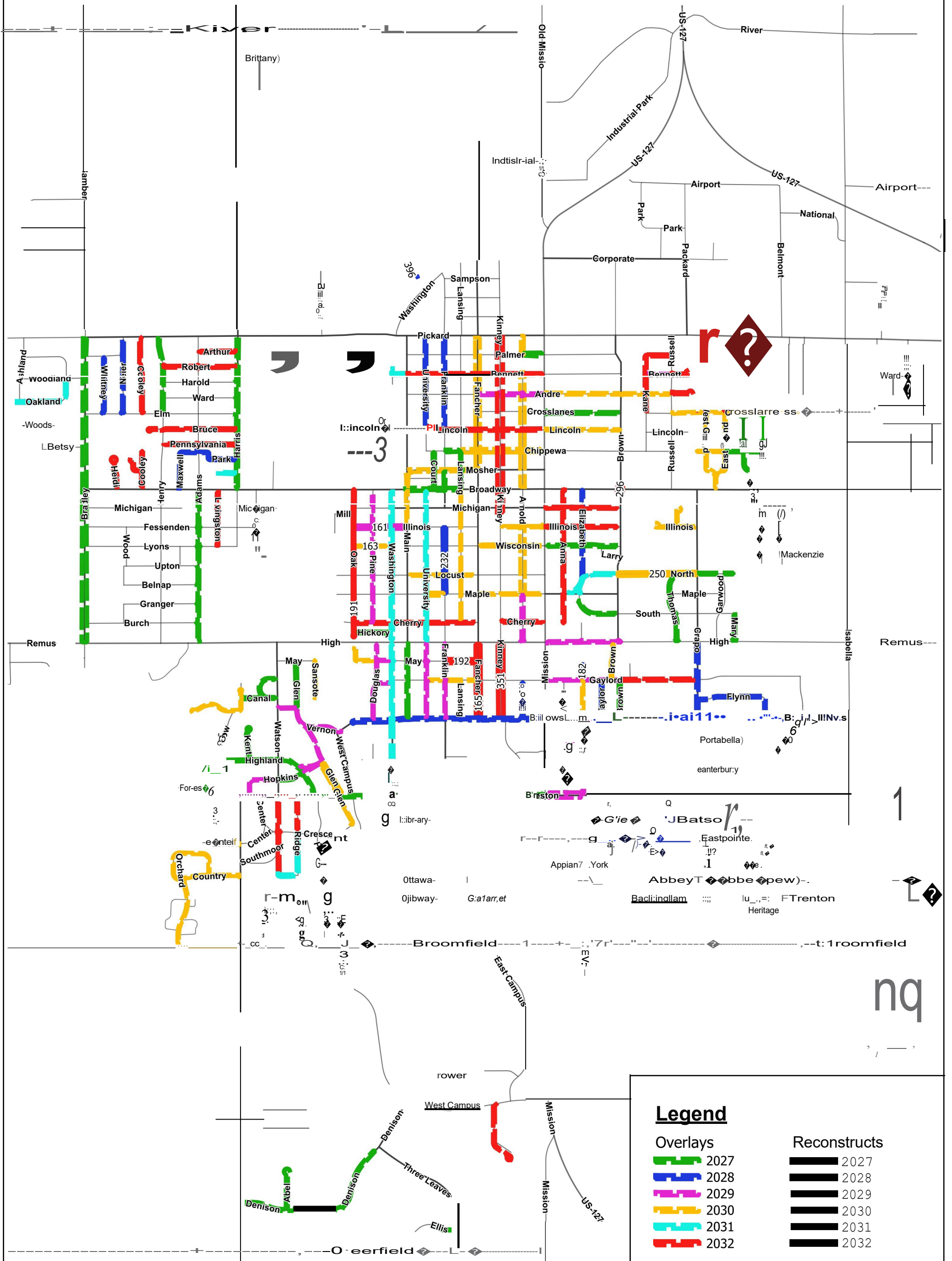
Bellows: Crapo to Isabella added due to condition

2029-2031

Projects added or shifted due to condition

Street Project Overview Map

City of Mt. Pleasant



Public Works Mt. Pleasant 49753
 231.981.3333 #MOUNTPLA #MOUNTPLA #MOUNTPLA
 0 0.5 1 Miles



Legend

Overlays	Reconstructs
2027	2027
2028	2028
2029	2029
2030	2030
2031	2031
2032	2032
Street Centerlines	
	Local
	Major

Published: Feb-6-2026
 \\compfile\DPW\Budget\CIP\Engineering\

Water Individual Project Description

Project Title Clarifier Rehabilitation

Source of Funding Water Plant Reserve

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	-0-	-0-	\$150,000	-0-	-0-	-0-

Description and Location

Rehabilitation of the Water Treatment Plant (WTP) clarifiers

History and Plans

The WTP was constructed in the early 1990s and began producing drinking water on December 12, 1995. The Water Department staff drain, clean and inspect the inside of both clarifiers annually. Clarifier #2 was rehabilitated in 2016 and Clarifier #1 was rehabilitated in 2022. This project will help preserve the integrity of the original clarifier structures.

2029

Rehabilitation of Clarifier #2.

Need and Impact

Clarification is an important process control step in the treatment of drinking water. Continued maintenance will extend service life.

Linkage to Master Plan:

- *These projects link to Master Plan Objective 5.6 because they ensure that the drinking water treatment plant continues to operate efficiently and effectively.*

Related Cost Details

None

Future Funds Needed

Rehabilitation of the clarifiers is recommended every 8 to 10 years.

Water Individual Project Description

Project Title Distribution System Replacement

Source of Funding Water Distribution Reserve

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	\$60,000	\$144,000	\$363,000	\$207,000	\$60,000	\$251,000

Description and Location

The water system has been in service since the early 1900s. The valves are one of the key parts of the system and the ability to isolate segments of the system for construction or in the event of an emergency repair is critical. Valves need replacing as they deteriorate with age and become inoperable. In addition, street and sewer construction may cause breaks in any nearby AC water main. Replacement will greatly reduce the chance of failure later.

History and Plans

This project will replace water mains, valves and hydrants in the water distribution system and will include adding valves in critical areas. In addition, various other components of the system will be replaced as required during street reconstruction.

2023

STPickard: East of Mission (\$89,000) Replace hydrants, water main connections, service lines and valves that cross the road during the State of Michigan’s road reconstruction project. (This project may be carried into 2024).

Replace system valves (\$60,000)

2024

Replace system valves (\$60,000)

2025

Replace system valves (\$60,000)

2026

Replace system valves (\$60,000)

2027

Replace system valves (\$60,000)

2028

STReplace 6” AC water main and one hydrant on North Elizabeth off Gaylord (\$73,000 construction) in tandem with a street project. (\$84,000 w/ Eng)

Replace system valves (\$60,000)

2029

Replace water main and all valves with one continuous 12-inch water main along Mission Str North of Pickard to Industrial Dr replacing the existing 8 inch cast main and a portion of a 6-inch AC water main. (\$303,000)

Continue System Valve Replacements (\$60,000)

2030

STReplace 6” AC water main on North Drive: Brown to Crapo (\$147,000) Continue System Valve Replacements (\$60,000)

2031

Replace system valves (\$60,000)

2032

Kinney: Gaylord to High 6” CI replacement (\$191,000)

Replace system valves (\$60,000)

2033+

Replace system valves (\$60,000)

Need and Impact

This project will help ensure that the water system remains reliable.

Linkage to Master Plan:

- *This project is necessary to maintain the existing critical infrastructure needed in the City and does not link to a specific Master Plan Objective.*

Related Cost Details

There is no anticipated cost related other than normal valve and hydrant operations.

Future Funds Needed

Distribution valve and water main replacement is an ongoing process.

STCoordinated with street project

Water Individual Project Description

Project Title Interior Remodeling – Laboratory – Bathroom - Lunch Room

Source of Funding Water Plant Reserve

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	-0-	-0-	\$110,000	-0-	-0-	-0-

Description and Location

Replacement of cabinetry, appliances, fume hood, lights, electrical outlets, and fixtures in the laboratory at the water treatment plant. Repainting of walls. Evaluation of flooring and drop ceiling will take place as the project nears to determine if those assets should be rehabilitated as well at that time.

History and Plans

This will be a new project in 2029 and is normal maintenance for plant infrastructure. The water plant will be thirty-four years old at that time.

Need and Impact

Interiors and attached infrastructure need to be kept in working order to provide a safe and efficient working environment. These areas are accessible to the public and are routinely inspected by EGLE and should have an appearance that is commiserate with what one would expect from an institution that is responsible for public health.

Linkage to Master Plan:

- *These projects link to Master Plan Objective 5.6 because they ensure that the drinking water treatment plant continues to operate efficiently and effectively.*

Related Cost Details

Unless there are flooring requirements not obvious at this time there is no additional cost associated with this project other normal cleaning and maintenance

Future Funds Needed

None

Water Individual Project Description

Project Title Lime Equipment Rehab

Source of Funding Water Plant Reserve

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	-0-	-0-	-0-	-0-	-0-	\$350,000

Description and Location

Lime slakers in the lime handling room. This equipment converts the bulk pebble lime that is delivered to the silos into a slurry, that is utilized in the Claricones for the water softening process. The grit handling system will streamline the removal of the waste product "grit".

History and Plans

The lime slaker equipment was last rehabbed in 2013.

2032

Removal and replacement of both slakers and installation of a grit handling system.

Need and Impact

This project must be completed to ensure continued ability to produce softened drinking water.

Linkage to Master Plan:

- *These projects link to Master Plan Objective 5.6 because they ensure that the drinking water treatment plant continues to operate efficiently and effectively*

Related Cost Details

Future Funds Needed

Lime slaking equipment has a useful life of 15-20 years.

Water Individual Project Description

Project Title Lime Residual Removal

Source of Funding Water Lagoon Reserve

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	-0-	\$430,000	\$430,000	-0-	\$450,000	-0-

Description and Location

Removal of lime residuals from holding lagoons located at the Water Treatment Plant (WTP)

History and Plans

The WTP softens water using a chemical precipitation process. Lime residual is produced as part of this treatment process. Alternate removal/disposal options are being researched. CIP will be updated accordingly.

2022

Removal from east lagoon (~10,000 yds \$428,000)

2023

Remove 10,000 Yds

2024

Remove 10,000 Yds

2025

Remove 10,000 Yds

2028

Remove 15,000 Yds

2029

Remove 15,000 Yds

2031

Remove 15,000 Yds

Need and Impact

This project must be completed to ensure continued ability to produce softened drinking water.

Linkage to Master Plan:

- *These projects link to Master Plan Objective 5.6 because they ensure that the drinking water treatment plant continues to operate efficiently and effectively*

Related Cost Details

The cost of hauling lime seems to have stabilized and was \$28.00 a yard as of the last hauling in 2025.

Future Funds Needed

Annual removal requires approximately 10,000 yards a year to stay abreast. Will continue to look for a more economical manner to handle lime residual.

Water Individual Project Description

Project Title Meter Replacement

Source of Funding Water Distribution Reserve

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	\$348,000	\$348,000	\$283,000	\$5,000	\$5,000	\$5,000

Description and Location

Replacement of water meters throughout the distribution system due to attrition, new construction, and irrigation.

History and Plans

Under our water meter replacement program that began in 1998, water meters that meet *usage (total gallons registered)* and *age (years of service)* criteria are replaced to ensure accuracy and proper operation. The Water Distribution Team is currently replacing existing water meters as they fail or are due for replacement with an Advanced Metering Infrastructure (AMI) enabled meter. Due to new technology that promises more cost-effectiveness and better industry standardization, the AMI system is an obvious choice. Installation of these AMI meters will help ensure correct and timely billing and will reduce time spent reading meters. Locations that greatly benefit from these meters include buildings with security systems designed to limit access to the public and large complexes with spread-out buildings. AMI allows utility building to directly access the data from meters through wireless networks.

In 2025 due to concerns with the hiring of meter readers and the cost and upkeep of meter reading equipment it was decided to accelerate the installation of AMI enabled meters. This accelerated schedule should allow for the total replacement of meters by 2029.

2026-2031

Replacement of water meters.

Need and Impact

Replacement will ensure proper revenue collection through meter accuracy.

Linkage to Master Plan:

- *These projects are linked to the master plan Objectives 5.6 because they ensure that the distribution system continues to operate efficiently and effectively.*

Related Cost Details

Even though the capital cost are higher, savings will come from the attrition of the part time meter reader positions, elimination of touch pads, fewer final reads, real time data, and the ability to shut valves remotely in high maintenance areas with remotely operated valve meters.

Future Funds Needed

Meter replacement is a continuous and required process and will require perpetual funding at a reduced level once AMI is fully installed.

Water Individual Project Description

Project Title Phase II DWSRF

Source of Funding DWSRF

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	\$27,270,000	-0-	-0-	-0-	-0-	-0-

Description and Location

This project encompasses comprehensive upgrades to the Mt. Pleasant Water Treatment Plant (WTP) and the Island site (Ranney Well collector system), located along the Chippewa River. Key components include:

- **Ranney System Improvements:** Electrical upgrades (new primary service, pad-mounted switchgear at 15kV, transformers above 100-year floodplain), new 60 HP motors for Ranney Well Pumps P-9A, P-9B, and P-9C, new 300 kW diesel generator and automatic transfer switch, new control panel and instrumentation, new lighting, HVAC replacement in Ranney Building, and rehabilitation of fouled laterals via diver/CCTV inspection, hydraulic testing, and high-pressure jetting.
- **Demolitions & New Storage/Pumping:** Demolish existing 1MG and 2MG ground storage tanks and High Service Pump building; construct new 1MG raw water prestressed concrete storage tank, new low-service pump station (50'x30' masonry building with sloped metal roof, three 30 HP horizontal split case pumps, new electrical service with 100 kW gas generator), and new 24" raw water main to WTP.
- **Finished Water Upgrades:** Construct two new 1.5MG prestressed concrete finished water storage tanks (total +3MG capacity), new high-service pump station (80'x50' masonry building with sloped metal roof and basement for pump suction/piping), four vertical turbine pumps (2- 100HP and 2- 125HP) new electrical service with 250 kW generator/ATS for standby (at least two pumps), and controls/instrumentation.
- **24" Transmission Mains:** New 24" high-pressure transmission main from WTP to Broomfield Road distribution system; new 24" raw water main from raw storage to plant; modifications/relocations of existing utilities within 50-foot easement.
- **Portable Generator for Broomfield Well Field:** Replace existing 100 kW portable generator for standby power at the Broomfield well site.

History and Plans

The project stems from the 2023 DWSRF Project Plan prepared by Fishbeck, listed in EGLE's Intended Use Plan (IUP) for FY 2026 funding. Phase II follows Phase I (similar DWSRF/BIL structure) and addresses aging infrastructure from the 1960s (e.g., first Ranney recharge well in Michigan installed in 1963).

Plans:

- Design kickoff: November 2025 (post-authorization).
- Survey, scanning, geotechnical: November 2025.
- Equivalency activities (SHPO, THPO, environmental reviews): November 2025–February 2026.
- 60% design submittal: February 9, 2026.
- 90% design submittal: April 1, 2026.
- Act 399 Construction Permit submittal: April 10, 2026.
- DWSRF Part I/II Application: May 13, 2026.
- Bid advertisement: May 22, 2026.
- Bids reviewed/award: July 7, 2026 (DWSRF Part 3 submittal).
- Construction start: September 2026.

Need and Impact

This project must be completed to ensure continued ability to produce softened drinking water.

Linkage to Master Plan:

- *These projects link to Master Plan Objective 5.6 because they ensure that the drinking water treatment plant continues to operate efficiently and effectively*

Related Cost Details

Future Funds Needed

New equipment will require routine maintenance similar in expense or less expensive than our existing infrastructure.

Water Individual Project Description

Project Title Source Water Equipment Improvement

Source of Funding Water Plant Reserve

<i>Year Proposed</i>	<i>2026</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>
<i>Capital Cost</i>	\$120,000	\$350,000	\$55,000	-0-	-0-	-0-

Description and Location

Source water equipment rehabilitation located in multiple locations throughout the local area

History and Plans

Rehabilitation is based on results obtained through annual performance testing which began in 2019 and observed operational conditions.

2022

Well #6 rehab to take place.

2025

Well rehabilitation based on annual well inspections.

2026

Well rehabilitation based on inspection - \$70,000
Ranney recharge channel dredging - \$50,000

2027

Ranney rehabilitation

2028

Well to be determined by previous year annual inspection

Need and Impact

This is a continuous maintenance program utilized to ensure an adequate water supply to the community.

Linkage to Master Plan:

- *These projects link to Master Plan Objective 5.6 because they ensure that the drinking water treatment plant continues to operate efficiently and effectively.*

Related Cost Details

No related costs beyond the capital amounts apparent at this time.

Future Funds Needed

Rehabilitation needs of the individual deep wells and the Ranney horizontal collector well differ greatly due to design and operational demand. Source water equipment rehabilitation will continue into the future as dictated by annual performance testing and operational observation by department staff.

Water Resource Recovery Facility Individual Project Description

Project Title Facility Improvements and Replacements

Source of Funding Water Resource Recovery Facility Reserve

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	\$330,000	\$307,000	\$400,000	\$200,000	\$60,000	\$250,000

Description and Location

The 2020 analysis of the facility provides details on the current condition of the major components in the treatment process and an overview of infrastructure to be upgraded. The original facility was built in 1954 and received major upgrades in 1982, 2002 and 2022.

History and Plans

2022-2025

Facility improvements in accordance with Phase 1 and Phase 2 of the 2022 Facility Upgrade. This includes rehabilitation of both digesters, reconstruction of the grit system, a new septage receiving station and rehab of the EQ basin. The second phase included conversion of the secondary, biological, treatment process to utilize innovative technology, reconstruction of clarification tanks, facility repairs and electrical controls upgrade.

2026

Replace Flare for Digester waste gas (\$275,000)
Food Waste Receiving Station (\$800,000)

2027

Upgrade facility HVAC system (\$330,000)

2028

Influent Wetwell Blasting and Coating (\$77,000)
Plant Structure Relining- scum wells (\$30,000)
Headworks equipment upgrade- sluice gate replacement (\$200,000)

2029

Decant (A) Tank Lid Replacement (\$400,000)

2030

Building over the UV system (\$200,000)

2031

Secondary Pump Station valve replacement (\$60,000)

2032

Boiler Replacement (\$250,000)

Need and Impact

Equipment used to recover clean water is subject to wear and deterioration from corrosion. Regular maintenance and replacement is necessary to meet increasingly stringent state and federal discharge limits.

Linkage to Master Plan:

- *These projects link to Master Plan Objective 5.6 because they ensure that the Water Resource Recovery Facility continues to operate efficiently and effectively.*

Related Cost Details

Equipment replacement will be an on-going cost of doing business. Major components following the plant upgrade have a 15-30 year expected useful lifespan and the need for capital improvement projects will carry into the future.

Future Funds Needed

The 2022 Facility upgrade project included replacing or rehabilitating major components in the treatment process, however the need for capital improvement projects will still be required as some existing processes were not covered under the plan. Due to the rising cost of equipment and labor, additional items will need to be added into the Capital Improvement Plan (CIP) since they no longer fit into the operating budget.

Water Resource Recovery Facility Individual Project Description

Project Title Lift Station Improvements and Replacements

Source of Funding Water Resource Recovery Collection Reserve

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	\$98,000	\$65,000	\$310,000	\$100,000	\$100,000	\$100,000

Description and Location

There are 15 lift stations within the city limits with install dates varying from 1954 to 2005. They are responsible for moving raw sewage from households and businesses to the Water Resource Recovery Facility (WRRF) and preventing sanitary sewage from backing up into households. It is critical that these stations are always functioning.

History and Plans

2025

Oak Street lift station generator (\$40,000) (Carried forward from 2021)

2026

Complete rebuild or replacement of both storm pumps at Pickard (\$74,000)

Watson lift station electrical upgrade (\$140,000) (Carried forward from 2024)

Upgrade electrical system at Nelson Park (\$35,000) (Carried forward for completion)

2027

Bone Lift Station Rehabilitation (\$98,000)

2028

Lift Station Wetwell sealing and coating, Pickard overflow and Watson (\$65,000)

2029

University Lift Station Rehab- coat and seal wetwell, upgrade panel, transfer switch and new generator, two lift station pumps (\$310,000)

2030

N. Isabella Lift Station- Electrical upgrade, coating and sealing wetwell at one lift station (\$100,000)

2031

E. Broadway Lift Station- Electrical upgrade, coating and sealing wetwell at one lift station (\$100,000)

2032

S. Isabella Lift Station- Electrical upgrade, coating and sealing wetwell at one lift station (\$100,000)

Need and Impact

The core mission of the WRRF is to pump raw sewage from homeowners and businesses. Reliable equipment and backup power sources are essential to that function.

Linkage to Master Plan:

- *These projects link to Master Plan Objective 5.6 because they ensure that the water resource recovery collection system continues to operate efficiently and effectively and appropriately to protect the environment.*

Related Cost Details

Lift stations and pumps require two operators one day a week for inspection, cleaning, and minor maintenance, as well as, annual, bi-annual, or quarterly cleaning of the wet well for rags, grease, and other debris. There are currently four stationery and two portable generators requiring regular inspection, operation, and maintenance. Lift stations require periodic lawn care, ground maintenance and snowplowing to maintain access.

Future Funds Needed

Lift station pumps will need to be replaced about every 5 years. Some lift stations updated during the most recent round of upgrades are approaching 20 years old. Concrete structures will need to be maintained due to corrosive gases in the wet wells. SAW Grant Asset Management Plan calls for blasting and resealing concrete wet wells at 6 lift stations by the year 2028.

Water Resource Recovery Facility Individual Project Description

Project Title Meter Replacement

Source of Funding Water Resource Recovery Collection Reserve

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	\$348,000	\$348,000	\$283,000	\$5,000	\$5,000	\$5,000

Description and Location

Replacement of water meters throughout the distribution system due to attrition, new construction, and irrigation.

History and Plans

Under our water meter replacement program that began in 1998, water meters that meet *usage (total gallons registered)* and *age (years of service)* criteria are replaced to ensure accuracy and proper operation.

The Water Distribution Team is currently replacing existing water meters as they fail or are due for replacement with an Advanced Metering Infrastructure (AMI) enabled meter. Due to new technology that promises more cost-effectiveness and better industry standardization, the AMI system is an obvious choice. Installation of these AMI meters will help ensure correct and timely billing and will reduce time spent reading meters. Locations that greatly benefit from these meters include buildings with security systems designed to limit access to the public and large complexes with spread-out buildings. AMI allows utility building to directly access the data from meters through wireless networks.

In 2025 due to concerns with the hiring of meter readers and the cost and upkeep of meter reading equipment it was decided to accelerate the installation of AMI enabled meters. This accelerated schedule should allow for the total replacement of meters by 2029.

2027-2032

Replacement of water meters.

Need and Impact

Replacement will ensure proper revenue collection through meter accuracy.

Linkage to Master Plan:

- *These projects are linked to the master plan Objectives 5.6 because they ensure that the distribution system continues to operate efficiently and effectively.*

Related Cost Details

Even though the capital cost are higher, savings will come from the attrition of the part time meter reader positions, elimination of touch pads, fewer final reads, real time data, and the ability to shut valves remotely in high maintenance areas with remotely operated valve meters.

Future Funds Needed

Meter replacement is a continuous and required process and will require perpetual funding at a reduced level once AMI is fully installed.

Water Resource Recovery Facility Individual Project Description

Project Title Reconstruction and Relining

Source of Funding Water Resource Recovery Collection Reserve

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	-0-	\$75,000	-0-	\$100,000	-0-	\$100,000

Description and Location

Relining in 2024 will focus on clay tile sewers that are in poor condition and those that are outside documented right-of-way.

History and Plans

2024

Clay tile sewer relining as necessary (\$100,000)

2026

Clay tile sewer relining as necessary (\$100,000)

2028

STTaylor: Bellows to Gaylord (600' of 8") (\$75,000)

2030

Clay tile sewer relining as necessary (\$100,000)

2032

Clay tile sewer relining as necessary (\$100,000)

Need and Impact

Relining is needed to protect the health and property of Mt. Pleasant citizens. Relining and replacing the sewers will strengthen the lines and help prevent collapses in the sewers.

Linkage to Master Plan:

- *These projects link to Master Plan Objective 5.6 because they ensure that the water resource recovery collection system continues to operate efficiently and effectively.*

Related Cost Details

None

Future Funds Needed

Future reconstruction will be coordinated with street projects.

STCoordinated with street project

Water Resource Recovery Facility Individual Project Description

Project Title SCADA, Program Logic Controller (PLC), Cabinet Upgrades

Source of Funding Water Resource Recovery Facility Reserve

<i>Year Proposed</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>2032</i>
<i>Capital Cost</i>	-0-	-0-	-0-	-0-	100,000	\$100,000

Description and Location

SCADA control cabinets were installed in the 2001 plant upgrade and located throughout the facility for process controls and programming, data collection and operator access.

History and Plans

The 2022 Plant upgrade included an upgrade to our SCADA system which converted the existing operator interface to utilize Rockwell software and migrate from using the OPTO 22 control strategy for facility operations. Following this upgrade, we were left with existing controls in each PLC cabinet, five in total, and components will be reaching 30 years of usage by the start of this project.

2031

PLC 1 cabinet- PLC and module replacement to align with most recent SCADA upgrades *(\$100,000)*

2032

PLC 2 cabinet- PLC and module replacement to align with most recent SCADA upgrades *(\$100,000)*

Need and Impact

The SCADA system controls are vital to plant operations and continuous treatment of sewage at the Water Resource Recovery Facility. In addition to advances in technology, it is critical to have up to date components working in the SCADA network to ensure reliability and mitigate operational upsets.

Linkage to Master Plan:

- *These projects link to Master Plan Objective 5.6 because they ensure that the Water Resource Recovery Facility continues to operate efficiently and effectively.*

Related Cost Details

Equipment replacement in the future will continue as components reach their life expectancy or fail prematurely. It is our intent to have redundancy of major components, in case of premature failure, and cost associated to this will be covered in the operating budget.

Future Funds Needed

Technology is advancing and as we have updated infrastructure following the 2022 plant upgrade, it's even more important to upgrade existing components moving forward, to ensure reliability and continuous control of various treatment processes. SCADA component upgrades will continue into 2034 for completion.

Table 1

Status of Specific Projects from 2026 - 2031 Capital Improvement Plan

Project Title	2026 Status
General Fund / Storm Sewer / DDA	
Alley Reconstruction (Downtown)	Project postponed to 2026
Apparatus Bay Floors (DPS)	Will occur summer 2025
Chippewa River Bank Protection Program	Design will occur spring 2025; work completed in 2026
Downtown Improvement Program (<i>Downtown</i>)	Will occur summer 2025
Medium Size Park Project	Will occur summer 2025
Mid-Michigan/GKB Pathway Connection	Design complete. Construction to occur 2026
Parking Lot Resurface (City Hall)	Will occur summer 2025
Parking Lot Renovations (Lot #9, Lot #11, Lot #5, & Lot #4)	Will occur fall 2025
Playground Equipment/Universal Access	Will occur summer 2025
Retaining Wall City Hall	Design will occur spring 2025; work completed in 2026
Roof Replacement (DPS)	Will occur summer 2025
Storm Sewer Collection Improvements	Will occur fall 2025
Sweeper and Sewer Debris Drying Bed	Will occur fall 2025
Airport	
Runway 9/27 Rehab	Design will occur in 2025
Snow Removal Replacement	Will occur fall 2025
Taxiway and Lighting Construction	Final painting to occur spring 2025
Local Streets	
Resurfacing/Reconstruction	Will occur summer 2025
Sidewalk Replacement	Will occur summer 2025
Major Streets	
Resurfacing/Reconstruction	Will occur summer 2025
Sidewalk Replacement	Will occur summer 2025
Water	
Boiler Replacement	Completed January 2025
Distribution System Replacement	Will occur summer 2025
Filter Actuator Replacement	Will occur summer 2025
Flow Meter Replacement	Will occur summer 2025
Lime Residual Removal	Will occur summer 2025
Meter Replacement	Installation of Metron meters to begin spring 2025
Reservoir Actuator Replacement	Will occur summer 2025
Water Resource Recovery Facility	
Facility Improvements	Phase II completion anticipated for December 2025
High Service Pup Equipment Rehabilitation	Will occur with phase II DWSRF
Lift Station Improvements	Will occur 2025
Meter Replacement	Installation of Metron meters to begin spring 2025

Table 2

**Changes in 2027 - 2031 Projects
from the 2026 - 2031 CIP**

***Changed projects within the 6 years**

Project Title	Project Description
Alley Reconstruction (Downtown)	Project delayed due to easement issue
Chippewa River Bank Protection Prog	Project delayed due to available grant funding and additional resources
Generator (City Hall)	Project delayed due to reprioritization for available funding
Mid-Michigan/GKB Pathway	Project delayed to final design timing & cost and availability of funding
Ramp Rehabilitation* (Airport)	Project delayed due to availability of grant resources
Resurfacing/Reconstruction (<i>Local Stre</i>	Some projects postponed due to reprioritization for available funding
Resurfacing/Reconstruction (<i>Major Stre</i>	Some projects postponed due to reprioritization for available funding
Streetscape	Postponed due to reprioritization for available funding
Vehicle Storage Shelter	Project delayed due to reprioritization for available funding

New projects that were not in the prior CIP

Pg	Project Title	Project Description
20	Election Equipment Replacement	-Replace current election equipment to meet required standards
56	Runway 9/27 Lighting*	

*Does not include projects that only changed for updated cost estimates

Table 3

*Schedule of Capital Outlay
2022 - 2026*

<i>Funding Source</i>	<i>2022 Spent</i>	<i>2023 Spent</i>	<i>2024 Spent</i>	<i>2025 Spent</i>	<i>2026 Approved</i>
<i>General Fund</i>					
General Operating	\$280,531	\$174,961	\$155,620	\$515,040	\$0
Capital Improvement Fund	905,445	360,169	1,071,430	970,070	780,000
Grant/Donation	187,671	72,863	1,843,000	0	1,400,000
Motor Pool	0	0	0	0	0
Special Assessment	26,682	21,523	0	0	133,000
Total	\$1,400,329	\$629,516	\$3,070,050	\$1,485,110	\$2,313,000
<i>Airport Fund</i>					
Federal/State Grant	\$14,661	\$7,598	\$3,306,000	\$0	\$3,258,500
2% Tribal Allocation	0	0	174,000	0	171,500
Airport	772	4,370	0	0	0
Total	\$15,433	\$11,968	\$3,480,000	\$0	\$3,430,000
<i>CBD TIFA Fund</i>					
	\$0	\$0	\$0	\$0	\$0
<i>Land Development Fund</i>					
Grant/Loan	\$0	\$0	\$0	\$0	\$0
Land Development	0	0	0	0	0
Total	\$0	\$0	\$0	\$0	\$0
<i>Local Street Fund</i>					
Local Street	\$709,991	\$522,983	\$529,490	\$745,000	\$0
Capital Improvement Fund	68,573	0	72,500	0	0
Special Assessment	53,586	0	72,500	0	0
Total	\$832,150	\$522,983	\$674,490	\$745,000	\$0
<i>Major Street Fund</i>					
Major Street	\$1,510,152	\$438,002	\$252,740	\$289,490	\$1,555,000
Federal/State Grant	374,836	0	0	0	0
Total	\$1,884,988	\$438,002	\$252,740	\$289,490	\$1,555,000
<i>Storm Sewer Fund</i>					
Millage	\$0	\$283,335	\$215,000	\$0	\$179,000
Grant/Donation	0	20,000	0	0	0
Major/Local Street Funded	0	86,496	0	0	0
Total	\$0	\$389,831	\$215,000	\$0	\$179,000
<i>Mission Street DDA Fund</i>					
	\$0	\$0	\$77,000	\$0	\$0
<i>Motor Pool Fund</i>					
	\$566,902	\$566,902	\$883,996	\$323,926	\$0
<i>Water Fund</i>					
Water Dist Replacement Reserve	\$735,654	\$21,450	\$470,180	\$27,483	\$408,000
Lagoon Reserve	280,938	429,000	288,000	0	0
Plant Replacement Reserve	99,787	10,662	819,000	402,616	160,000
2% Tribal Allocation	240,000	0	0	0	0
Total	\$1,356,379	\$461,112	\$1,577,180	\$430,099	\$568,000
<i>Water Resource Recovery Facility Fund</i>					
Sewer Collection Replacement Reserve	\$130,705	\$6,725	\$119,780	\$0	\$522,000
Facility Replacement Reserve	1,737,354	8,063,869	9,500,190	42,363	275,000
2% Tribal Allocation	240,500	325,583	300,000	0	0
Total	\$2,108,559	\$8,396,177	\$9,919,970	\$42,363	\$797,000
Total Capital Outlay	\$8,164,740	\$11,416,491	\$20,150,426	\$3,315,988	\$8,842,000

Table 4

Summary of Debt Payments (Includes Principal and Interest)

	<i>2025 Phase I Water Plant Improvement Bonds</i>	<i>2023 Phase II Water Resource Recovery Bonds</i>	<i>2022 Phase I Water Resource Recovery Facility</i>	<i>2017 EGLE Loan</i>
Principal Owed as of 12/31/2026	\$12,767,000	\$17,550,000	\$7,150,000	\$299,232
Interest	3,641,370	4,918,720	1,798,980	1,590
Total	\$16,408,370	\$22,468,720	\$8,948,980	\$300,822
Payments				
2027	0	774,824	558,055	75,226
2028	564,220	776,105	558,083	75,212
2029	565,900	772,245	557,834	75,199
2030	569,400	773,245	557,308	75,185
2031	567,750	774,058	561,505	
2032	566,000	774,683	560,287	
2033	569,100	775,120	558,791	
2034	567,050	775,370	562,019	
2035	564,900	775,433	559,831	
2036	567,600	775,308	557,366	
2037	565,150	774,995	559,624	
2038	567,550	774,495	561,466	
2039	564,800	773,808	557,893	
2040	566,900	772,933	559,043	
2041	563,850	776,824	559,778	
2042	565,650	775,480	560,097	
2043	567,250	773,949		
2044	563,700	772,230		
2045	565,000	775,277		
2046	566,100	773,089		
2047	567,000	775,667		
2048	567,700	773,011		
2049	563,250	775,120		
2050	563,650	776,948		
2051	563,850	773,542		
2052	563,850	774,902		
2053	563,650	775,980		
2054	563,250	776,777		
2055	567,600	777,302		
2056	566,700			
2057	565,600			
Remaining Balance	\$16,408,370	\$22,468,720	\$8,948,980	\$300,822

Table 5

**Summary of Estimated Tax and Bonding Funds
Available for Capital Improvements**

**2027 - 2032
Tax Revenues**

<i>Year</i>	<i>Estimated Taxable Value (A)</i>	<i>2% Max (B)</i>	<i>Less</i>	<i>Estimated Amount From Current Levy (C)</i>	<i>Estimated Additional Levy Available</i>
2027	581,902,000	11,638,040	-	653,000	10,985,040
2028	587,721,000	11,754,420	-	660,000	11,094,420
2029	593,598,000	11,871,960	-	667,000	11,204,960
2030	599,534,000	11,990,680	-	674,000	11,316,680
2031	605,529,000	12,110,580	-	681,000	11,429,580
2032	611,584,000	12,231,680	-	688,000	11,543,680

Bonding Capacity

<i>Year</i>	<i>Bonding Maximum (D)</i>	<i>Less</i>	<i>Prior Year Bond Principal OS</i>	<i>Additional Bonding Available</i>
2027	58,190,200	-	894,342	57,295,858
2028	58,772,100	-	1,170,714	57,601,386
2029	59,359,800	-	1,189,901	58,169,899
2030	59,953,400	-	1,215,088	58,738,312
2031	60,552,900	-	1,170,000	59,382,900
2032	61,158,400	-	1,195,000	59,963,400

A) Estimates at 1.0% Increase Per Year

B) Article VIII, Section 1 of Charter Limits Annual Tax Levy to 2% of SEV
(Taxable Value is less than SEV and shown here)

C) Average Last Five (5) Years = 1.5 Mills

D) Section 117.4(A), Michigan Compiled Laws Limits Bonding to 10% of SEV

Table 6

*Projects Considered but not Planned
in the Next 6 Years*

Airport Runway Extension

Columbarium

Drainage Improvements, Water & Sewer for Broadway Extension

Eastside Improvements (*Parks*)

Industrial Area Street Improvements

Intersection Improvement - Pickard & Bradley

Island Park Improvements - Pavilion

Mission Creek Trail Repair

Mission Creek Parking Lot Paving

Mission Street Pedestrian Safety

Mt. Pleasant Center Infrastructure

New Sidewalk

Oak Street Reconstruction (likely 2032)

South University Streetscape

Storm Sewer Extensions

Street Extension - Broadway to the West

Streetscape

Women's' Locker Room (*Fire*)

Memorandum

Mt. Pleasant
[meet here]

TO: Aaron Desentz, City Manager
FROM: Jason Moore, DPW Director
DATE: March 24, 2026
SUBJECT: Permanent Delegation of Aviation Fuel Pricing Authority to Airport Manager and Restructure Minimum-Floor Margins for Cost Recovery and Resolution

Request

The City Commission is requested to permanently delegate aviation fuel pricing authority to the airport manager for real-time market adjustments, subject to city manager oversight, and restructure our established margins from a fixed ceiling to a minimum floor for cost recovery, and a resolution for the same.

Reason

To address extreme global market volatility driven by geopolitical instability in the Middle East, the transition from a fixed-margin model for aviation fuel pricing to a market-responsive policy is critical for airport operations. Our current approval process, designed for stable markets, creates an untenable financial risk. The delay inherent in seeking Commission approval for every adjustment will result in the airport selling fuel below its current replacement cost during sharp price spikes. Transitioning to a market-responsive model is essential to preserve the airport's solvency and ensure we can successfully replenish inventory during global price fluctuations.

To safeguard the airport against operational losses, staff recommends the following permanent changes:

- **Delegate Authority:** Grant the airport manager the authority to adjust fuel prices in real-time based on wholesale market shifts.
- **Administrative Oversight:** This authority is contingent upon city manager approval for all price adjustments, maintaining a clear chain of internal control.
- **Margin Restructuring:** Redefine the established margins of \$0.51 for 100LL and \$2.07 for Jet A as a minimum "floor" for cost recovery rather than a fixed ceiling. This shift is imperative to protect the airport's finances during periods of extreme market volatility.

Recommendation

I recommend the City Commission approve a permanent delegation of aviation fuel pricing authority to the airport manager, subject to city manager approval, and authorize the shift to a minimum-floor margin structure to ensure the airport's continued fiscal stability, and a resolution for the same.

Minutes of the regular meeting of the City Commission held Monday, January 24, 2022, at 7:00 p.m., in the City Commission Room, 320 W. Broadway St., Mt. Pleasant, Michigan with virtual options.

Mayor Perschbacher called the meeting to order.

The Pledge of Allegiance was recited.

Commissioners Present: Mayor Amy Perschbacher and Vice Mayor Olivia Cyman; Commissioners Mary Alsager, Brian Assmann, Maureen Eke & George Ronan

Commissioners Absent: Liz Busch

Others Present: City Manager Aaron Desentz, City Clerk Heather Bouck and City Attorney Laura Genovich

Additions/Deletions to Agenda

Moved by Commissioner Alsager and seconded by Commissioner Ronan to add Item 29 "Waiver of Conflict" to the agenda. Motion unanimously adopted.

Receipt of Petitions and Communications

Received the following petitions and communications:

1. City Manager report on pending items.
2. Fourth Quarter Investment Report.
3. Planning Commission 2021 Annual Report.
4. Planning Commission Meeting Minutes. (November)
5. Listing of payrolls and warrants from December 13, 2021 through January 9, 2022.
6. Correspondence received from Hunter Brands regarding zoning.

Moved by Commissioner Alsager and seconded by Commissioner Ronan to approve the following items on the Consent Calendar:

7. Minutes of the regular meeting of the City Commission held January 10, 2022.
8. Minutes of the closed session of the City Commission held January 10, 2022.
9. Resolution in support of final approval of Temporary Traffic Control Order #2-2022 as follows:

WHEREAS, under the date of August 2, 2021 the Traffic Engineer of the City of Mt. Pleasant issued temporary traffic control order No. 2-2022 (Place parking ordinance signs for snow emergencies at city limit entry road locations on city major streets, state roads, and county roads. Remove existing parking ordinance signs.)

New signs to read:

"PARKING ORDINANCE

NO PARKING ON STREETS WHEN SNOW EMERGENCY IS IN EFFECT"

Said temporary traffic control order was presented to the City Commission on January 24, 2022 for review and after reviewing said temporary control order and being fully advised in the premises,

BE IT RESOLVED, that the City Commission approves making temporary traffic control order No. 2-2022 a permanent traffic control order.

10. Resolution in support of final approval of Temporary Traffic Control Order #3-2022 as follows:

WHEREAS, under the date of October 1, 2021 the Traffic Engineer of the City of Mt. Pleasant issued temporary traffic control order No. 3-2022 (All parking spaces in city parking lots 7 and 8 to become 10-hour permit parking spaces. Remove existing 3-hour and 1-hour parking signs. Add/relocate existing signs to provide one 10-hour permit parking sign at each entrance.)

Said temporary traffic control order was presented to the City Commission on January 24, 2022 for review and after reviewing said temporary control order and being fully advised in the premises,

BE IT RESOLVED, that the City Commission approves making temporary traffic control order No. 3-2022 a permanent traffic control order.

11. Resolution in support of final approval of Temporary Traffic Control Order #4-2022 as follows:

WHEREAS, under the date of October 1, 2021 the Traffic Engineer of the City of Mt. Pleasant issued temporary traffic control order No. 4-2022 (Add “No Right Turn on Red Signal” sign on eastbound Pickard at Main/Pickard signal.)

Said temporary traffic control order was presented to the City Commission on January 24, 2022 for review and after reviewing said temporary control order and being fully advised in the premises,

BE IT RESOLVED, that the City Commission approves making temporary traffic control order No. 4-2022 a permanent traffic control order.

12. Resolution in support of final approval of Temporary Traffic Control Order #5-2022 as follows:

WHEREAS, under the date of October 13, 2021 the Traffic Engineer of the City of Mt. Pleasant issued temporary traffic control order No. 5-2022 (Place “even” and “odd” overnight permit parking signs in the City Hall parking lot [lot 13] and lot 12.)

Said temporary traffic control order was presented to the City Commission on January 24, 2022 for review and after reviewing said temporary control order and being fully advised in the premises,

BE IT RESOLVED, that the City Commission approves making temporary traffic control order No. 5-2022 a permanent traffic control order.

13. Resolution authorizing MDOT Contract Number 21-5404 (maintenance of new sidewalk at US-127BR/Mission Street and Corporate Drive) as follows:

WHEREAS, a Contract Agreement (MDOT Contract No. 21-5404) has been submitted by the Michigan Department of Transportation (MDOT) which requires the City of Mt. Pleasant to adopt a resolution authorizing the approval of the contract for maintenance and operation by the City to MDOT for new sidewalk to be installed at the intersection of US-127 BR/Mission Street and Corporate Drive within MDOT trunkline limited access right-of-way.

WHEREAS, the addition of sidewalk on Corporate Drive will improve walkability and pedestrian access in the city; and

WHEREAS, the Agreement has been approved by the City Manager as to substance,

NOW, THEREFORE, BE IT RESOLVED, that the City Manager be authorized to execute said Contract on behalf of the City of Mt. Pleasant.

14. Resolution in support of a Redevelopment Liquor License for Pleasant City Coffee and Books LLC as follows:

WHEREAS, the City Commission has established a Redevelopment Liquor License Development District pursuant to Act 501 of Public Acts 2006 436.1521a(1)(b), and;

WHEREAS, the City of Mt. Pleasant Central Business District Tax Finance Authority (CBD TIFA) and Mission/Pickard Street Downtown Development Authority (DDA) have realized considerable public and private investment within the past five years, and;

WHEREAS, the CBD TIFA and DDA districts were established under appropriate statutory provision, and;

WHEREAS, the City of Mt. Pleasant shall provide the Michigan Liquor Control Commission a map clearly outlining the boundaries of the Redevelopment Liquor License Development District, and;

WHEREAS, the City Commission finds that Pleasant City Coffee and Books LLC meets the provisions of Public Act 501 of 2006, including:

- Is engaged in dining, entertainment or recreation and open to the general public;
- Have a seating capacity of at least 25 people;
- Investment by Pleasant City Coffee and Books LLC of \$116,158 in the rehabilitation or restoration of the building where the license will be housed over a period of the preceding five years;

WHEREAS, the City of Mt. Pleasant shall provide to the Michigan Liquor Control Commission an affidavit from the City Assessor, as certified by the City Clerk, stating the total amount of public and private investment in real and personal property with the selected portion of CBD TIFA and DDA districts, which shall not be less than \$200,000 for each license requested, over the preceding time periods, and,

NOW BE IT THEREFORE RESOLVED, the City Commission hereby approves the request from Pleasant City Coffee and Books LLC, "ABOVE ALL OTHERS" for a new Class C license under 436.1521a(1)(b), to be permitted at 203/205 West Broadway, Mt. Pleasant, Isabella County, Michigan.

15. Set special meeting of the City Commission for Wednesday, March 9, 2022 at 5:45 p.m. for discussion on goals and objectives.
16. Set special meeting of the City Commission for Monday, April 18, 2022 at 5:30 p.m. for follow-up discussion on goals and objectives.
17. Resolution Authorizing the City Manager to digitally sign contract amendment for Phase II of the Runway 9 Approach Slope Clearing Project as follows and budget amendment:

WHEREAS, the Michigan Department of Transportation will submit a contract amendment (Federal Project Number B-26-0069-2621, Job No. 129406CON), for Phase II of the Runway 9 Approach Slope Clearing Project, which requires the City of Mt. Pleasant to adopt a resolution authorizing the

approval of the amendment to increase the contract amount to add construction administration services to the project; and

WHEREAS, this project will improve the safety for airport traffic; and
WHEREAS, the contract amendment is necessary for the project to proceed;

NOW, THEREFORE, BE IT RESOLVED, that the city manager is authorized to digitally sign the contract amendment on behalf of the City of Mt. Pleasant.

18. Contract with Alpine Tree Service of Newaygo, Michigan in the amount of \$551,856 for Phase II of the Runway 9 Approach Slope Clearing Project.
19. Mayor Perschbacher made the following appointments of City administrative officials to the following boards and commissions:

Building Authority

Finance Director Mary Ann Kornexl

Center for Applied Research Technology/

Local Development Finance Authority

City Manager Aaron Desentz

Finance Director Mary Ann Kornexl, alternate

9-1-1/Central Dispatch Governing Board

Fire Chief Rick Beltinck

Police Captain Andy Latham, alternate

Isabella County Material Recovery Facility,

Governing Board

Street Superintendent Matt Weaver

MML Legislative Coordinator

City Manager Aaron Desentz

Mid-Michigan Area Cable and Telecommunications

Consortium Board

Public Relations Director Darcy Orlik

Middle Michigan Development Corporation

City Manager Aaron Desentz

Economic Development Director Bill Mrdeza, alternate

20. Warrants dated January 11, 12, 13, 19 and 20, 2022 and Payrolls dated January 12, 2022 all totaling \$838,249.42.

AYES: Commissioners Alsager, Assmann, Cyman, Eke, Perschbacher & Ronan

NAYS: None

ABSENT: Commissioner Busch

Motion carried.

A public hearing was held on the necessity of the public improvement; consider resolution #3 to proceed with improvements; consider resolution #4 to accept the special assessment roll and set a public hearing for Monday, February 14, 2022 at 7:00 p.m.

regarding said roll for Special Assessment District #1-22. Correspondence received from Robert Backus, Attorney for property owner JJ&B, 115 S. University Street, opposing the special assessment district.

There being no additional public comments or communications, the Mayor closed the public hearing.

Moved by Vice Mayor Cyman and seconded by Commissioner Assmann to adopt Resolutions #3 and #4 for Special Assessment District 1-22.

SPECIAL ASSESSMENT DISTRICT 1-22
RESOLUTION NO. 3

WHEREAS, the City Commission, after due and legal notice, has met and heard all interested persons to be affected by the proposed public improvements hereinafter described; and,

WHEREAS, the City Commission deems it advisable and necessary to proceed with Special Assessment No. 1-22;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Commission hereby determines to install public improvements as follows: reconstruct the alley in the block between Michigan, Main, Broadway & University in the City Special Assessment District No. 1-22.
2. The plans, profiles and specifications previously prepared by the City Manager are hereby approved.
3. The Commission hereby approves the detailed estimates of cost and determines a total estimated cost of \$142,000.00. The amount of \$62,812.85 shall be spread by special assessments upon the City Special Assessment District No. 1-22, and the amount of \$79,187.15 shall be the obligation of the city-at-large.
4. The City Assessor is directed to prepare a special assessment roll in accordance with the Commission's determination.
5. When the Assessor has completed the assessment roll, she shall file the roll with the City Clerk for presentation to the Commission.
6. All resolutions and parts of resolutions conflicting with the provisions of this resolution be and the same hereby are rescinded.

SPECIAL ASSESSMENT DISTRICT 1-22
RESOLUTION NO. 4

WHEREAS, the Assessor has prepared the special assessment roll for Special Assessment District No. 1-22 to special assess that portion of the cost of the public improvements to the properties specially benefited by said public improvements, and the same has been presented to the City Commission by the City Clerk; and,

WHEREAS, the Special Assessment District No. 1-22 is described as: reconstruct the alley in the block between Michigan, Main, Broadway & University in the City Special Assessment District No. 1-22;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said special assessment roll is accepted and will be on file in the office of the City Clerk for public examination.
2. The City Commission shall meet at City Hall, 320 West Broadway on February 14, 2022 at 7 p.m., to hear all persons interested in reviewing the special assessment roll, and shall be afforded an opportunity to be heard, and the City Clerk is directed to publish and mail, in accordance with applicable statutory and ordinance provisions, the notice of hearing.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Commissioners Alsager, Assmann, Cyman, Eke, Perschbacher & Ronan

NAYS: None

ABSENT: Commissioner Busch

Motion carried.

A public hearing was held on the necessity of the public improvement; consider resolution #3 to proceed with improvements; consider resolution #4 to accept the special assessment roll and set a public hearing for Monday, February 14, 2022 at 7:00 p.m. regarding said roll for Special Assessment District #2-22. Correspondence received from Robert Backus, Attorney for property owner JJ&B, 115 S. University Street, and Doug Janes, 115 S. University St. opposing the special assessment district. Previous comments of Robert Backus should have been made in regards to Special Assessment District #2-22 not #1-22.

There being no additional public comments or communications, the Mayor closed the public hearing.

Moved by Vice Mayor Cyman and seconded by Commissioner Ronan to adopt Resolutions #3 and #4 for Special Assessment District 2-22.

SPECIAL ASSESSMENT DISTRICT 2-22
RESOLUTION NO. 3

WHEREAS, the City Commission, after due and legal notice, has met and heard all interested persons to be affected by the proposed public improvements hereinafter described; and,

WHEREAS, the City Commission deems it advisable and necessary to proceed with Special Assessment No. 2-22;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The City Commission hereby determines to install public improvements as follows: reconstruct the alley between Broadway and Michigan from University to 115.5 feet east of Franklin in the City Special Assessment District No. 2-22.
2. The plans, profiles and specifications previously prepared by the City Manager are hereby approved.
3. The Commission hereby approves the detailed estimates of cost and determines a total estimated cost of \$132,000.00. The amount of \$53,586.96 shall be spread by special assessments upon the City Special Assessment District No. 2-22, and the amount of \$78,413.04 shall be the obligation of the city-at-large.
4. The City Assessor is directed to prepare a special assessment roll in accordance with the Commission's determination.
5. When the Assessor has completed the assessment roll, she shall file the roll with the City Clerk for presentation to the Commission.
6. All resolutions and parts of resolutions conflicting with the provisions of this resolution be and the same hereby are rescinded.

SPECIAL ASSESSMENT DISTRICT 2-22
RESOLUTION NO. 4

WHEREAS, the Assessor has prepared the special assessment roll for Special Assessment District No. 2-22 to special assess that portion of the cost of the public improvements to the properties specially benefited by said public improvements, and the same has been presented to the City Commission by the City Clerk; and,

WHEREAS, the Special Assessment District No. 2-22 is described as: reconstruct the alley between Broadway and Michigan, from University to 115.5 feet east of Franklin in the City Special Assessment District No. 2-22;

NOW, THEREFORE, BE IT RESOLVED THAT:

1. Said special assessment roll is accepted and will be on file in the office of the City Clerk for public examination.
2. The City Commission shall meet at City Hall, 320 West Broadway on February 14, 2022 at 7 p.m., to hear all persons interested in reviewing the special assessment roll, and shall be afforded an opportunity to be heard, and the City Clerk is directed to publish and mail, in accordance with applicable statutory and ordinance provisions, the notice of hearing.
3. All resolutions and parts of resolutions insofar as they conflict with the provisions of this resolution be and the same hereby are rescinded.

AYES: Commissioners Alsager, Assmann, Cyman, Eke, Perschbacher & Ronan
NAYS: None
ABSENT: Commissioner Busch
Motion carried.

Moved by Commissioner Alsager and seconded by Commissioner Assmann to authorize the purchase of 800 MHz (megahertz) radios from ProComm Inc in the amount of \$207,709 along with the MPSCS radio programming cost of \$10,750 for a total project cost of \$218,459 and approve a budget amendment for the project cost of \$218,460 and the Capital Improvement Fund Transfer of \$107,160. Motion unanimously adopted.

Moved by Vice Mayor Cyman and seconded by Commissioner Eke to authorize, along with the associated budget amendment, a contract extension with The Mannick & Smith Group of Canton, Michigan for a not-to-exceed amount of \$90,000 to perform environmental consulting services at the former city landfill. Motion unanimously adopted.

Moved by Commissioner Ronan and seconded by Commissioner Eke to approve the airport staffing changes, the following fee changes as recommended by the Airport Joint Operations and Management Board:

RAMP FEES

Fee for aircraft less than 25,000 lbs. empty weigh = \$75.00

*to waive ramp fee 100 gallons of fuel must be purchased

Fee for aircraft more than 25,000 lbs. empty weigh = \$100.00 + \$50.00 facility fee

*to waive ramp fee 150 gallons of fuel must be purchased

Fee for aircraft more than 40,000 lbs. empty weigh = \$200.00 + \$50.00 facility

*fee to waive ramp fee 200 gallons of fuel must be purchased

OVERNIGHT HANGAR RENT

Aircraft below 25,000 lbs. = \$150 over night

Aircraft above 25,000 lbs. = \$200 over night

Aircraft above 40,000 lbs. = \$300 over night

De-Icing Services - Aircraft in to de-ice will be charged a \$150 hangar fee and a \$25 tow fee

HOURLY CALL-OUT RATE

Based aircraft \$50 will cover up to 1 hour and \$50 per hour after

*(Minimal charge for second hour is \$50, even if it is a fraction of an hour)

Non-based aircraft \$100 will cover up to 1 hour and \$100 per hour after

*(minimal charge for second hour is \$100 even if it is a fraction of an hour)

After midnight, \$150 will cover up to 1 hour and \$150 per hour after

*(minimal charge for second hour is \$150, even if it is a fraction of an hour)

Additional staff: \$200 will cover up to one hour and \$200 per hour after

*(minimal charge for second hour is \$200, even if it is a fraction of an hour)

Additional staff after midnight: \$250 will cover up to 1 hour and \$250 per hour after

*(minimal charge for second hour is \$250, even if it is a fraction of an hour)

JET A FUEL

Increase profit margin on Jet A fuel from \$2.01 to \$2.07;

and a budget amendment in the amount of \$12,600. Motion unanimously adopted.

Mayor Perschbacher made the following appointments to City boards and commissions.

Appointments Committee

Mary Alsager-Chair

Olivia Cyman

George Ronan

Central Michigan Center for Recovery,
Education, and Wellness (CMCREW)

Maureen Eke

Charter Committee

George Ronan-Chair

Mary Alsager

Amy Perschbacher

Council of Governments

Olivia Cyman

Intergovernmental Liaison

Amy Perschbacher – Mayor

Olivia Cyman – Vice Mayor

International Relations/Sister City Council

Maureen Eke

Liz Busch, alternate

Mt. Pleasant Area Diversity Council

Liz Busch

Property Committee

Amy Perschbacher – Chair

Brian Assmann

Olivia Cyman

Moved by Commissioner Alsager and seconded by Commissioner Ronan to appoint City Commissioners to City standing and special committees as follows:

Audit Committee

Amy Perschbacher
Brian Assmann
George Ronan, alternate

City/CMU Student Liaison Committee

Mary Alsager
Olivia Cyman

Economic Development Corporation
Brownfield Redevelopment Authority

Amy Perschbacher
Mary Alsager

Principal Shopping Board

George Ronan

Tax Increment Finance Authority

George Ronan

Motion unanimously adopted.

Moved by Commissioner Ronan and seconded by Commissioner Eke to refer drive-thru stacking requirements to the Planning Commission for review and options due to the recent ZBA decision. Motion unanimously adopted.

Moved by Vice Mayor Cyman and seconded by Commissioner Ronan to deny the Waiver of Conflict from Clark Hill. Motion unanimously adopted.

Announcements on City-Related Issues and New Business

Commissioner Alsager expressed her appreciation for the report received from the Planning Commission and felt the product was great work.

Public Comment on Agenda and Non-Agenda Items

Dale Mueller, 1703 W. Michigan, questioned if the City follows their own City Code.

Moved by Commissioner Alsager and seconded by Vice Mayor Cyman to enter closed session to consult with the City Attorney regarding trial or settlement strategy in connection with pending litigation in *Pure Releaf N Union LLC v City of Mount Pleasant*, 20-16511; *Cedjo Services & N-East Services v City of Mount Pleasant*, 20-16504; and *Cary Investments v City of Mount Pleasant*, Court of Appeals Case No. 357862, for the reason that

an open meeting would have a detrimental financial effect on the litigating or settlement position of the City”

AYES: Commissioners Alsager, Assmann, Cyman, Eke, Perschbacher & Ronan.

NAYS: None

ABSENT: Commissioner Busch

Motion carried.

The Commission recessed at 7:53 p.m. and went into closed session at 8:04 p.m.

A separate set of minutes was taken for the closed session. The Commission reconvened the open meeting at 8:24 p.m.

Mayor Perschbacher adjourned the meeting without objection at 8:25 p.m.

Amy Perschbacher, Mayor

Heather Bouck, City Clerk

RESOLUTION

At a regular meeting of the City of Mt. Pleasant, Michigan, held at the City Hall Building at 320 W. Broadway Street:

The following resolution was offered by member _____,
and supported by member _____.

WHEREAS, the City of Mt. Pleasant operates the Mt. Pleasant Regional Airport and provides 100LL and Jet A aviation fuels for sale to the public; and

WHEREAS, global geopolitical instability has created extreme volatility in the aviation fuel market, leading to frequent and significant shifts in wholesale replacement costs; and

WHEREAS, the current fixed-margin model and administrative approval process do not allow for the real-time price adjustments necessary to protect the Airport's operations during market spikes; and

WHEREAS, the City Commission finds it necessary to transition to a market-responsive pricing model to ensure the Airport can recover costs and replenish inventory.

NOW, THEREFORE, BE IT RESOLVED, the City Commission hereby permanently delegates the authority to adjust aviation fuel retail prices to the Airport Manager, subject to the review and approval of the City Manager for all price adjustments.

Furthermore, the established fuel margins are hereby restructured from fixed ceilings to minimum "floors" to ensure cost recovery. The minimum margins over the current fuel cost are set at **\$0.51 per gallon for 100LL** and **\$2.07 per gallon for Jet A**. The Airport Manager is authorized to set retail prices above these floors as dictated by market conditions, competition, or operational requirements to support the Airport's continued operation.

Resolution duly adopted.

Boomer Wingard, Mayor

Certified to be a true copy, _____
(Date)

Memorandum



TO: Aaron Desentz
City Manager

FROM: Phil Biscorner
Director of Community Services

DATE: April 1, 2026

SUBJECT: 2026 Construction Services -Mill Pond Park Weir Improvements & Chipp-A-Waters Park Bank Stabilization

Request:

The City Commission is requested to authorize award of the contract for “2026 Construction Services - Mill Pond Park Weir Improvements & Chipp-A-Waters Park Bank Stabilization” to Glasco Construction of Lake, MI for a total price of \$249,528. This project includes the repairs of the Mill Pond Park Weir and Pedestrian Bridge and restoration of the riverbank at Chipp-A-Waters Park.

Reason for Purchase:

This project was included in the 2026 CIP budget with a budget of \$500,000 for construction and engineering.

The City recently obtained an evaluation of the structure that recommended the following:

- In-depth evaluation of the concrete spillway structure.
- Removal of woody debris from the upstream ends of the piers.
- Patching, crack repair and waterproofing of the substructure units.
- Epoxy overlay of the concrete deck.
- Replacement of timber railings.
- Tree removal and clearing around the footprint of the structure.
- Slope stabilization.
- Asphalt trail repairs (anticipating damage during construction).

To take advantage of economy of scale savings, the City is planning to stabilize a section of the riverbank (43.5939, -84.7950) where bank erosion is encroaching on the river trail in Chipp-A-Waters Park as part of the Mill Pond Park project.

Process:

On March 24, 2026, bids were received through the City’s competitive bid process. Funds for this project will come from the Capital Improvement millage.

Company Name	Address	Bid Amount
Glasco Construction	P.O. Box 714, Lake, MI 48632	\$249,528.00
Schepke Consulting	101 Ballard St., Roscommon, MI 48653	\$466,415.00
McGuirk Sand-Gravel	3046 Jen’s Way, Mt. Pleasant, MI 48858	\$583,643.05
Anlaan Corporation	P.O. Box 599, Grand Haven, MI 49417	\$618,818.05

Memorandum

Mt. Pleasant
[meet here]

Miller Bridge	7030 Industrial Dr., Portland, MI 48875	\$816,438.40
---------------	--	--------------

Staff is recommending award of the bid to Glasco Construction for a total price of \$249,528 (low bidder) which is within the anticipated amount for the project. The City and our consultant have reviewed references and they have successfully completed work of similar scope so we have confidence in their ability to complete the project. Glasco Construction is not a union contractor and the only union contractor that bid the project was Anlaan Corporation.

Recommended Action:

Staff recommends the City Commission authorize award of the contract for the “2026 Construction Services -Mill Pond Park Weir Improvements & Chipp-A-Waters Park Bank Stabilization” to Glasco Construction for a total price of \$249,528.

RECOMMENDATION OF AWARD

March 31, 2026

Via Email: pbiscorner@mt-pleasant.org

Philip Biscorner, Director of Community Services
City of Mt. Pleasant
320 W. Broadway Street
Mt. Pleasant, MI 48858

RE: Mill Pond Park Weir Improvements & Chipp-a-Waters Park Bank Stabilization

Dear Phil,

As you are aware, the City received bids for the Mill Pond Park Weir Improvements & Chipp-a-Waters Park Bank Stabilization project on March 24, 2026. The project includes repairs and improvements to the weir/pedestrian bridge structure in the park, slope and bank repairs, asphalt trail repairs and related work.

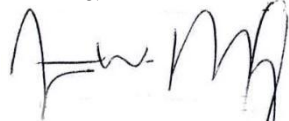
Five bids were received, and a tabulation is attached. The low bid is from Glasco Construction Company, LLC of Lake, Michigan in the amount of \$249,528.00. As you will see in the tabulation, the low bid amount is significantly below our Engineer's Estimate for the project and the second low bid amount. Based on our conversations with Glasco and the references they provided, we feel they are capable of performing the work, however, with the significant spread between bids we would advise the City to maintain a higher contingency amount, on the order of 10-20% as opposed to a more traditional 5% at the time of bidding.

Based on the above, we recommend an award to Glasco Construction Company, LLC in the amount of \$249,528.00.

Please feel free to contact me with any questions.

Sincerely,

FLEIS & VANDENBRINK



Jonathan W. Moxey, P. E.
Project Manager

Encl.

Memorandum



TO: Aaron Desentz, City Manager
FROM: Stacie Tewari, City Engineer
DATE: March 18, 2026
SUBJECT: Award Contract for 2026 Franklin Street and Preston Street Reconstruction Project

Request

The City Commission is requested to award the contract for the 2026 Franklin Street and Preston Street Reconstruction Project to Malley Construction, of Mt. Pleasant, for \$1,334,989.

Reason

The 2026 Franklin Street and Preston Street Reconstruction Projects are part of the 2026 Capital Improvement Plan. Franklin Street will be reconstructed between Bellows and Preston, and Preston will be reconstructed between Elizabeth and Lynnwood Streets. The work includes removal and replacement of the existing asphalt, road base, curb, sidewalk, ADA compliant sidewalk ramps, storm sewer work, new trees on Franklin Street, and some water main work on Preston.

On Tuesday, March 17, the following bids were received.

	Malley Construction Mt. Pleasant	McGuirk Sand & Gravel Mt. Pleasant	The Isabella Corp. Mt. Pleasant
Division I: Franklin St.	\$934,948.00	\$1,002,799.25	\$1,361,553.07
Division II: Preston St.	\$368,744.41	\$405,584.50	\$553,646.93
Division III: Preston St. Water Main Repl.	\$31,296.00	\$27,713.00	\$31,800.00
Total Bid	\$1,334,988.41	\$1,436,096.75	\$1,947,000.00

Budget Franklin: \$1,359,000

Budget Preston: \$490,000

Total Budget: \$1,849,000

Part of the Franklin Street Reconstruction Project includes sidewalk and ramp replacement on CMU's campus to be built to CMU specifications (wider sidewalks with a thicker cross section). Additionally, CMU requested a raised concrete pedestrian crossing, wider sidewalk plaza areas, and turf pavers be added to the project. CMU has agreed to reimburse the city \$200,583 for the additional work. The final CMU reimbursement cost will be based on as-built quantities using bid unit prices.

Malley Construction is the low bidder. The city has previously contracted with Malley on several projects, and they have always completed the work satisfactorily and to the required specifications.

Malley Construction will utilize its own workforce, and no local trade union labor is anticipated for this project.

Recommendation

I recommend the City Commission award the contract for the 2026 Franklin Street and Preston Street Reconstruction Project to Malley Construction for \$1,334,989. Funds are available in the Major Streets Funds and Storm Sewer Funds.

Memorandum



TO: Aaron Desentz, City Manager

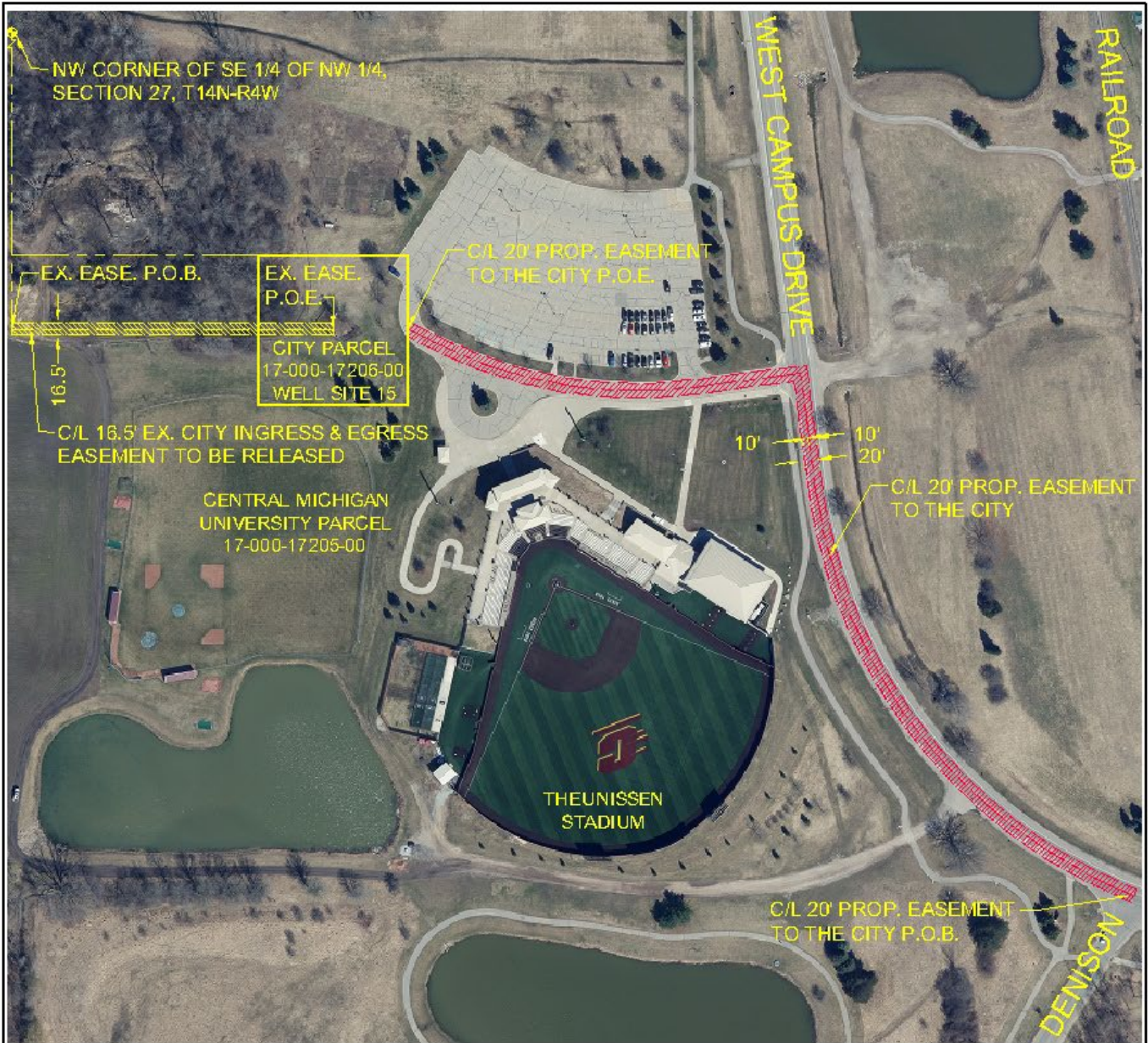
FROM: Stacie Tewari, City Engineer



DATE: March 31, 2026

SUBJECT: Ingress/Egress Easement Revision
Theunissen Stadium/City of Mt. Pleasant Well Site #15
2320 West Campus Drive

The city currently has an ingress/egress easement across Central Michigan University (CMU) property to access well site #15 (refer to map below). In order to facilitate their proposed golf center project to the west of Theunissen Stadium, CMU has requested that the city vacate the current ingress/egress easement and create a new access easement to well site #15 on the east side of the well site from West Campus Drive. An existing water main easement will remain in place on the northwest side of the CMU property.

We recommend that the City Commission approve the vacation of the existing ingress/egress easement and the acceptance of the new easement location and authorize the city manager to sign the attached easement documents.



LEGEND:
 PROPOSED EASEMENT
 EASEMENT BEING RELEASED

EASEMENT IMPACT DRAWING
**CITY OF MT. PLEASANT &
 CENTRAL MICHIGAN UNIVERSITY**



NORTH

200'



Scale 1" = 200'



CITY OF MOUNT PLEASANT
 DIVISION OF PUBLIC WORKS
 320 W. BROADWAY
 MT. PLEASANT, MICHIGAN 48858
 (989)-779-5401
 WWW.MT-PLEASANT.ORG

DESIGN BY **CONSUMERS**
 DRAWN BY **RL**
 CHECKED BY -
 APPROVED BY -

CONSTRUCTED _____
 DATE OF PLAN **3/31/2026**
 SCALE **1" = 200'**
 SHEET **1** OF **1** SHEETS

GRANT OF EASEMENT and RELEASE OF EXISTING EASEMENT

This Agreement is entered into on this ____ day of April, 2026 between **Central Michigan University**, a constitutional body corporate (Grantor), whose principal business address is c/o 1303 West Campus Drive, Mt. Pleasant, Michigan 48859 and **City of Mt. Pleasant**, a municipal corporation, of 320 West Broadway, Mt. Pleasant, Michigan 48858 (Grantee), on the following terms and conditions:

1. **Purpose.** Grantee owns real property which requires an easement for ingress and egress over and across real property owned by Grantor. Grantee's parcel is benefitted by an existing easement which is to be relocated and replaced in order to permit Grantor to exercise its rights with respect to the Burdened Property. In exchange, Grantor intends to grant a new, relocated easement for ingress and egress for the benefit of Grantee's parcel.
2. **Burdened Property.** Grantor owns land in the Township of Union, County of Isabella, and State of Michigan (the "Burdened Property") which is described as follows:
SEC 27 T14N R4W SE 1/4 OF NW 1/4, EXC COM 431 FT S & 344.65 FT E OF NW COR TH E 208.71 FT S 208.1 FT, W 208.71 FT, N 208.71 TO POB
3. **Consideration.** Grantee, in consideration of the grant of the easement stated in this Agreement agrees to pay Grantor One and No/100 (\$1.00) Dollar payable at the time of the signing of this Agreement, and further agrees to release an existing easement (the "Released Easement") that is described below, the receipt and adequacy of which are hereby acknowledged.
4. **Released Easement.** The existing easement to be released is described as follows:

An easement for a right of way one rod in width for ingress and egress to the above property, the center line of which shall start 535 feet south of the Northwest corner of the SE 1/4 of the NW 1/4 Sec. 27, Township 14 North, Range 4 West, Michigan, and running east a distance of 449 feet.

This easement is the ingress and egress easement described in the warranty deed recorded with the Isabella County Register of Deeds on September 22, 1948 in Liber 234, Page 452.

5. **Benefitted Property.** Grantee owns land in the Township of Union, County of Isabella, and State of Michigan (the "Benefitted Property") which is described as follows:
A square acre commencing 431 ft. South and 344.65 ft. East of the Northwest corner of the Southeast quarter of the Northwest Quarter (SE 1/4 of NW 1/4) Section twenty-seven, Town 14 North, Range 4 West, Michigan, thence South 208.71 ft; thence East 208.71 ft., thence West 208.71 ft. to place of beginning, excepting and reserving all oil, gas and minerals on, in or under said lands.
Parcel ID#17-000-17-205-00
6. **Description of the Easement.** Grantor grants Grantee an easement for ingress and egress for personal and vehicular use over the Burdened Property as more particularly described on Exhibit A, attached hereto and incorporated by reference.
7. **Release of Existing Easement.** For and in consideration of the mutual covenants and agreements set forth herein, Grantee, City of Mt. Pleasant, hereby releases all of its right, title, and interest in and to that certain ingress and egress easement granted for the uses and benefits of the benefitted party, as set forth in that Warranty Deed, recorded with the Isabella County Register of Deeds on September 22, 1948 in Liber 234, Page 452, and more fully described as follows:
An easement for a right of way one rod in width for ingress and egress to the above property, the center line of which shall start 535 feet south of the Northwest corner of the SE 1/4 of the NW 1/4 Sec. 27, Township 14 North, Range 4 West, Michigan, and running east a distance of 449 feet.
and is hereby discharged and of no further force or effect.
8. **Condition and Maintenance.** Grantee shall be solely responsible for

maintaining the Easement in a reasonable condition consistent with its intended use and shall not allow the Easement to become unsightly or a nuisance. The Easement shall be used only for traffic for ingress and egress to the Benefitted Property.

9. **Interest in Realty.** The driveway is to be an easement over the Burdened Property for the use and benefit of the Benefitted Property and is to be an appurtenance to the Benefitted Property and run with the land.
10. **Insurance.** The owner of the Benefitted Property shall maintain, or cause to be maintained, commercial general liability insurance, or comparable self-insurance, in an amount and form customary for a Michigan municipal corporation, covering liabilities arising out of the owner's use of the Easement. To the extent commercially practicable, such policy shall name the owner of the Burdened Property as an additional insured with respect to claims arising from the owner's use of the Easement.
11. **Indemnification.** To the extent permitted by law, the Grantee shall indemnify and hold harmless Grantor from and against claims, damages, losses, and expenses, including reasonable attorneys' fees, arising solely out of the negligent acts or omissions of the Grantee, its officers, employees, agents, or contractors in connection with the Grantee's use of the Easement. This provision shall not apply to claims arising from the negligence or willful misconduct of Grantor or any third party. Nothing in this Article shall be construed as a waiver of any governmental immunity or limitation of liability available to the Grantee under Michigan law.
12. **Entire Agreement.** This Agreement and all exhibits constitute the entire agreement between the parties regarding the subject matter of this Agreement, and all prior negotiations and agreements regarding the Easement between the parties, whether written or oral, shall be of no further force and effect. This Agreement may not be modified except by a written document signed by both parties.
13. **Notice.** Except as otherwise provided, all notices required under this Agreement shall be effective only if in writing or in a form of electronic or facsimile transmission that provides evidence of receipt and shall be either personally served, electronically transmitted, or sent with postage prepaid to the appropriate party at its address as set forth in the introductory paragraph of this Agreement. Either party may change its address by giving notice of the change or a new facsimile transmission number to the other as provided in this section.

On the ____ day of April, 2026, before me, a Notary Public in and for Isabella County, personally appeared _____, **as _____ for Central Michigan University**, as Grantor, to me known to be the same person described in and who executed the within instrument, who acknowledged the same to be his/her free act and deed.

_____, Notary Public
_____, County, Michigan
My Commission Expires: _____

GRANTEE:

CITY OF MT. PLEASANT

By:
Its:

STATE OF MICHIGAN)
)ss.

COUNTY OF ISABELLA)

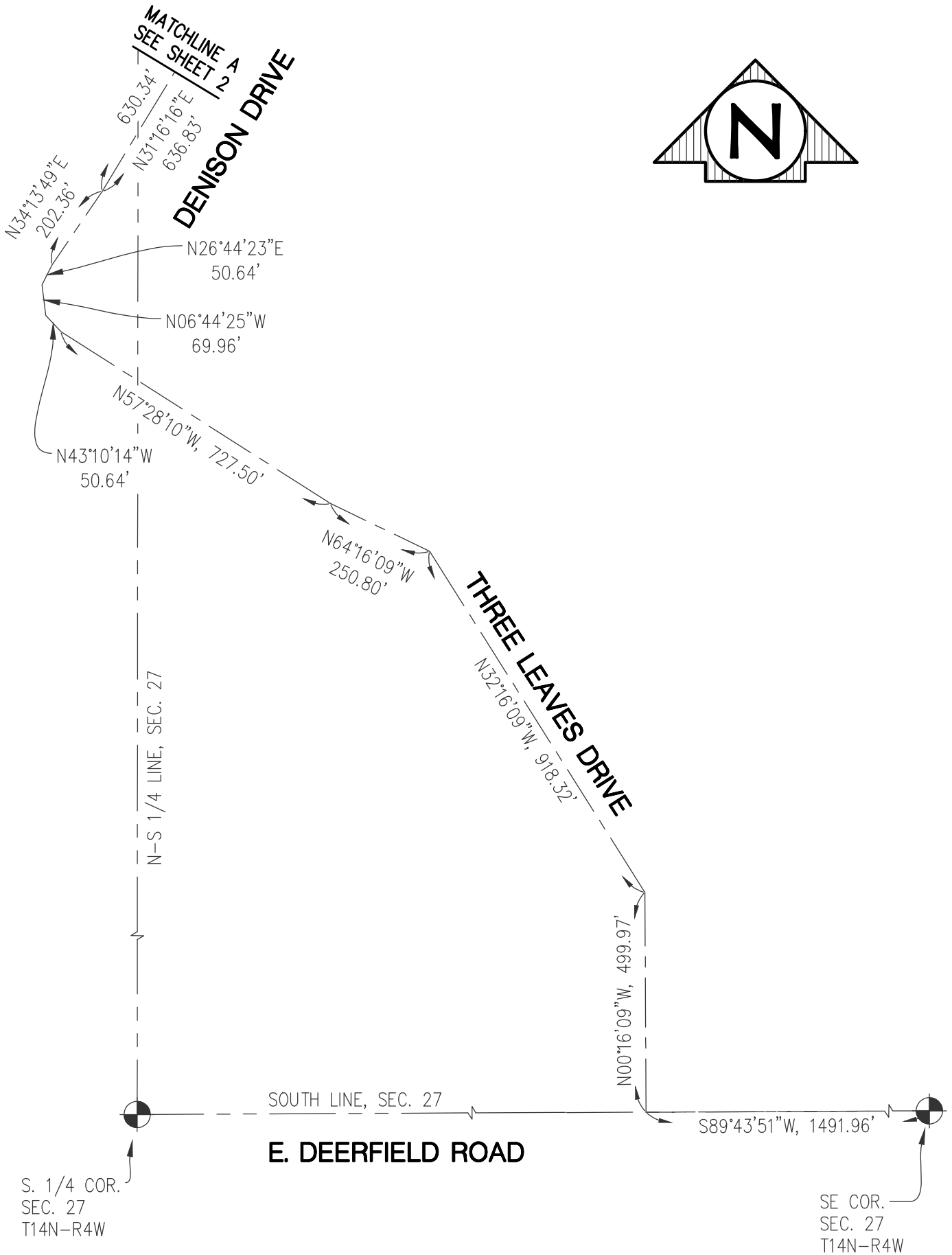
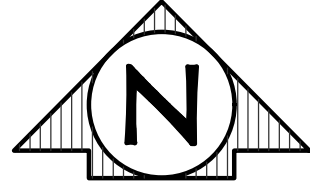
On the ____ day of April, 2026, before me, a Notary Public in and for Isabella County, personally appeared _____, **as _____ for the City of Mt. Pleasant**, as Grantee, to me known to be the same persons described in and who executed the within instrument, who acknowledged the same to be his/her free act and deed.

_____, Notary Public
_____, County, Michigan
My Commission Expires: _____

Drafted By: Robert M. Backus, Janes and Backus, P.C., 304 East Broadway, Suite 201,
Mt. Pleasant, Michigan 48858; Telephone No. 989.773.9941
When Recorded Return To: Central Michigan University

EXHIBIT A

EASEMENT SKETCH



CENTRAL MICHIGAN UNIVERSITY

SECTION 27 T14N - R4W CITY OF MT. PLEASANT
ISABELLA COUNTY, MICHIGAN

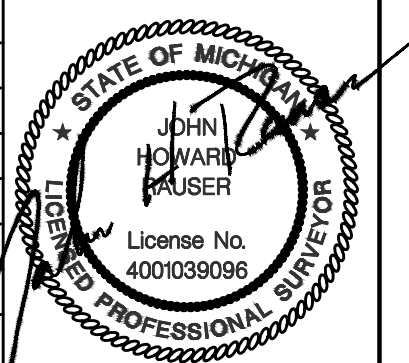
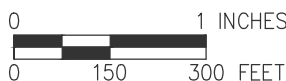


ROWE PROFESSIONAL SERVICES COMPANY

127 S. Main Street
Mt. Pleasant, MI 48858

O: (989) 772-2138
www.rowepsc.com

FIELD:	JTV
DRAWN:	TLK
CHECKED:	JR
DATE:	NOVEMBER 26, 2025
REVISED:	MARCH 26, 2026
SHEET:	1 OF 4
SCALE:	1" = 300'



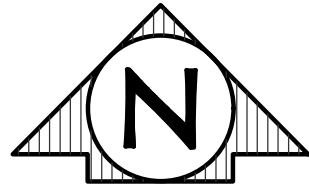
JOB NO.: 2500761

EXHIBIT A

EASEMENT SKETCH

MATCHLINE B
SEE SHEET 3

R=717.94'
L=762.81'
 $\Delta=60^{\circ}52'34''$
CHD=N37°48'58"W
727.43'



W. CAMPUS DRIVE

N-S 1/4 LINE, SEC. 27

E-W 1/4 LINE, SEC. 27

P.O.B. - EASEMENT
CENTERLINE

DENISON DRIVE

CENTERLINE
DENISON
DRIVE

MATCHLINE A
SEE SHEET 1

BEARING BASIS: NAD83/CORS2011, MCS SOUTH ZONE, INTERNATIONAL FEET, GRID DISTANCES

**CENTRAL MICHIGAN
UNIVERSITY**

SECTION 27 T14N - R4W CITY OF MT. PLEASANT
ISABELLA COUNTY, MICHIGAN

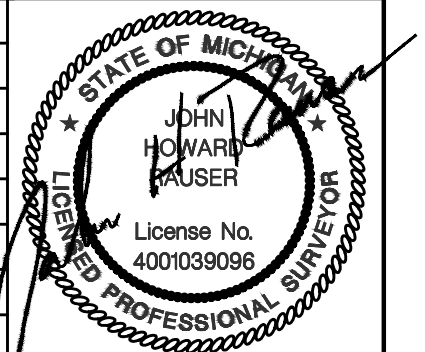
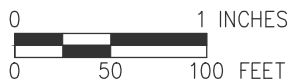


**ROWE PROFESSIONAL
SERVICES COMPANY**

127 S. Main Street
Mt. Pleasant, MI 48858

O: (989) 772-2138
www.rowepsc.com

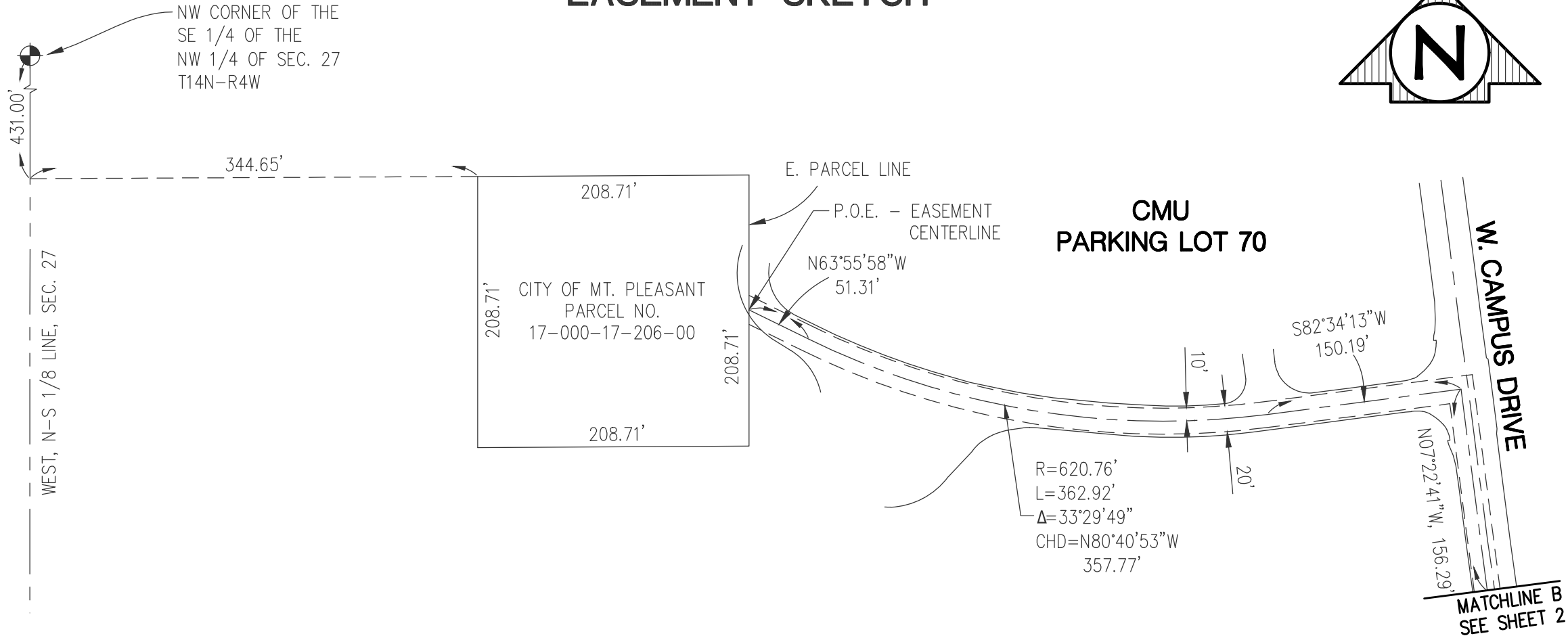
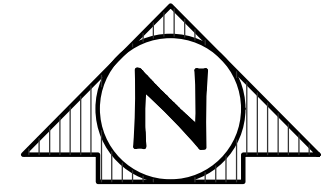
FIELD:	JTV
DRAWN:	TLK
CHECKED:	JR
DATE:	NOVEMBER 26, 2025
REVISED:	MARCH 26, 2026
SHEET:	2 OF 4
SCALE:	1" = 100'



JOB NO.: 2500761

EXHIBIT A

EASEMENT SKETCH



NW CORNER OF THE
SE 1/4 OF THE
NW 1/4 OF SEC. 27
T14N-R4W

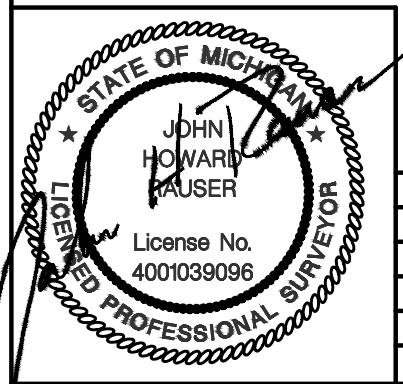
208.71'
CITY OF MT. PLEASANT
PARCEL NO.
17-000-17-206-00
208.71'

**CMU
PARKING LOT 70**

W. CAMPUS DRIVE

**MATCHLINE B
SEE SHEET 2**

BEARING BASIS: NAD83/CORS2011, MCS SOUTH ZONE, INTERNATIONAL FEET, GRID DISTANCES



FIELD:	JTV
DRAWN:	TLK
CHECKED:	JR
DATE:	NOVEMBER 26, 2025
SCALE:	1" = 100'
REVISED:	MARCH 26, 2026

**CENTRAL MICHIGAN
UNIVERSITY**

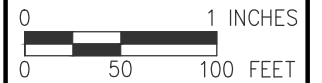
SECTION 27 T14N - R4W CITY OF MT. PLEASANT
ISABELLA COUNTY, MICHIGAN



**ROWE PROFESSIONAL
SERVICES COMPANY**

127 S. Main Street
Mt. Pleasant, MI 48858

O: (989) 772-2138
www.rowepsc.com



0 1 INCHES
0 50 100 FEET

SHEET: 3 OF 4

JOB NO.: 2500761

EXHIBIT A

EASEMENT SKETCH

INGRESS AND EGRESS EASEMENT DESCRIPTION:

A TWENTY FOOT WIDE INGRESS AND EGRESS EASEMENT LOCATED IN SECTION 27, TOWNSHIP 14 NORTH, RANGE 4 WEST, CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN, BEING 10 FEET ON BOTH SIDES OF A CENTERLINE DESCRIBED AS BEGINNING AT A POINT WHICH LOCATED BY THE FOLLOWING TEN COURSES FROM THE SOUTHEAST CORNER OF SAID SECTION 27: 1) S89°43'51"W, ALONG THE SOUTH LINE OF SAID SECTION 27, 1491.96 FEET, 2) N00°16'09"W, 499.97 FEET, 3) N32°16'09"W, 918.32 FEET, 4) N64°16'09"W, 250.80 FEET, 5) N57°28'10"W, 727.50 FEET, 6) N43°10'14"W, 50.64 FEET, 7) N06°44'25"W, 69.96 FEET, 8) N26°44'23"E, 50.64 FEET, 9) N34°13'49"E, 202.36 FEET AND 10) N31°16'16"E, 630.34 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A 717.94 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 60°52'34" AND A CHORD BEARING OF N37°48'58"W, 727.43 FEET) AN ARC LENGTH OF 762.81 FEET; THENCE N07°22'41"W, 156.29 FEET; THENCE S82°34'13"W, 150.19 FEET; THENCE NORTHWESTERLY ALONG A 620.76 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 33°29'49" AND A CHORD BEARING OF N80°40'53"W, 357.77 FEET) AN ARC LENGTH OF 362.92 FEET; THENCE N63°55'18"W, 51.31 FEET TO THE EAST LINE OF PARCEL NUMBER 17-000-17-206-00 AND THE POINT OF ENDING. THE SIDE LINES OF SAID EASEMENT ARE INTENDED TO LENGTHEN OR SHORTEN ACCORDINGLY AT THE EAST LINE OF SAID PARCEL 17-000-17-206-00 AND THE CENTERLINE OF DENISON DRIVE.

BEARING BASIS: NAD83/CORS2011, MCS SOUTH ZONE, INTERNATIONAL FEET, GRID DISTANCES

CENTRAL MICHIGAN UNIVERSITY

SECTION 27 T14N - R4W CITY OF MT. PLEASANT
ISABELLA COUNTY, MICHIGAN



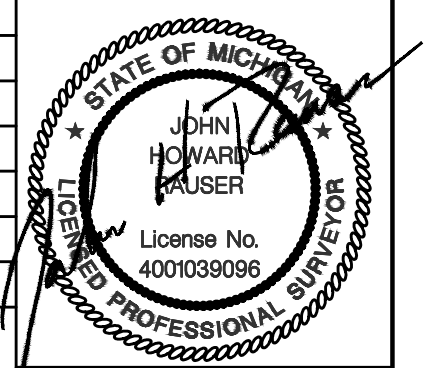
ROWE PROFESSIONAL SERVICES COMPANY

127 S. Main Street
Mt. Pleasant, MI 48858

O: (989) 772-2138
www.rowepsc.com

FIELD:	JTV
DRAWN:	TLK
CHECKED:	JR
DATE:	NOVEMBER 26, 2025
REVISED:	MARCH 26, 2026
SHEET:	4 OF 4
SCALE:	N/A

0 1 INCHES
0 FEET



JOB NO.: 2500761

GRANT OF EASEMENT and RELEASE OF EXISTING EASEMENT

This Agreement is entered into on this ____ day of **April**, 2026 between **Central Michigan University**, a constitutional body corporate (Grantor), whose principal business address is c/o 1303 West Campus Drive, Mt. Pleasant, Michigan 48859 and **City of Mt. Pleasant**, a municipal corporation, of 320 West Broadway, Mt. Pleasant, Michigan 48858 (Grantee), on the following terms and conditions:

1. **Purpose.** Grantee owns real property which requires an easement for ingress and egress over and across real property owned by Grantor. Grantee's parcel is benefitted by an existing easement which is to be relocated and replaced in order to permit Grantor to exercise its rights with respect to the Burdened Property. In exchange, Grantor intends to grant a new, relocated easement for ingress and egress for the benefit of Grantee's parcel.
2. **Burdened Property.** Grantor owns land in the Township of Union, County of Isabella, and State of Michigan (the "Burdened Property") which is described as follows:
SEC 27 T14N R4W SE 1/4 OF NW 1/4, EXC COM 431 FT S & 344.65 FT E OF NW COR TH E 208.71 FT S 208.1 FT, W 208.71 FT, N 208.71 TO POB
3. **Consideration.** Grantee, in consideration of the grant of the easement stated in this Agreement agrees to pay Grantor One and No/100 (\$1.00) Dollar payable at the time of the signing of this Agreement, and further agrees to release an existing easement (the "Released Easement") that is described below, **the receipt and adequacy of which are hereby acknowledged.**
4. **Released Easement.** The existing easement to be released is described as follows:

An easement for a right of way one rod in width for ingress and egress to the above property, the center line of which shall start 535 feet south of the Northwest corner of the SE 1/4 of the NW 1/4 Sec. 27, Township 14 North, Range 4 West, Michigan, and running east a distance of 449 feet.

This easement is the ingress and egress easement described in the warranty deed recorded with the Isabella County Register of Deeds on September 22, 1948 in Liber 234, Page 452.

5. **Benefitted Property.** Grantee owns land in the Township of Union, County of Isabella, and State of Michigan (the "Benefitted Property") which is described as follows:

A square acre commencing 431 ft. South and 344.65 ft. East of the Northwest corner of the Southeast quarter of the Northwest Quarter (SE 1/4 of NW 1/4) Section twenty-seven, Town 14 North, Range 4 West, Michigan, thence South 208.71 ft; thence East 208.71 ft., thence West 208.71 ft. to place of beginning, excepting and reserving all oil, gas and minerals on, in or under said lands.

Parcel ID#17-000-17-205-00

6. **Description of the Easement.** Grantor grants Grantee an easement for ingress and egress for personal and vehicular use over the Burdened Property as **more particularly described on Exhibit A, attached hereto and incorporated by reference.**

7. **Release of Existing Easement.** For and in consideration of the mutual covenants and agreements set forth herein, Grantee, City of Mt. Pleasant, hereby releases all of its right, title, and interest in and to that certain ingress and egress easement granted for the uses and benefits of the benefitted party, as set forth in that Warranty Deed, recorded with the Isabella County Register of Deeds on September 22, 1948 in Liber 234, Page 452, and more fully described as follows:

An easement for a right of way one rod in width for ingress and egress to the above property, the center line of which shall start 535 feet south of the Northwest corner of the SE 1/4 of the NW 1/4 Sec. 27, Township 14 North, Range 4 West, Michigan, and running east a distance of 449 feet.

and is hereby discharged and of no further force or effect.

8. **Condition and Maintenance.** Grantee shall be solely responsible for

maintaining the Easement **in a reasonable condition consistent with its intended use** and shall not allow the Easement to become unsightly or a nuisance. The Easement shall be used only for traffic for ingress and egress to the Benefitted Property.

9. **Interest in Realty.** The driveway is to be an easement over the Burdened Property for the use and benefit of the Benefitted Property and is to be an appurtenance to the Benefitted Property and run with the land.
10. **Insurance.** **The owner of the Benefitted Property shall maintain, or cause to be maintained, commercial general liability insurance, or comparable self-insurance, in an amount and form customary for a Michigan municipal corporation, covering liabilities arising out of the owner's use of the Easement. To the extent commercially practicable, such policy shall name the owner of the Burdened Property as an additional insured with respect to claims arising from the owner's use of the Easement.**
11. **Indemnification.** **To the extent permitted by law, the Grantee shall indemnify and hold harmless Grantor from and against claims, damages, losses, and expenses, including reasonable attorneys' fees, arising solely out of the negligent acts or omissions of the Grantee, its officers, employees, agents, or contractors in connection with the Grantee's use of the Easement. This provision shall not apply to claims arising from the negligence or willful misconduct of Grantor or any third party. Nothing in this Article shall be construed as a waiver of any governmental immunity or limitation of liability available to the Grantee under Michigan law.**
12. **Entire Agreement.** This Agreement and all exhibits constitute the entire agreement between the parties regarding the subject matter of this Agreement, and all prior negotiations and agreements regarding the Easement between the parties, whether written or oral, shall be of no further force and effect. This Agreement may not be modified except by a written document signed by both parties.
13. **Notice.** Except as otherwise provided, all notices required under this Agreement shall be effective only if in writing or in a form of electronic or facsimile transmission that provides evidence of receipt and shall be either personally served, electronically transmitted, or sent with postage prepaid to the appropriate party at its address as set forth in the introductory paragraph of this Agreement. Either party may change its address by giving notice of the change or a new facsimile transmission number to the other as provided in this section.

On the ____ day of March, 2026, before me, a Notary Public in and for Isabella County, personally appeared _____, **as _____ for Central Michigan University**, as Grantor, to me known to be the same person described in and who executed the within instrument, who acknowledged the same to be his/her free act and deed.

_____, Notary Public
_____, County, Michigan
My Commission Expires: _____

GRANTEE:

CITY OF MT. PLEASANT

By:
Its:

STATE OF MICHIGAN)
)ss.
COUNTY OF ISABELLA)

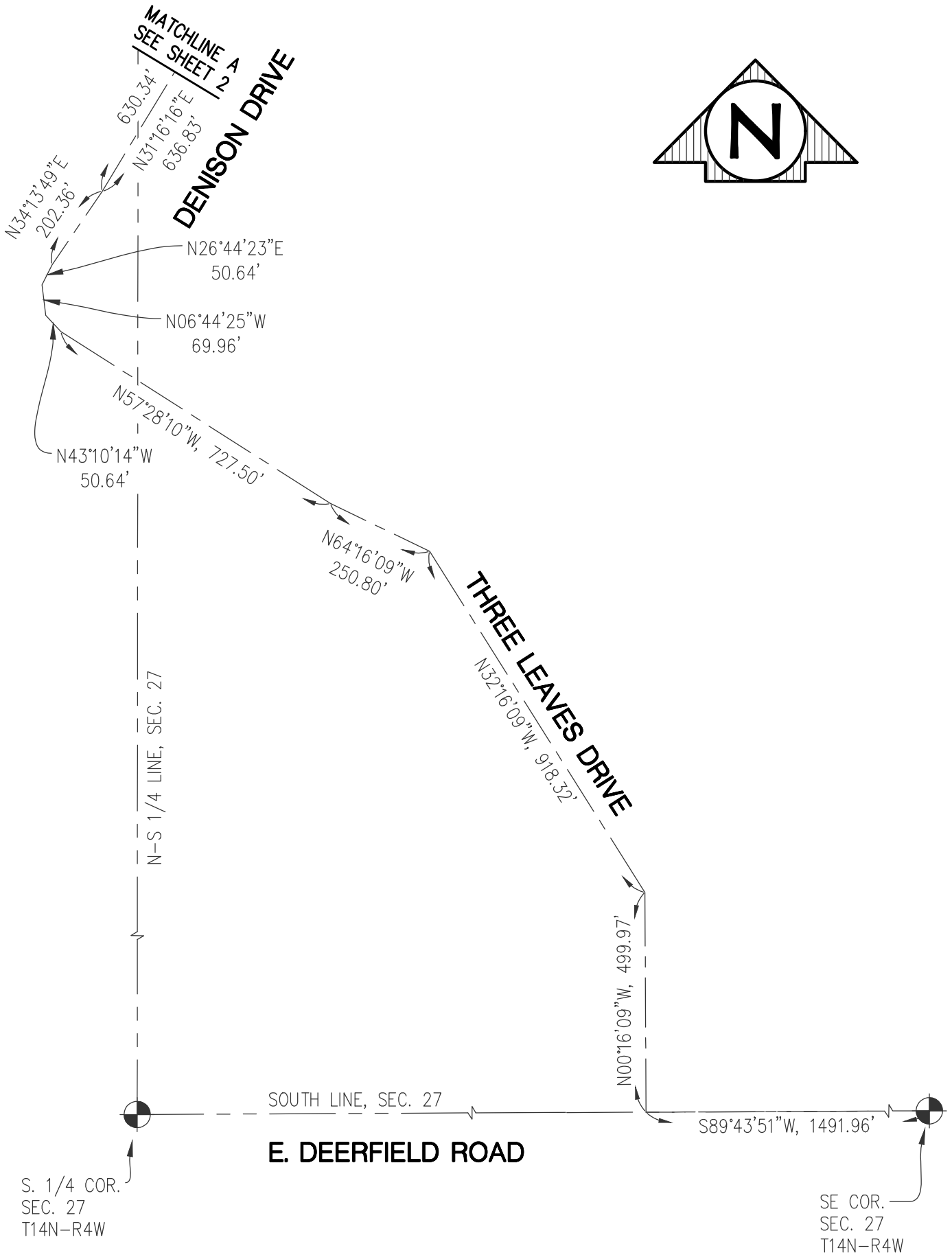
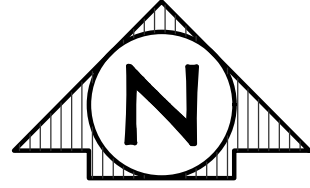
On the ____ day of March, 2026, before me, a Notary Public in and for Isabella County, personally appeared _____, **as _____ for the City of Mt. Pleasant**, as Grantee, to me known to be the same persons described in and who executed the within instrument, who acknowledged the same to be his/her free act and deed.

_____, Notary Public
_____, County, Michigan
My Commission Expires: _____

Drafted By: Robert M. Backus, Janes and Backus, P.C., 304 East Broadway, Suite 201,
Mt. Pleasant, Michigan 48858; Telephone No. 989.773.9941
When Recorded Return To: Central Michigan University

EXHIBIT A

EASEMENT SKETCH



S. 1/4 COR.
SEC. 27
T14N-R4W

SE COR.
SEC. 27
T14N-R4W

BEARING BASIS: NAD83/CORS2011, MCS SOUTH ZONE, INTERNATIONAL FEET, GRID DISTANCES

**CENTRAL MICHIGAN
UNIVERSITY**

SECTION 27 T14N - R4W CITY OF MT. PLEASANT
ISABELLA COUNTY, MICHIGAN

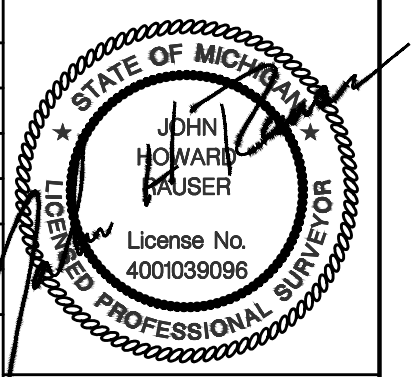
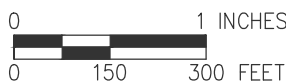


**ROWE PROFESSIONAL
SERVICES COMPANY**

127 S. Main Street
Mt. Pleasant, MI 48858

O: (989) 772-2138
www.rowepsc.com

FIELD:	JTV
DRAWN:	TLK
CHECKED:	JR
DATE:	NOVEMBER 26, 2025
REVISED:	MARCH 26, 2026
SHEET:	1 OF 4
SCALE:	1" = 300'



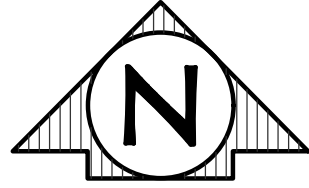
JOB NO.: 2500761

EXHIBIT A

EASEMENT SKETCH

MATCHLINE B
SEE SHEET 3

R=717.94'
L=762.81'
 $\Delta=60^{\circ}52'34''$
CHD=N37°48'58"W
727.43'



W. CAMPUS DRIVE

N-S 1/4 LINE, SEC. 27

E-W 1/4 LINE, SEC. 27

P.O.B. - EASEMENT
CENTERLINE

DENISON DRIVE

CENTERLINE
DENISON
DRIVE

MATCHLINE A
SEE SHEET 1

630.34'
N31°16'16"E, 636.83'

BEARING BASIS: NAD83/CORS2011, MCS SOUTH ZONE, INTERNATIONAL FEET, GRID DISTANCES

**CENTRAL MICHIGAN
UNIVERSITY**

SECTION 27 T14N - R4W CITY OF MT. PLEASANT
ISABELLA COUNTY, MICHIGAN

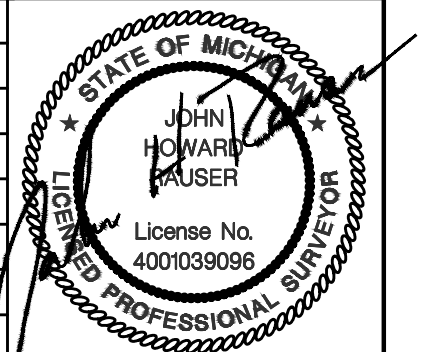
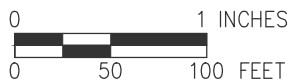


**ROWE PROFESSIONAL
SERVICES COMPANY**

127 S. Main Street
Mt. Pleasant, MI 48858

O: (989) 772-2138
www.rowepsc.com

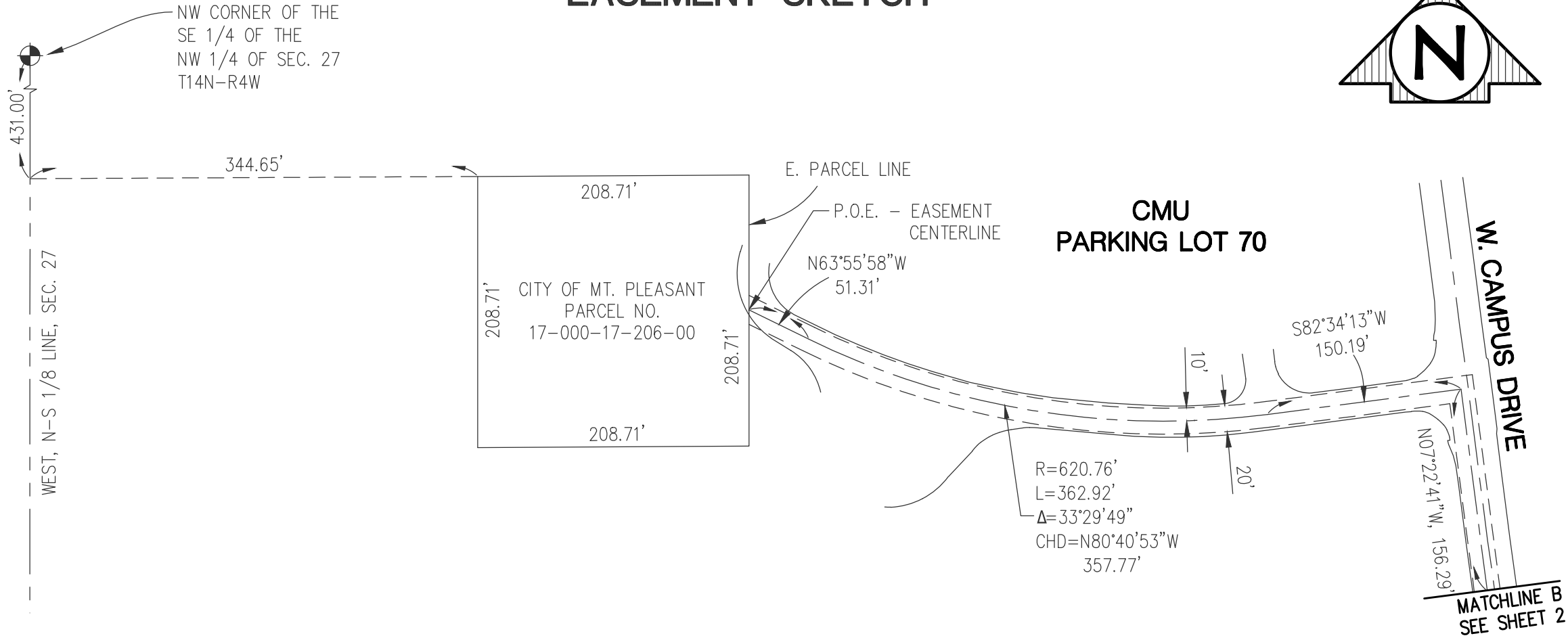
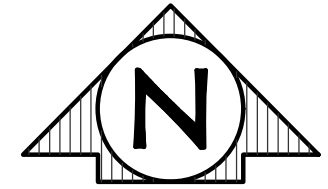
FIELD:	JTV
DRAWN:	TLK
CHECKED:	JR
DATE:	NOVEMBER 26, 2025
REVISED:	MARCH 26, 2026
SHEET:	2 OF 4
SCALE:	1" = 100'



JOB NO.: 2500761

EXHIBIT A

EASEMENT SKETCH



NW CORNER OF THE
SE 1/4 OF THE
NW 1/4 OF SEC. 27
T14N-R4W

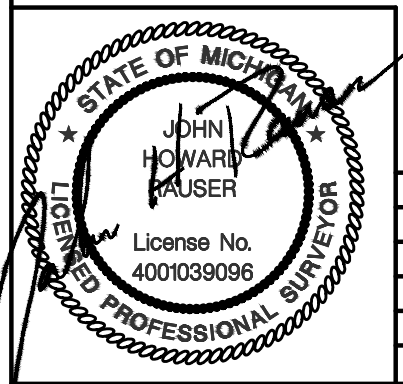
208.71'
CITY OF MT. PLEASANT
PARCEL NO.
17-000-17-206-00
208.71'

**CMU
PARKING LOT 70**

W. CAMPUS DRIVE

**MATCHLINE B
SEE SHEET 2**

BEARING BASIS: NAD83/CORS2011, MCS SOUTH ZONE, INTERNATIONAL FEET, GRID DISTANCES



FIELD:	JTV
DRAWN:	TLK
CHECKED:	JR
DATE:	NOVEMBER 26, 2025
SCALE:	1" = 100'
REVISED:	MARCH 26, 2026

**CENTRAL MICHIGAN
UNIVERSITY**

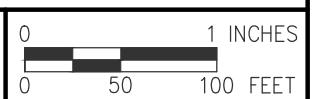
SECTION 27 T14N - R4W CITY OF MT. PLEASANT
ISABELLA COUNTY, MICHIGAN



**ROWE PROFESSIONAL
SERVICES COMPANY**

127 S. Main Street
Mt. Pleasant, MI 48858

O: (989) 772-2138
www.rowepsc.com



0 1 INCHES
0 50 100 FEET

SHEET: 3 OF 4

JOB NO.: 2500761

EXHIBIT A

EASEMENT SKETCH

INGRESS AND EGRESS EASEMENT DESCRIPTION:

A TWENTY FOOT WIDE INGRESS AND EGRESS EASEMENT LOCATED IN SECTION 27, TOWNSHIP 14 NORTH, RANGE 4 WEST, CITY OF MT. PLEASANT, ISABELLA COUNTY, MICHIGAN, BEING 10 FEET ON BOTH SIDES OF A CENTERLINE DESCRIBED AS BEGINNING AT A POINT WHICH LOCATED BY THE FOLLOWING TEN COURSES FROM THE SOUTHEAST CORNER OF SAID SECTION 27: 1) S89°43'51"W, ALONG THE SOUTH LINE OF SAID SECTION 27, 1491.96 FEET, 2) N00°16'09"W, 499.97 FEET, 3) N32°16'09"W, 918.32 FEET, 4) N64°16'09"W, 250.80 FEET, 5) N57°28'10"W, 727.50 FEET, 6) N43°10'14"W, 50.64 FEET, 7) N06°44'25"W, 69.96 FEET, 8) N26°44'23"E, 50.64 FEET, 9) N34°13'49"E, 202.36 FEET AND 10) N31°16'16"E, 630.34 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG A 717.94 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 60°52'34" AND A CHORD BEARING OF N37°48'58"W, 727.43 FEET) AN ARC LENGTH OF 762.81 FEET; THENCE N07°22'41"W, 156.29 FEET; THENCE S82°34'13"W, 150.19 FEET; THENCE NORTHWESTERLY ALONG A 620.76 FOOT RADIUS CURVE TO THE RIGHT (SAID CURVE HAVING A CENTRAL ANGLE OF 33°29'49" AND A CHORD BEARING OF N80°40'53"W, 357.77 FEET) AN ARC LENGTH OF 362.92 FEET; THENCE N63°55'18"W, 51.31 FEET TO THE EAST LINE OF PARCEL NUMBER 17-000-17-206-00 AND THE POINT OF ENDING. THE SIDE LINES OF SAID EASEMENT ARE INTENDED TO LENGTHEN OR SHORTEN ACCORDINGLY AT THE EAST LINE OF SAID PARCEL 17-000-17-206-00 AND THE CENTERLINE OF DENISON DRIVE.

BEARING BASIS: NAD83/CORS2011, MCS SOUTH ZONE, INTERNATIONAL FEET, GRID DISTANCES

CENTRAL MICHIGAN UNIVERSITY

SECTION 27 T14N - R4W CITY OF MT. PLEASANT
ISABELLA COUNTY, MICHIGAN



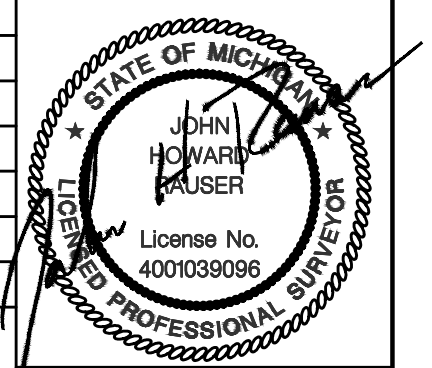
ROWE PROFESSIONAL SERVICES COMPANY

127 S. Main Street
Mt. Pleasant, MI 48858

O: (989) 772-2138
www.rowepsc.com

FIELD:	JTV
DRAWN:	TLK
CHECKED:	JR
DATE:	NOVEMBER 26, 2025
REVISED:	MARCH 26, 2026
SHEET:	4 OF 4
SCALE:	N/A

0 1 INCHES
0 FEET



JOB NO.: 2500761

Memorandum



TO: Aaron Desentz, City Manager
FROM: Jason Moore, DPW Director
DATE: March 31, 2026
SUBJECT: Award Contract for 2026 Street Sweepings Disposal Bid

Request

The City Commission is requested to award the contract for the 2026 Street Sweepings Disposal bid to Fisher Transportation, of Mt. Pleasant, for \$34.17 per ton.

Reason

Each year, the Street Department collects about 1,000 tons of debris through street sweeping. Per Michigan regulations, this waste is disposed of at a state-approved Class II landfill.

Bids opened March 31; Fisher Transportation was the sole bidder. They have held this contract since 2017. Their 2026 rate represents a \$1.83 increase over the 2025 price (\$32.34), driven by higher fuel costs and landfill tipping fees.

Vendor	Price per Ton	Est. Annual Total (1,000 tons)
Fisher Transportation, Mt. Pleasant	\$34.17 (\$32.34)	\$34,170.00

Recommendation

I recommend awarding the bid to Fisher Transportation for \$34.17 per ton. Funding is available within the Local and Major Street operating budgets.

04/03/2026

CHECK REGISTER FOR CITY OF MT PLEASANT
CHECK DATE FROM 03/20/2026 - 04/02/2026

Check Date	Vendor Name	Description	Amount
03/20/2026	1040 EAST BROOMFIELD LLC	2024 AND 2025 BROWNFIELD PLAN	31,690.00
04/02/2026	3CMA	MEMBERSHIP PR MC	400.00
04/02/2026	ALBAUGH EXCAVATING	CURB OPENING - FEE NOT NEEDED	30.00
04/02/2026	ALMA TIRE SERVICE INC	SUPPLIES/VEHICLE MAINT - POLICE - #MNA20	152.84
04/02/2026	AMY PERSCHBACHER	REIMBURSEMENT MML CAPCON MILEAGE MAR 26	297.99
04/02/2026	ANGIE MCCANN	REIMBURSEMENT MILEAGE THRU MARCH 2026	15.22
04/02/2026	ASTRO WOOD STAKE, INC	SUPPLIES STREETS	1,411.30
04/02/2026	AVFUEL CORPORATION	MERCHANT EQUIP MONTHLY BILLING MAR 2026	20.00
04/02/2026	BIG STATE INDUSTRIAL SUPPLY	SUPPLIES WRRF	145.92
04/02/2026	BILL BRICKNER	REIMBURSEMENT MILEAGE FEB 2026	385.68
04/02/2026	BIO-CARE, INC	CONTRACT SVCS DPS	6,349.50
04/02/2026	BOUND TREE MEDICAL, LLC	SUPPLIES FIRE	282.96
04/02/2026	CDW GOVERNMENT, INC	SUPPLIES UTILITY BILLING	38,159.48
04/02/2026	CENTRAL MICHIGAN UNIV - MAILROOM	POSTAGE/HANDLING - DAILY FEB 2026	2,504.14
04/02/2026	COCHRANE, CHARLES T	UB REFUND FOR ACCOUNT: 270-03500-00	41.76
04/02/2026	CONSUMERS ENERGY	UTILITIES DUE MAR 20 26	77,004.68
04/02/2026	COYNE OIL CORPORATION	FUEL DPW	6,595.23
04/02/2026	CYPRIAN WILLIAMS	SPRING SOCCER REFUND	85.00
04/02/2026	DAWN WINKELMAN	REIMBURSEMENT METER READER MILEAGE FEB 2	32.99
04/02/2026	DENALI CONSTRUCTION & ENGINEERING	REPLACE CELL TOWER FENCING	2,988.67
04/02/2026	DINGES FIRE COMPANY	SUPPLIES FIRE DEPT	181.46
04/02/2026	DLT SOLUTIONS LLC	CONTRACT SVCS DPW	3,433.16
04/02/2026	EMCOG	TIF WORKSHOP FOR M.E.	25.00
04/02/2026	ERIC BARZ	SPRING SOCCER CANCELLATION REFUND	60.00
04/02/2026	FLEIS & VANDENBRINK	CONTRACT SVCS- CIP MILL POND IMPR	4,420.00
04/02/2026	FLEX ADMINISTRATORS	FSA ADMINISTRATIVE FEE MAR 2026	197.40
04/02/2026	FOSTER, SWIFT, COLLINS & SMITH, P.C	CONTRACT SVCS THRU FEB 2026	3,955.19
04/02/2026	FREDRICKSON SUPPLY, LLC	SUPPLIES MOTOR POOL	11,223.07
04/02/2026	GLOBAL ENVIRONMENTAL CONSULTING LLC	CONTRACT SVCS WRRF	2,000.00
04/02/2026	GRANGER	AIRPORT WASTE PICK UP	1,149.26
04/02/2026	GROSS, TOM	UB REFUND FOR ACCOUNT: 361-43003-00	36.42
04/02/2026	HARRELLS LLC	SUPPLIES PARKS	3,471.00
04/02/2026	HARRINGTON INDUSTRIAL PLASTICS LLC	SUPPLIES WATER PLANT	238.33
04/02/2026	HOLLY SCHMELTZER	REIMB MILEAGE MAR 2026	348.30
04/02/2026	IDVILLE	SUPPLIES DPS	2,815.99
04/02/2026	INFOSEND, INC	COMMUNICATIONS FOR WATER	1,316.75
04/02/2026	ISABELLA BANK	CAPITAL IMPROVEMENTS BONDS SERIES 2022	103,875.00
04/02/2026	JACK'S AUTO GLASS, INC.	SUPPLIES DPS VEHICLE WINDSHIELD	1,088.00
04/02/2026	KOPY KORNER	BUSINESS CARDS KC	603.00
03/20/2026	LABELLE LIMITED PARTNERSHIP	2024 AND 2025 BROWNFIELD PLAN	33,010.00
04/02/2026	MACALLISTER RENTALS	EQUIPMENT RENTAL AIRPORT	3,491.45
04/02/2026	MARY ALSAGER	REIMB MML CAPCON MILEAGE MAR 26	129.18
04/02/2026	MATHESON TRI-GAS INC	CHEMICALS WATER PLANT	6,147.30
04/02/2026	MAUREEN EKE	REIMB MML CAPCON MILEAGE MAR 26	298.86
03/20/2026	MCGUIRK MINI STORAGE	2024 AND 2025 BROWNFIELD PLAN	11,570.00
04/02/2026	METRON-FARNIER, LLC	METER REPLACEMENT WATER/WRRF	54,800.22
04/02/2026	MICHIGAN CAT	SUPPLIES MOTOR POOL	409.10
04/02/2026	MIKA MEYERS	CONTRACT SVCS TAX TRIBUNALS SCA PLEASANT	3,550.00
04/02/2026	MISSION COMMUNICATIONS, LLC	CONTRACT SVCS - ANNUAL SERVICE WRRF	4,670.00
04/02/2026	MML WORKERS' COMPENSATION FUND	PAYMENT FOR PAYROLL AUDIT WORKERS COMP	5,071.00
04/02/2026	NCL OF WISCONSIN	CHEMICALS WATER	703.61
04/02/2026	OAKLAND COMMUNITY COLLEGE	BASIC DETECTIVE SCHOOL CL	595.00
04/02/2026	ODP BUSINESS SOLUTIONS LLC	SUPPLIES UB AND BUILDING	215.90
04/02/2026	PLEASANT GRAPHICS, INC	SUPPLIES - BUSINESS CARDS ML	65.00
04/02/2026	PRINTING SYSTEMS, INC	SUPPLIES- ELECTIONS	917.96
04/02/2026	PURITY CYLINDER GASES INC	SUPPLIES WATER	52.30
04/02/2026	ROMANOW BUILDING SERVICES	CONTRACT SVCS - JANITORIAL - APRIL 2026	6,136.52

04/02/2026	SCOTT ZAMARRON	REIMBURSEMENT TRAINING MILEAGE BIOSOLIDS	182.70
04/02/2026	SHARE CORPORATION	SUPPLIES WRRF	224.57
03/20/2026	SOUTHPOINT VILLAGE LLC	2024 AND 2025 BROWNFIELD PLAN	17,380.00
04/02/2026	STERICYCLE, INC.	PAPER SHREDDING AT DPS	755.52
04/02/2026	SUMMIT FIRE PROTECTION	CONTRACT SVCS- ANNUEL SPRINGER INSPECTIO	311.00
04/02/2026	T.H. EIFERT, LLC	CONTRACT SVCS - CITY HALL DSS REPLACEMEN	8,520.00
04/02/2026	TERMINAL SUPPLY CO	SUPPLIES MOTOR POOL	677.91
03/20/2026	TLD PROPERTIES	TOTAL 2024 AND 2025 BROWNFIELD PLAN	17,900.00
04/02/2026	TRAVIS WELSH	REIMBURSEMENT - MILEAGE JAN THRU FEB 26	23.64
04/02/2026	UNIFIRST CORPORATION	MOTOR POOL MATS	247.44
04/02/2026	USABLUEBOOK	SUPPLIES WRRF	1,318.56
04/02/2026	YEO & YEO TECHNOLOGY	IT- AGREEMENT VEEAM MAR 2026	1,032.00
Bank COMM COMMON CASH			

COMM TOTALS:

Total of 69 Checks:	489,437.43
Less 0 Void Checks:	0.00
Total of 69 Disbursements:	489,437.43

Memorandum



TO: Aaron Desentz, City Manager

FROM: Phil Biscorner, Director of Community Services

DATE: April 1, 2026

SUBJECT: Hold Public Hearing - Amendment of Section 110.28(B) of the Transitory Food Service Units

Overview

On August 26, 2024, at a regular meeting of the City Commission, Section 110.28 (Transitory Food Service Units) was adopted as part of the City of Mt. Pleasant Code of Ordinances. Following adoption, staff identified an error in the ordinance language that does not align with the City's longstanding operational practices related to the regulation of food trucks.

After internal review and consultation with the City Attorney's Office, staff has determined that the most appropriate course of action is to amend Section 110.28 to correct the language and ensure consistency with existing regulatory practices that have been in place for several years. This amendment is intended to clarify the ordinance, avoid unintended operational impacts, and allow food truck operations to continue as they have historically within the City.

On February 9th, 2026, at a regular meeting of the City Commission, the Commission requested that staff revise the ordinance language as requested in public comment.

Recommended Action

Hold a public hearing for April 13th, 2026, to allow for public input and to consider the amendment of section 110.28(B) regarding the operation of transitory food service units and the issuance of permits, licenses, or approvals for transitory food service units. Following the hearing, approve the adoption of the ordinance amendment and update the pertinent sections of the City code.

**CITY COMMISSION
CITY OF MOUNT PLEASANT**

Isabella County, Michigan

Commissioner _____, supported by Commissioner _____, moved for adoption of the following ordinance:

ORDINANCE NO. _____

**AN ORDINANCE AMENDING CITY CODE REGARDING THE OPERATION OF
TRANSITORY FOOD SERVICE UNITS AND THE ISSUANCE OF PERMITS,
LICENSES, OR APPROVALS FOR TRANSITORY FOOD SERVICE UNITS**

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF MOUNT PLEASANT:

Section 1. Amendment of Section 110.28(B)

Section 110.28(B) of the City’s Code is hereby amended in its entirety to read as follows:

Section 110.28(B). Definition

Transitory Food Service Unit means a motorized vehicle, including a pulled mobile trailer, temporary food service station, cart, smoker, grill, freezing or cutting unit, or similar apparatus that engages in the storage, preparation, service, sale, or distribution of ready-to-eat or immediately consumable food items to the public directly from the unit. This includes a “special transitory food unit” and a “temporary food establishment” as defined under the Michigan Food Law, MCL 289.1111. This definition excludes:

- a. **Charitable Fundraising Stands:** Tables or stands set up by 501(c)(3) charitable organizations for fundraising activities involving the sale of food products (e.g., bake sales, cookies, popcorn). Such activities must comply with all applicable regulations and be conducted in a safe and sanitary manner.
- b. **Informal Children's Activities:** Activities such as children running lemonade stands or similar informal setups.
- c. **Special Events:** Persons selling at an art fair, farmers market, festival, or similar event if the sponsor has obtained a license and the person provides the sponsor of the special event with their sales tax license number. Such activities must comply with applicable regulations, including being inspected by the City of Mt. Pleasant Fire Department or other fire department as delegated by the City, to verify compliance with safety and building standards, and be operated in a safe and sanitary manner.

Section 2. Amendment of Section 110.28(C)

Section 110.28(C) of the City’s Code is hereby amended in its entirety to read as follows:

Section 110.28(C). Permit Requirements

No TFSU may engage in the preparation, service, sale, or distribution of food in the City on public or private property without first obtaining a permit from the City in the manner prescribed in this Ordinance. The requirements are as follows:

1. **Application Fee:** The application fee will be set by resolution of the City Commission. All fees must be paid at the time the application is submitted. **No application fee is required for TFSUs that will be located on the applicant’s own property, but such TFSUs must still obtain an application and otherwise comply with all applicable requirements of this ordinance.**
2. **Background Check:** Applicants must undergo a background check, for which an additional fee will be charged.
3. **Inspection:** An inspection by the City of Mt. Pleasant Fire Department and/or Building Official is required before a permit is issued. This inspection will ensure compliance with safety and building standards.
4. **Permit Display:** All permits issued must be available on site for inspection upon request by a City Public Safety Officer or City official and must be conspicuously displayed on the premises or any cart, stand, tent, booth, motorized vehicle, mobile trailer, or similar apparatus used in the business at all times.
5. **City Park Operations:** TFSUs operating in any City park must first secure written permission from the Parks Director before applying for a license and shall comply with all applicable park rental fees, rules, and regulations in compliance with Chapter 97 of this Ordinance.

Section 2. Publication and Effective Date. The City Clerk will cause to be published a notice of adoption of this ordinance within 10 days of the date of its adoption. This ordinance will take effect 30 days after its adoption.

YEAS: Commissioner(s) _____
NAYS: Commissioner(s) _____
ABSTAIN: Commissioner(s) _____
ABSENT: Commissioner(s) _____

CERTIFICATION

As the City Clerk of the City of Mount Pleasant, Isabella County, Michigan, I certify this is a true and complete copy of an ordinance adopted by the Mount Pleasant City Commission at a regular meeting held on _____, 2026.

Date: _____, 2026

Boomer Wingard, Mayor

Date: _____, 2026

Holly Schmeltzer, City Clerk

Introduced: _____, 2026

Adopted: _____, 2026

Published: _____, 2026

Effective: _____, 2026

85714:00008:202294479-1

Memorandum



TO: Aaron Desentz, City Manager
FROM: Stacie Tewari, City Engineer
DATE: March 26, 2026
SUBJECT: Award Contract for 2026 City Hall Retaining Wall & Streetscape Replacement Project and Approve Budget Amendment

Request

The City Commission is requested to award the contract for the 2026 City Hall Retaining Wall & Streetscape Replacement Project to McGuirk Sand and Gravel, of Mt. Pleasant, for \$1,369,597, and approve a budget amendment of \$60,000 in the general fund.

Reason

This project is to remove and replace the existing concrete retaining walls on the south side of City Hall. The retaining walls are more than 100 years old and have been showing signs of cracking, spalling, displacement and settlement causing the sidewalk on the north side of Broadway to fail. Both the east and west walls will be reconstructed together as part of this project to save on mobilization costs. The scope of work includes the removal and replacement of the existing concrete retaining walls, railings, sidewalk, streetscape, irrigation, electrical receptacles, and trees. Work is scheduled for June 1 – August 28.

On Tuesday, February 3, 2026, two bids were received.

McGuirk Sand & Gravel, Mt. Pleasant	\$1,369,596.90
Malley Construction, Mt. Pleasant	\$1,513,898.70
Additional project cost – relocate DTE gas meters and gas service for wall construction (estimated-by others)	\$10,000.00

McGuirk Sand & Gravel is the low bidder. The City has contracted with McGuirk for many capital improvement projects in the past, including concrete work, and they have completed these projects successfully and according to specifications.

The combined budget for this project is \$1.32 Million: \$1.25 Million for the retaining wall replacement and \$70,000 for sidewalk replacement. McGuirk's bid exceeds the budgeted amount by \$49,597. There will be an additional cost of \$10,000 to relocate DTE gas meters and service to the city hall to accommodate the retaining wall work. Therefore, approval of a \$60,000 budget amendment is requested to proceed with the project. Funds are available in the General Fund.

The Borden Creamery Condo Association has a cost sharing of 75% city, 25% condo on the wall portion of the project which includes engineering and construction costs. The estimated condo cost share breakdown is below. Final cost share will be based on as-built quantities using low bid unit prices.

Estimated condo share:

Condo share engineering - \$37,500

Condo share construction - \$289,141

Total estimated condo share - \$326,641

Recommendation

I recommend the City Commission award the contract for the 2026 City Hall Retaining Wall & Streetscape Replacement Project to McGuirk Sand and Gravel for \$1,369,597 and approve a budget amendment of \$60,000 in the general fund.

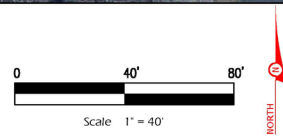
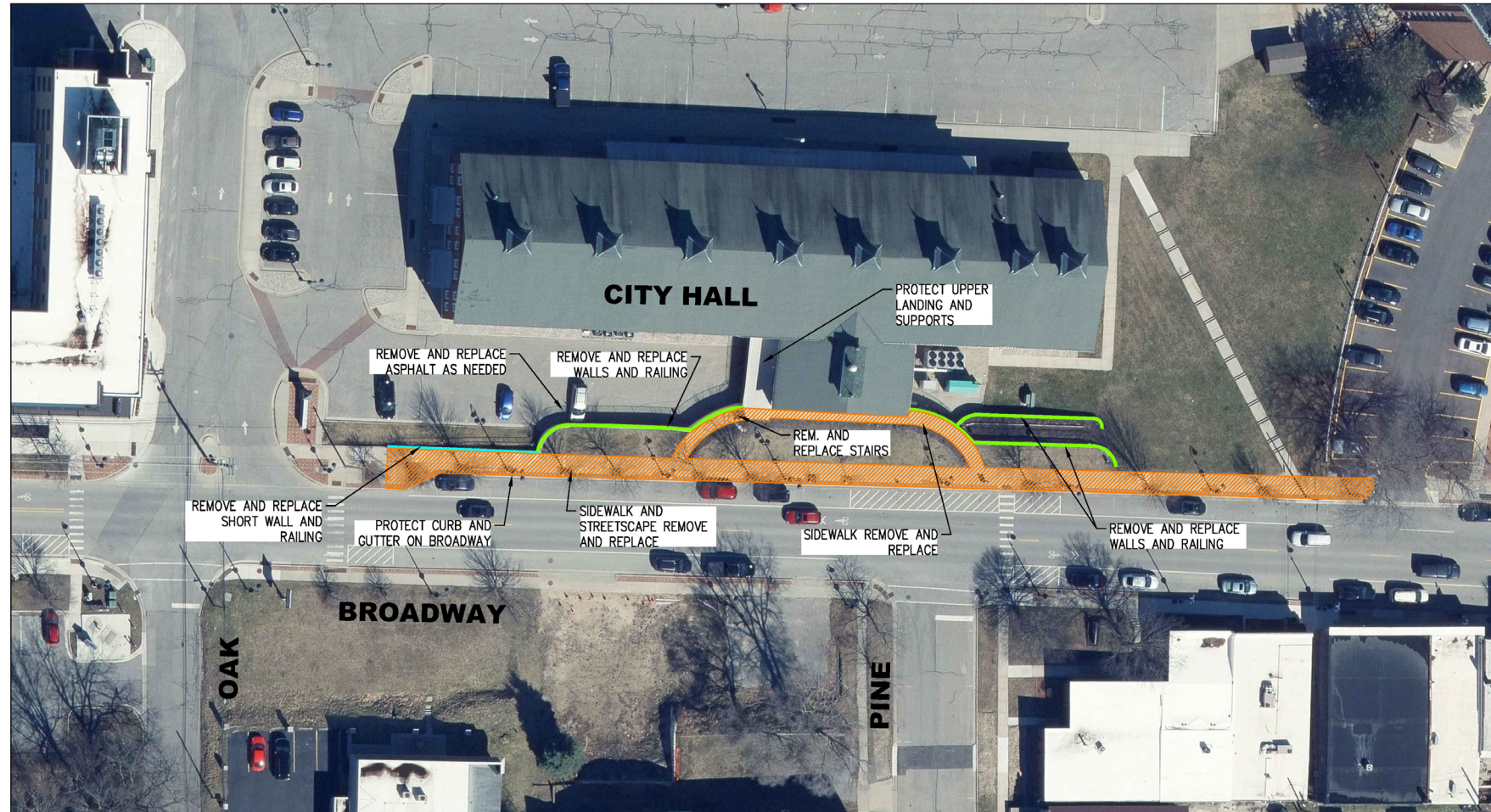
Reservation of Rights

The City's participation in this project and approval of related expenditures is for the purpose of timely completion of necessary work and does not constitute a final determination regarding responsibility, ownership, or cost allocation under any applicable agreements or governing documents.

CITY HALL RETAINING WALLS REPLACEMENT

Project Overview

- Remove and replace existing concrete retaining walls and railings
- Remove and replace adjacent sidewalk and streetscape



CITY HALL RETAINING WALL
PROJECT AREA MAP

CITY OF MOUNT PLEASANT
DIVISION OF PUBLIC WORKS
320 W. BROADWAY
MT. PLEASANT, MICHIGAN 48858
(989)-779-5401
WWW.MT-PLEASANT.ORG



HISTORY

- Old original walls were repaired, resurfaced and foundations underpinned as part of City Hall Project in 2008.
- Recoated 6 times since 2008



PHOTO NO. 11: East Historic Concrete Wall (East Wall) - Looking West



PHOTO NO. 3: West Wall - No Concrete Repairs



PHOTO NO. 12: East Wall - Eastern End



PHOTO NO. 4: West Wall - Transition to Concrete Repairs

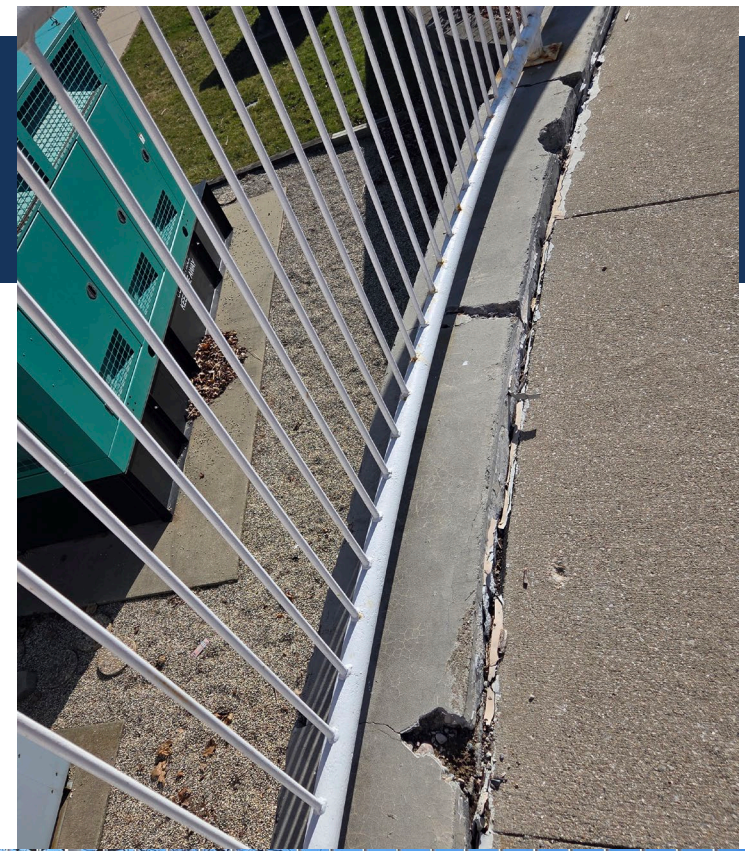
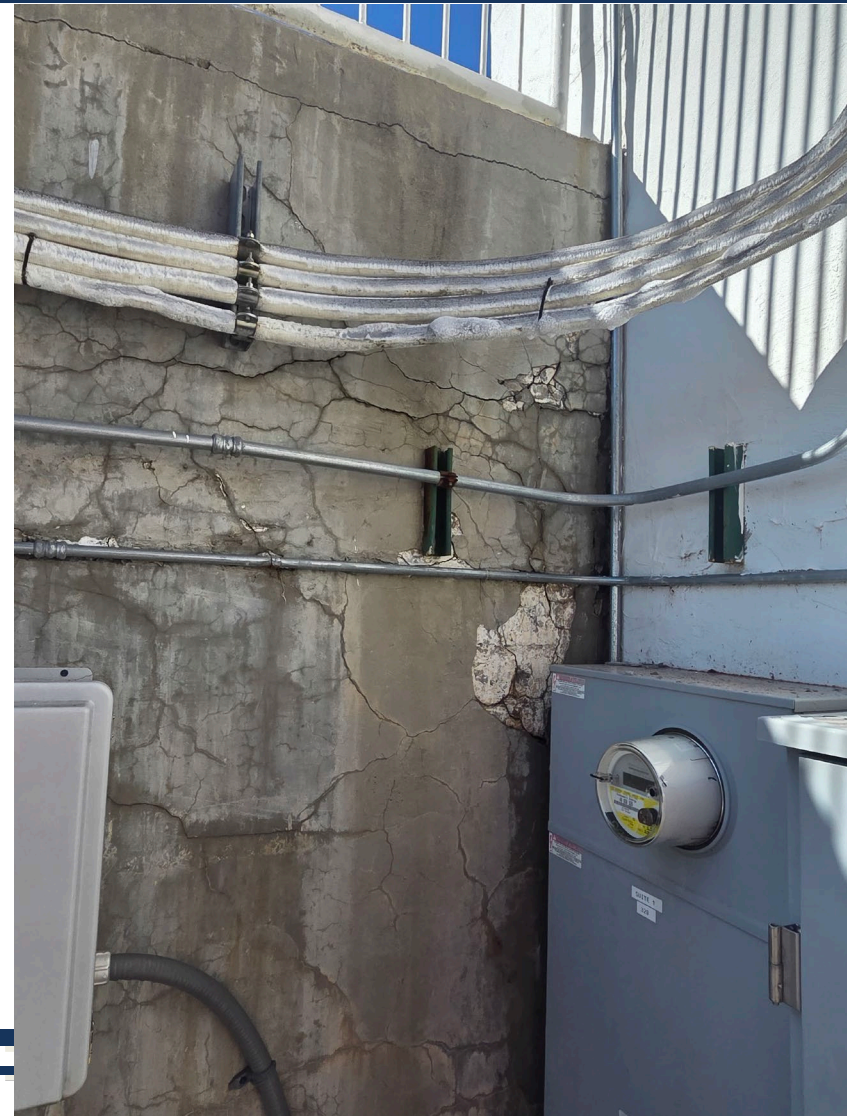
REASONS FOR REPLACEMENT

- Skim coat continues to crack and spall
- Settlement behind walls
- Displacement of walls
- Failure of adjacent public sidewalk/streetscape due to settlement and displacement

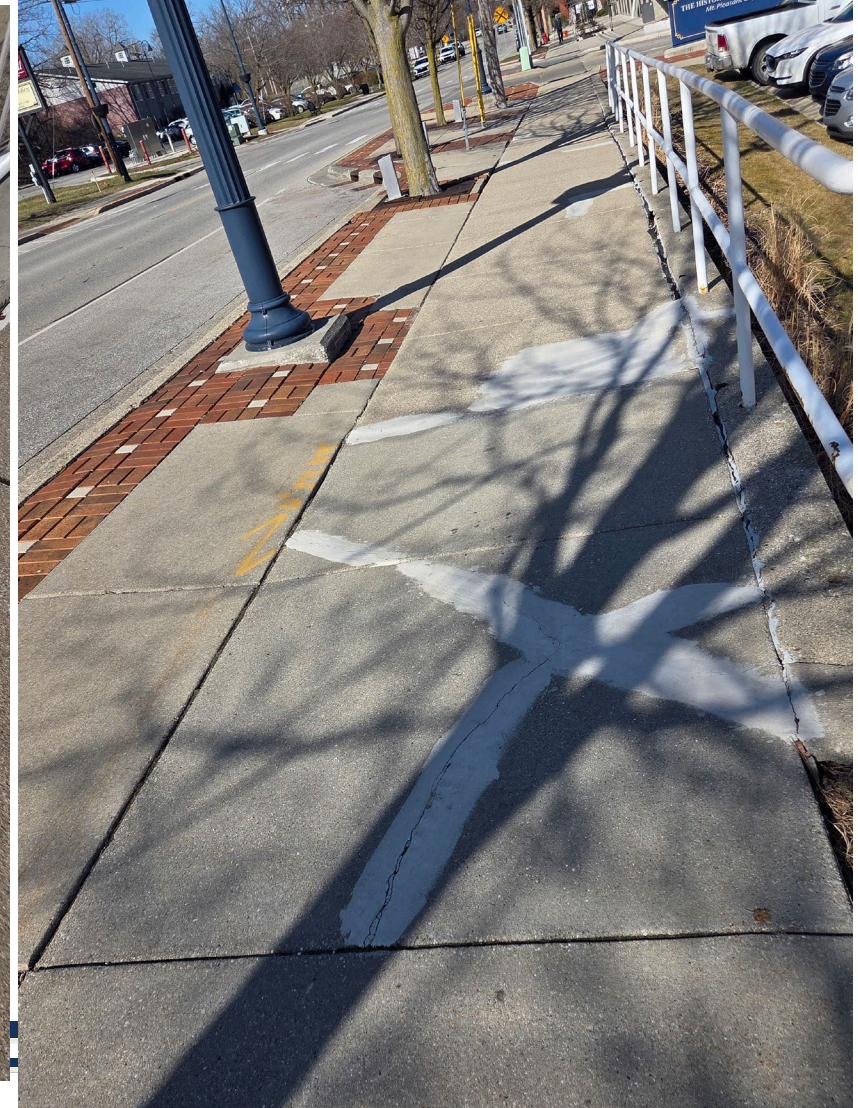
CURRENT CONDITIONS WEST SIDE WALLS



CURRENT CONDITIONS EAST SIDE WALLS



CURRENT CONDITIONS PUBLIC SIDEWALK AND STREETScape HEAVING, SEPARATION, CRACKING, AND SETTLEMENT



COSTS

- Proposed 2026 CIP Budget
 - \$150,000 – Engineering
 - \$1,250,000 – Construction
 - \$1,400,000 - Total
- Surveying, Design, Bidding and Construction Engineering Quote – Williams & Works
 - \$114,000

PROJECT TIMELINE

- ❑ 2025 Survey and Design
- ❑ January/February 2026 Bidding
- ❑ Summer 2026 Construction



Mt. Pleasant
[meet here]

QUESTIONS



Mt. Pleasant
[meet here]