Regular Meeting of the Mt. Pleasant City Commission Monday, June 9, 2025 7:00 p.m.

AGENDA

CALL TO ORDER:
PLEDGE OF ALLEGIANCE:
LAND ACKNOWLEDGEMENT STATEMENT:
ROLL CALL:
PROCLAMATIONS AND PRESENTATIONS: 1. Proclamation recognizing Juneteenth Celebration Day (June 19, 2025).
ADDITIONS/DELETIONS TO AGENDA:
PUBLIC INPUT ON AGENDA ITEMS:

RECEIPT OF PETITIONS AND COMMUNICATIONS:

- 2. Monthly report on police related citizen complaints received.
- 3. 2024 E-Scooter Rental Statistics.
- 4. Minutes of the Parks and Recreation Commission (April).

CONSENT ITEMS:

- 5. Approval of minutes from the regular meeting held May 27, 2025.
- 6. Consider approval of the proposed 2026-2031 Capital Improvement Plan.
- 7. Consider approval of Payrolls and Warrants.

PUBLIC HEARINGS:

8. Public hearing on proposed application from Reynolds Golden Finds LLC for the CBDG Revolving Loan Fund Program and consider resolution on the same.

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, June 9, 2025 Page 2

NEW BUSINESS:

- 9. Consider whether a public hearing to adjust the 2025 millage rate should be held.
- 10. Consideration of final draft of EPIC MRA Survey.

	ANNO	JUNCEMENTS	ON CITY-RFI A	TFD ISSUES	AND NEW BUSINES
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PUBLIC COMMENT ON AGENDA AND NON-AGENDA ITEMS:

RECESS:

WORK SESSION:

11. Discussion on Chapter 72 of the City's Code of Ordinances entitled "Bicycles" regarding the usage of motorized bikes and scooters on City owned trails.

RECESS:

CLOSED SESSION:

- 12. Consider closed session pursuant to subsection 8(h) of the Open Meetings Act to consider material exempt from discussion or disclosure by state or federal statute.
- 13. Consider closed session pursuant to subsection 8(h) of the Open Meetings Act to consider material exempt from discussion or disclosure by state or federal statute.

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 JUNE 09, 2025

FROM: AARON DESENTZ, CITY MANAGER

SUBJECT: CITY MANAGER REPORT ON AGENDA ITEMS

Proclamations and Presentations:

Receipt of Petitions and Communications:

Consent Items:

- 6. Consider approval of the proposed 2026-2031 Capital Improvement Plan.
 - a. The final draft of the 2026-2031 CIP has been provided to the City Commission. Per the request of the City Commission, references to the Veits Woods project have been removed from the plan. The City Commission is now asked to adopt the proposed plan.

Public Hearings:

- 8. Public hearing on proposed application from Reynolds Golden Finds LLC for the CDBG Revolving Loan Fund Program and consider resolution on the same.
 - a. Staff has provided an application for a loan through the City's long standing Revolving Loan Fund (RLF) which was set up using State provided Community Development Block Grant (CDBG) dollars. The City is a fiduciary for this money and as part of the original grant agreement, is to use the funds to provide for business loans which create jobs. Applicant Reynolds Golden Finds LLC is asking for \$15,000 for business operations. The City's contracted administrator for the program, Northern Initiatives, is recommending that the City Commission approve the request.
 - Recommended Action: A motion to approve the CDBG RLF application from Reynolds Golden Finds LLC.

New Business:

- 9. Consider whether a public hearing to adjust the 2025 millage rate should be held.
 - a. In 2024 the City Commission approved the 2025 Operating Budget and approved a total City millage rate of 16.25 mills. The resolution approving the millage rate states the Commission reserves the right to review the rates in spring 2025 and consider adjustments if needed. The City Commission would need to set a public hearing before setting a different millage rate. Staff has reviewed forward projections and is recommending that the millage rate stay at 16.25. Finance Director Lauren Pavlowski will be at the City Commission meeting to answer any questions.
 - i. Recommended Action: No action is needed to maintain the current millage rate.

Work Session:

- 11. Discussion on Chapter 72 of the City's Code of Ordinances entitled "Bicycles" regarding the usage of motorized bikes and scooters on City owned trails.
 - a. At our last meeting, the City Commission directed staff to hold a work session on the above titled ordinance. Staff is looking for directions from the Commission on how best to proceed. Staff has provided a list of options for the City Commission to consider.

Closed Session:

- 12. Consider closed session pursuant to subsection 8(h) of the Open Meetings Act to consider material exempt from discussion or disclosure by state or federal statute.
 - i. <u>Recommended Action:</u> A motion to go into closed session pursuant to subsection 8(h) of the Open Meetings Act to consider material exempt from discussion or disclosure by state or federal statute.
- 13. Consider closed session pursuant to subsection 8(h) of the Open Meetings Act to consider material exempt from discussion or disclosure by state or federal statute.
 - i. <u>Recommended Action</u>: A motion to go into closed session pursuant to subsection 8(h) of the Open Meetings Act to consider material exempt from discussion or disclosure by state or federal statute.

PROCLAMATION

WHEREAS, Juneteenth, or Juneteenth Independence Day, commemorates the

traditional observance of the end of slavery in the United States and is

observed annually on June 19; and

WHEREAS, President Abraham Lincoln signed the Emancipation Proclamation on

January 1, 1863, declaring the slaves in Confederate territory free, paving the way for the passing of the 13th Amendment which formally abolished

slavery in the United States of America; and

WHEREAS, More than two years would pass before the news reached Texas, when

on June 19, 1865, Union Major General Gordon Granger and his regiment arrived in Galveston and spread the word that slavery had been

abolished; and,

WHEREAS, The following year, the first official Juneteenth celebrations took place in

Texas and have continued across the United States throughout the years;

and

WHEREAS, June 19th has a special meaning and is called "JUNETEENTH" combining

the words June and nineteenth, and has been celebrated by the African

American community for over 150 years; and

WHEREAS, The City of Mt. Pleasant supports our Nation's Declaration of

Independence which provides that "all men are created equal" and acknowledges that we should celebrate and enjoy liberty and justice for

every citizen;

NOW, THEREFORE I, Boomer Wingard, Mayor of the City of Mount Pleasant, do hereby

proclaim June 19th, 2025 as JUNETEENTH CELEBRATION DAY

in Mt. Pleasant, and

FURTHER Resolve to support the education and informational outreach by Central

Michigan University on June 19th to involve our larger community in this

celebration.

In Witness Whereof, I have hereunto set my hand and Great Seal of the City of Mount Pleasant, Michigan, this 9th day of June 2025.

Boomer Wingard, Mayor City of Mount Pleasant



Mt. Pleasant Police Department



Citizen Complaint Summary

DATE: June 1, 2025

TO: Aaron Desentz, City Manager

FROM: Paul Lauria, Director of Public Safety

SUBJECT: Citizen Complaint Update

1つハつE 1		Gender	Identif	ication		_		Race (if known)					Status
	Total Submitted	Female	Male	Neutral	African American	Asian	Caucasian	Hispanic/ Latino	Native American	Not Identified	Other		
January	0												
February	0												
March	0								1				
April	0												
May	0												
June													
July													
August													
September													
October													
November													
December													
TOTALS:	0								1				



DIVISION OF PUBLIC SAFETY CITY OF MT. PLEASANT



804 E. High Street, Mount Pleasant, MI 48858 Phone: (989) 779-5100 Fax: (989) 773-4020

MEMORANDUM

DATE: June 2, 2025

TO: Aaron Desentz, City Manager

FROM: Paul Lauria, Director of Public Safety

SUBJECT: 2024 eScooter Stats

At the request of the City Commission, please find below a summary of data for the 2024 eScooter riding season:

• Unique Active Riders: 740

• Successful Rides: 18,652

Average Trip Length: 11.05 minutes
Total Distance Ridden: 24,646 miles
Average Distance per Trip: 1.37 miles

• Estimated Car Miles Saved: 11,090

• Estimated CO₂ Emissions Avoided: 3.48 metric tonnes

The most reported concern related to the eScooter program continues to be improper parking or abandonment of scooters. In 2024, the City received and responded to 14 such complaints. In most cases, the eScooter was retrieved and secured at the Police Department until SPIN, the program operator, collected the unit.

While the number of complaints remains relatively low compared to the overall ride volume, I will continue to monitor the issue closely and collaborate with SPIN to encourage responsible riding and appropriate scooter placement.

These figures reflect strong and ongoing community engagement with micro-mobility options and highlight the environmental and transportation benefits the program brings.

Please feel free to reach out with any questions or requests for additional information.

Website: www.mt-pleasant.org

PROPOSED MINUTES

Mt. Pleasant Parks and Recreation Commission Tuesday, April 22, 2025 6:00 p.m.

CALL TO ORDER – 6:03 p.m. PLEDGE OF ALLEGIENCE

Welcome New Member – Jennifer Jones

ATTENDANCE/DECLARATION OF QUORUM

- A. <u>Commission Members Present</u>: Croft, Jones, Mitchell, Yerington, Jones Commission Members Absent: Batcheller, Martin, Sponseller
- B. Parks and Recreation Staff Present: Biscorner, Walker

APPROVAL OF AGENDA/MINUTES & COMMISSION BUSINESS

- A. Changes/Approval of Agenda motion by Yerington, second by Croft to approve the agenda as presented. All Ayes.
- B. Approval of Minutes motion by Mitchell, second by Yerington to approve the meeting minutes from Tuesday, February 25, 2025. All Ayes.

PUBLIC COMMENTS

Jessica Roth, 905 Canal Street, spoke in opposition to development of the Canal Street Park area, citing concerns with speeding cars, parking congestion creating blocked views on the small streets, previous flooding on the property being worsened by development, and the frequent deer population making the park dirty.

Jospeh Carreon, 209 Arnold St, spoke on his interest in the Master Plan and support of a proposed additional vehicle entrance into Island Park after previous conversation with the Park Director on the matter. Carion also proposed a pedestrian bridge from the area of the new Town Center Event Space into Island Park to increase foot traffic and engagement between to two spaces.

DEPARTMENT REPORTS

- A. Parks & Recreation
 - a. Rec & Ramble Event, the Recreation Department drive-thru Easter Egg "hunt" event partnered with WCFX and several local businesses and organizations, was a great success this year.
 - b. Earth Day event at Island Park went well. Hoping to expand and make this a larger annual event with more local participation.
 - c. Spring Soccer and Tee-Ball have started practices and games at Sunnyside Park
 - d. Summer PEAK registrations are almost filled, registration ends early next month

All interested persons may attend and participate. Persons with disabilities needing assistance to participate may call the Human Resources Office at 989-779-5313. Persons requiring speech or hearing assistance may contact the City through the Michigan Relay Center at 7-1-1. A 48-hour advance notice is necessary for accommodation.

- e. MMI has scheduled their Music in the Park events for June and July at the Island Park Arts Pavilion
- f. Parks is getting ready to start mowing around the parks
- g. New Playground installations to replace aging equipment at Chipp-A-Waters and Horizon Parks is scheduled for the second week of May. Commissioner Yerington asked if there were any current plans for development at Canal Street Park. Director Biscorner stated that while plans exist, none are currently on the agenda for the foreseeable future.

OLD/NEW BUSINESS

A. Master Plan Updates

Director Biscorner present the finalized changes to Book 4 of the City Master Plan to the Commission, highlighting the addition of the departments goals for the next five years, all of which are currently planned for in budget projections, and the accomplishments from the past 5 years. He also comments that in Book 5 there is information on the Recreation Needs Assessment. The current plan is to update this information every 5 years as well via an internally completed survey rather than an outside contractor.

B. Adopt-a-Bench Application: Sandra Standish

OTHER BUSINESS/COMMISSIONER COMMENT

Director Biscorner noted that the Special Events Coordinator position in the Recreation Department has been approved and a job description is being written.

Also of note is the continued work on the Ling Tree project at Chipp-A-Waters Park. Many donations have been received to plant trees along the Access to Adventure trail as well as a Japanese Cherry Tree beside the bench dedicated to David Ling beside the pond near City Hall.

Commissioner Croft inquired about any new information on the GKB trail extension through Viet's Woods. Director Biscorner stated that possible alternate routes are being investigated and will be presented to this commission as well as the City Commission. The plan should be finalized this year, to be completed two years from now.

ADJOURNMENT - motion by Yerington, second by Croft, adjourned at 6:48 p.m.

Minutes of the regular meeting of the City Commission held Tuesday, May 27, 2025, 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 and Vice Mayor Maureen Eke; Commissioners Mary Alsager; Liz Busch, Amy Perschbacher, Grace Rollins & John Zang

Commissioners Absent: None

Others Present: City Manager Aaron Desentz and Interim City Clerk Marilyn Wixson

Proclamations and Presentations

Mayor Wingard read and presented a Proclamation in support of 2SLGBTQ+Pride Month (June 2025) to KT Mandoka, Great Lakes Bay Pride Center and Ebay Merlin, Mt. Pleasant Pride Center President.

Additions/Deletions to Agenda

Commissioner Perschbacher requested that "Presentation by Donna Kriss on City Delegate visit to Okaya, Japan" be added to the Agenda.

Moved by Vice Mayor Eke and seconded by Commissioner Alsager to approve the Agenda as amended. Motion unanimously adopted.

Public Input on Agenda Items

Tim Bechtel, 1359 Tomah, spoke in opposition to paved trail running through Veit's Woods and in support of finding an alternate trail route for the Mid-Michigan/GKB Pathway Connection.

Joseph Carreon, 109 N. Arnold, asked how a bicycle ordinance would be enforced and how the officers will be trained.

Commissioner Zang requested that Item #3 "Resolution for extension of Conditional Authorization for Haze MP LLC at 914 E. Pickard" be removed from the Consent Calendar.

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

- 2. Minutes of the regular meeting of the City Commission held May 12, 2025.
- 3. Removed from Consent Calendar.

- 4. Set a Public Hearing for June 9, 2025 at 7:00 p.m. for the purpose of providing the opportunity for public input on the proposed application by Reynolds Golden Finds LLC for a loan in the amount of \$15,000 through the CDBG Revolving Loan Fund (RLF) program.
- 5. Payrolls and Warrants dated May 15, 2025 totaling \$394,245.70. Motion unanimously adopted.

A public hearing was held to consider proposed Ordinance to amend Title VII: TRAFFIC CODE, Chapter 72: BICYCLES of the City's Code of Ordinances regarding the use of motorized bikes and scooters on City owned trails.

Lori Gillis, 902 W. Michigan St. spoke in opposition to the proposed Bicycle Ordinance; Al Montoye, 1212 Forrest Ln.; and Chantel Barger, 805 Hopkins spoke in opposition to routing a bicycle path through Veits Woods.

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

Moved by Vice Mayor Eke and seconded by Commissioner Rollins to not accept the proposed Ordinance to amend Title VII: TRAFFIC CODE, Chapter 72: BICYCLES of the City's Code of Ordinances regarding the use of motorized bikes and scooters on City owned trails of the Mount Pleasant Code of Ordinances and to bring back for a future work session.

AYES: Commissioners Alsager, Busch, Eke, Perschbacher, Rollins, Wingard & Zang

NAYS: Commissioner None ABSENT: Commissioner None Motion unanimously adopted.

A public hearing was held on Community Block Development Grant for Water Related Infrastructure Program. There being no public comment or communications the Mayor closed the public hearing.

Moved by Commissioner Zang and seconded by Vice Mayor Eke to approve the Resolution in support of application for Community Block Development Grant for Water Related Infrastructure Program as follows:

WHEREAS, the Michigan Strategic Fund has invited Units of General Local Government to apply for its Water-Related Infrastructure (WRI) Competitive Funding Round; and

WHEREAS, the City of Mt. Pleasant desires to request \$2,500,000 in CDBG funds to implement improvements to the existing wastewater treatment plant, including but not limited to sludge drying beds and sludge holding tank; and

WHEREAS, the City of Mt. Pleasant commits local funds from its Water Resource Recovery Facility Reserve in the amount of \$275,000; and

WHEREAS, the proposed project is consistent with the local Community Development Plan as described in the Application; and

WHEREAS, the proposed project will benefit all residents of the project area and fifty □eight percent of the residents of the City of Mt. Pleasant are low- and moderate-income persons as

determined by census data provided by the U.S. Department of Housing and Urban Development; and

WHEREAS, local funds and any other funds to be invested in the project have not been obligated/incurred and will not be obligated/incurred prior to a formal grant award, completion of the environmental review procedures and a formal written authorization to obligate/incur costs from the Michigan Economic Development Corporation.

NOW, THEREFORE, BE IT RESOLVED that the City of Mt. Pleasant hereby designates the City Manager as the Environmental Review Certifying Officer, the person authorized to certify the Michigan CDBG Application, the person authorized to sign the Grant Agreement and payment requests, and the person authorized to execute any additional documents required to carry out and complete the grant.

Motion unanimously adopted.

A public hearing was held on the 2026-2031 Proposed Capital Improvement Plan (CIP). Ari Burk, 916 Center; Aiden & Ashton Kosciesza, 1351 Tomah Dr.; Raymond Davies, 1338 Crawford; Francis Lichtman, 1212 Tomah Dr.; Marja Nothstine, 1361 S. Crawford; and Tim Bechtel, 1359 Tomah Dr. all spoke in opposition to a trail connection going through Veit's Woods.

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

Moved by Vice Mayor Eke and seconded by Commissioner Rollins to direct staff to revisit the 2026-2031 proposed CIP editing to remove references to pathway through Veits Woods and to bring the matter of the 2026-2031 proposed CIP back before the City Commission on Monday, June 9, 2025. Motion unanimously adopted.

Moved by Commissioner Rollins and seconded by Vice Mayor Eke to recess at 8:58 p.m. and to return at 9:05 p.m. Motion unanimously adopted.

Moved by Vice Mayor Eke and seconded by Commissioner Rollins to approve the following Resolution granting six (6) month extension of conditional authorization for HAZE MP LLC to operate an Adult-Use Recreational Retailer Establishment at 914 E. Pickard Street as follows:

WHEREAS Haze MP LLC received a conditional authorization for an Adult Use Marihuana Retailer on December 8, 2023; and

WHEREAS, Section 115.03(F) of the Mount Pleasant City Code of Ordinances requires the City Clerk to grant final authorization for conditionally authorized recreational marihuana establishments if the applicant (1) Submits the paperwork for the establishment-specific step of the application for a state operating license to LARA within 30 days of receiving conditional authorizations; (2) Submits an application for special use authorization pursuant to Section 154.410(B)(4)(p) of the zoning ordinance within 30 days of receiving conditional authorization; (3) Obtains special use authorization within six months of receiving conditional authorization; and (4) Obtains a state operating license within 18 months of receiving conditional authorization; and

WHEREAS, Haze MP LLC has satisfied the requirements of sections 115.03(F)(1) and (2) of the Mount Pleasant City Code of Ordinances and obtained a Special Use Permit from the Planning Commission on January 4, 2024; and

WHEREAS, Haze MP LLC has not yet satisfied the requirements under Sections 115.03(F)(3) and (4); and

WHEREAS, the conditional authorizations granted to Haze MP LLC will otherwise expire because the applicant has not obtained a state operating license within 18 months of receiving conditional authorization as specified under Section 115.03(f)(4); and

WHEREAS, Haze MP LLC has requested a six (6) month extension to meet the requirements of Sections 115.03(F)(4) for cause as outlined in their April 24, 2025, request for extension; and

WHEREAS, Sections 115.03(G) of the Mount Pleasant City Code of Ordinances authorizes the City Commission to extend any of the deadlines required by Section 115.03(F) upon a showing of good cause.

NOW THEREFORE, BE IT RESOLVED as follows:

- 1. The City Commission of the City of Mount Pleasant finds that Haze MP LLC has established good cause to extend the deadline to meet the requirements of Sections 115(F)(1) and (4).
- 2. Haze MP LLC's request under Section 115.03(G) for a six-month extension to satisfy the requirements for Section 115.03(f)(4) for the Adult-Use Retailer License located at 914 E. Pickard is granted and the deadline to satisfy such requirements shall be December 8, 2025.
- 3. Except as otherwise modified by this Resolution, all other deadlines established by Chapter 115 of the Mount Pleasant City Code of Ordinances shall remain in full force and effect.

AYES: Commissioners Alsager, Busch, Eke, Perschbacher, Rollins & Wingard

NAYS: Commissioner Zang ABSENT: Commissioner None

Motion carried.

Moved by Commissioner Alsager and seconded by Vice Mayor Eke to authorize Public Safety Director Paul Lauria to proceed with the purchase of a 2024 Chevrolet Express Van from Fredrick Chevrolet of Lebanon County, Pennsylvania and to contract with Quigley Motor Company of Manchester, Pennsylvania for upfitting services, at a total cost not-to-exceed \$80,640, for use by both the Emergency Services Team (EST) and the Youth Services Unit (YSU) and subsequent budget amendment. Motion unanimously adopted.

Donna Kriss gave a presentation on City Delegate visit to Okaya, Japan.

Announcements on City-Related Issues and New Business

Commissioner Perschbacher reminded residents to pull trash and recycling receptacles back up to their house or driveway not leave them on the sidewalks or in the street. If they get blown over or are in the way they can cause a lot of damage.

Commissioner Zang announced that the Isabella Seniors will be having a celebration for the new pavilion that will include an Elvis impersonator and an old car cruisin event on Thursday, June 5th. He also reminds young men to register with Selective Services for the draft once they turn 18.

Vice Mayor Eke announced that the Saginaw Chippewa Indian Tribe Healing, Honoring and Remembering event happens every June 6th at the Bording School off Pickard.

Public Comment on Agenda and Non-Agenda Items

Boomer Wingard, Mayor

Director Lauria announced that the Special Olympics will be at CMU this weekend, May 29 thru June 1st. He encourages everyone to come out and watch the games. It's a great experience.

WORK SESSION: Discussion on EPIC MRA workplace climate survey.
Mayor Wingard led a discussion on EPIC MRA workplace climate survey.
Mayor Wingard adjourned the meeting at 10:00 p.m.

Marilyn Wixson, Interim City Clerk

Memorandum



TO: Aaron Desentz, City Manager

FROM: Lauren Pavlowski, Finance Director

DATE: June 2, 2025

SUBJECT: Consider Approval and Adoption of the 2026-2031 Capital Improvement Plan

The proposed 2026-2031 Capital Improvement Plan was provided to the City Commission at the April 14, 2025 meeting. Since that time, a presentation on the plan was provided, two (2) work session were held, and a public hearing occurred on May 27th, 2025, allowing public input on the plan. Based on the results of the work sessions and public hearing, the appropriate changes were made. It is recommended that the City Commission approve the plan as amended and included with this City Commission Packet.

Requested Action:

City Commission is asked to approve the 2026-2031 Capital Improvement Plan.

City of Mt. Pleasant



Adopted
Capital Improvement Plan
2026-2031

Last Updated 06/02/2025



Memo To: City Commission

From: Aaron Desentz, City Manager

Date: April 14, 2025

In accordance with the State of Michigan Planning Act 285, we are pleased to present the City of Mt. 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 (CIP) 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 any consideration for new infrastructure requests. Overall, the City will continue to focus on new and creative ways to address aging infrastructure through maintenance rather than asset replacement as a method of controlling asset lifecycle costs.

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.

The continued focus of staff has been to address asset management needs by considering the assets return on investment. Those assets that significantly contribute to the health, safety, and welfare of the community are considered among the highest priority. New assets are reviewed by the ability of the asset to increase quality of life for our residents or the ability of the asset to produce efficiencies in the City's ability to carry out services to residents.

The City continues to balance maintaining current infrastructure with the development of new amenities to provide meaningful services to residents and the broader community. Submissions for the 2026-2031 CIP could not all be accommodated. Many projects were pushed back due to financial constraints.

If you recall, the previous CIP required \$3 million in road projects to be pushed back to prior years. This was again the case in 2025 though not to this degree of significance. Staff was required to push back nearly \$400,000 in projects in order to accommodate financial constraints related to road funding. If this trend continues, the City's street infrastructure will continue to see an average decline in condition resulting in more streets being rated in a poor condition.

Staff reviewed all internal methods for addressing this problem. The City will continue to look for additional revenue sources to bring needed projects back into the current CIP. Absent those external funding sources, the City should consider additional internal contributions in order to maintain our transportation infrastructure. Staff will be recommending that funding assigned for storm sewer infrastructure upgrades be used to support Major and Local Street projects in the short term. This recommendation will come forward as part of the proposed operating budget for fiscal year 2026.

The City's Water Resource Recovery Facility (WRRF) continues to undergo a major overhaul as part of a debt financed/bonded project that started in 2022. The City borrowed \$8.5 million in General Obligation (GO) bonds with Isabella Bank for the first phase of the project. The City was approved to borrow \$18 million through the Clean Water State Revolving Fund (CWSRF) program with an additional \$9 million of the request being eligible for principal forgiveness. Bids for the second phase of the project were received in 2023 and were much higher than estimated. The project was approved with a total cost of both phases of the project now being \$35.5 million. The project is slated to be completed by the end of fiscal year 2025.

In early 2024 the City applied to the Drinking Water State Revolving Fund (DWSRF) in order to fund these projects. The City was awarded \$10 million in funding with nearly \$2 million in loan forgiveness through the program. Borrowing for these projects at the low interest rate offered by the program will allow the City to address significant infrastructure improvements in a shorter amount of time. Doing so addresses infrastructure failure risk and will also improve operations at the water plant and throughout the collection, metering, and billing systems. Construction will begin in fiscal year 2026.

The City's total need for funding for water treatment plant upgrades exceeds the amount awarded by almost \$25 million. The City will continue to apply for further funding through the program with the hopes that a second phase of construction will be awarded in 2026. Staff is proposing the in-house funding of some projects which were not part of the 2025 program award including significant maintenance to the City's well system and the installation of satellite read meters.

Further review of projects several years out will take place in order to maximize the City's available capital funds while meeting all future maintenance and replacement costs for equipment and amenities. Sound financial planning as well as anticipated easing of inflation will put us in a better position in the next few years. The City has also experienced an increase in property values over the last year which will result in increased property tax revenue to help future capital needs.

Summary

If all of the projects over the next six years were to occur, approximately \$34 million would be invested into our infrastructure between 2026 and 2031. Specific attention is always paid to the first year of the Capital Improvement Plan concerning affordability, as this plan becomes the basis for the 2026 Operating Budget.

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.

Submission of Capital Improvement Plan April 14
Presentation to the City Commission and Citizenry April 28
Presentation to the Planning Commission May 1

Work Session Discussion April 28 and May 12 (if needed)

Public Hearing May 27
Required Adoption Deadline per Charter June 9
Submission of 2025 Annual Operating Budget September 8

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

Table of Contents

Description	Page
Narrative	1
Estimated Cash Balances Available (2026-2031)	3
General Fund	
Buildings	10
City Clerks	19
Downtown	21
Parks	33
Public Works Administrative	46
Non General Fund	
Airport	52
Local Street	57
Major Street	62
Water	66
Water Resource Recovery Facility	81
Tables	
Status of Specific Projects from 2025-2030 Capital Improvement Plan (Table 1)	89
Changes in 2026-2030 Projects from the 2025-2030 Capital Improvement Plan (Table 2)	90
Schedule of Capital Outlay 2020-2024 (Table 3)	91
Summary of Debt Payments (Includes Principal and Interest) (Table 4)	92
Summary of Estimated Tax & Bonding Funds Available for Capital Improvements (Table 5)	93
Projects Considered but not Planned in Next 6 Years (Table 6)	94

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 2025 in the 2025-2030 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.

<u>Definitions</u>

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 to 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 moneys. 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

GF- General Fund

GO- General Obligation Bonds

GR- Grant (including 2%)

TIFA- Tax Increment Finance Authority

WDR- Water Distribution Reserve

WLR- Water Lagoon Reserve

WPR- Water Plant Reserve

LS- Local Street Fund WRRC- Water Resource Recovery Collection Reserve WRS- 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 2026 will be determined during the 2026 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

						Funding :	Sources			
Description	Page Number	Project Amount	Capital Improvement Fund	Storm Sewer	DDA	Major Streets	Local Streets	Airport Fund	Other	Specific Funding Source for Othe
12/31/2024 Available Balance	744,71561	7 (1710-11710	\$1,944,311	\$134,415	\$1,768,374	\$1,169,762	\$952,999	\$766,315	00.10.	, -
Expected 2025 Additions (Allocations)			(\$817,811)	\$244,000	\$182,700	\$673,730	\$476,340	(\$108,850)		
Estimated 2025 Ending Balance			\$1,126,500	\$378,415	\$1,951,074	\$1,843,492	\$1,429,339	\$657,465		
2026										
Expected Additions			\$780,000	\$260,000	\$250,000	\$650,000	\$500,000	\$0		
Proposed Uses/Allocations:			Note: uses/alloc	cations are sho	own as negative	e to reduce the	balance			
Alley Reconstruction (<i>Downtown</i>) Chippewa River Bank Protection Program* Downtown Improvement Program Election Equipment Replacement (<i>Clerk</i>)		\$266,000 \$610,000 \$30,000 \$120,000	(\$133,000) (\$610,000) (\$30,000) (\$120,000)						(\$133,000)	SA
Medium Size Project (Parks) Mid-Michigan/GKB Pathway Connections* Playground Equipment/Universal Access Renv of Park Rds, Prkg Lots, Trails		\$54,000 \$2,100,000 \$40,000 \$145,000	(\$54,000) (\$725,000) (\$40,000) (\$145,000)						(\$1,375,000)	GR
Resurfacing & Reconstruction (Major Streets) Retaining Wall City Hall (Building)		\$2,107,000 \$1,400,000	(\$143,000)			(\$1,405,500)			(\$701,500) (\$1,400,000)	MS/PD FG/PD
Runway 9/27 Rehabilitation* (Airport) Sidewalk Replacement (DPW)		\$3,200,000 \$150,000				(\$150,000)		(\$160,000)	(\$3,040,000)	FG/SG/A
Snow Removal Equipment* (Airport) Storm Sewer Collection Syst Imp (DPW)		\$230,000 \$179,000		(\$179,000)				(\$11,500)	(\$218,500)	FG/SG/A
Nindow & Door Replacement (City Hall) Total 2026 Projects	_	\$66,000 \$10,697,000	(\$49,500)						(\$16,500)	PD
•		\$10,697,000	\$0	¢450.415	¢2 201 074	¢027.002	¢1 020 220	¢ 405 065		
Estimated 2026 Ending Balance 2027			\$ 0	\$459,415	\$2,201,074	\$937,992	\$1,929,339	\$485,965		
Expected Additions			\$790,000	\$260,000	\$250,000	\$650,000	\$500,000	\$0		
Proposed Uses/Allocations:			Note: uses/alloc	cations are sho	own as negative	e to reduce the	balance			
Chippewa River Bank Protection Program* Downtown Improvement Program Medium Size Project (<i>Parks</i>)		\$120,000 \$30,000 \$40,000	(\$60,000) (\$30,000) (\$40,000)	2					(\$60,000)	GR

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

						Funding	Sources			
Description	Page Number	Project Amount	Capital Improvement Fund	Storm Sewer	DDA	Major Streets	Local Streets	Airport Fund	Other	Specific Funding Source for Other
Mid-Michigan/GKB Pathway Connections*	TVUMSCI	\$50,000	(\$25,000)	30000	יוטטי	30,000	30,000	7 4714	(\$25,000)	GR
Playground Equipment/Universal Access Ramp Rehabilitation* (Airport)		\$75,000 \$99,110	(\$75,000)					(\$4,956)	(\$94,154)	FG/SG/AF
Renovation of Park Roads, Parking and Trails Resurfacing & Reconstruction (Local Streets) Resurfacing & Reconstruction (Main Streets)		\$142,000 \$584,000 \$537,000	(\$142,000)			(¢ £27,000)	(\$584,000)			MS/GR/PD
Resurfacing & Reconstruction (Major Streets) Roofing Project (City Hall) Sidewalk Replacement (DPW)		\$120,000 \$150,000	(\$90,000)			(\$537,000) (\$150,000)			(\$30,000)	PD
Total 2027 Projects	_	\$1,947,110								
Estimated 2027 Ending Balance			\$328,000	\$719,415	\$2,451,074	\$900,992	\$1,845,339	\$481,009		
2028										
Expected Additions			\$800,000	\$260,000	\$250,000	\$650,000	\$500,000	\$0		
Proposed Uses/Allocations:			Note: uses/alloc	ations are sho	own as negative	e to reduce the	balance			
Downtown Improvement Program HVAC System Updates (DPS) Medium Size Project Mid-Michigan/GKB Pathway Connections*		\$30,000 \$140,000 \$30,000 \$1,850,000	(\$30,000) (\$140,000) (\$30,000) (\$500,000)						(\$1,350,000)	GR
Ramp Rehabilitation* (Airport) Renovation of Park Roads, Pkg and Trails Resurfacing & Reconstruction (Local Streets)		\$1,240,890 \$317,000 \$721,000	(\$317,000)				(\$721,000)	(\$62,045)	(\$1,178,846)	FG/SG/AF GR
Resurfacing & Reconstruction (Major Streets) Sidewalk Replacement (DPW)		\$330,000 \$150,000				(\$330,000) (\$150,000)	(4121,000)			MS/GR/PD
Storm Sewer Collection Syst Imp (DPW)		\$95,000		(\$95,000)						MS/LS/SS
Total 2028 Projects	_	\$4,903,890								
Estimated 2028 Ending Balance			\$111,000	\$884,415	\$2,701,074	\$1,070,992	\$1,624,339	\$418,965		

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

•						Funding	Sources			
Description 2029	Page Number	Project Amount	Capital Improvement Fund	Storm Sewer	DDA	Major Streets	Local Streets	Airport Fund	Other	Specific Funding Source for Other
Expected Additions			\$800,000	\$260,000	\$250,000	\$650,000	\$500,000	\$0		
•								\$ U		
Proposed Uses/Allocations:			Note: uses/allo	cations are sho	own as negative	e to reduce the	balance			
Building Maintenance (<i>DPW</i>) Downtown Improvement Program Medium Size Project Playground Equipment/Universal Access Renovation of Park Roads, Pkg and Trails Resurfacing & Reconstruction (<i>Local Streets</i>) Runway 9/27 Lighting* (<i>Airport</i>) Sidewalk Replacement (<i>DPW</i>)		\$200,000 \$30,000 \$30,000 \$120,000 \$127,000 \$317,000 \$70,800 \$150,000	(\$30,000) (\$30,000) (\$120,000) (\$127,000)			(\$200,000) (\$150,000)	(\$317,000)	(\$3,540)	(\$67,260)	MS/LS FG/SG/AF
Total 2029 Projects	_	\$1,044,800								
Estimated 2029 Ending Balance			\$604,000	\$1,144,415	\$2,951,074	\$1,370,992	\$1,807,339	\$415,425		
2030										
Expected Additions			\$810,000	\$260,000	\$250,000	\$650,000	\$500,000	\$0		
Proposed Uses/Allocations:			1	Note: uses/allo	ocations are sho	own as negativ	e to reduce the	balance		
Downtown Improvement Program Parking Lot Renovations (<i>Downtown</i>) Playground Equipment/Universal Access Renovation of Park Roads, Pkg and Trails Resurfacing & Reconstruction (<i>Local Streets</i>) Resurfacing & Reconstruction (<i>Major Streets</i>) Runway 9/27 Lighting* (<i>Airport</i>) Sidewalk Replacement (<i>DPW</i>) Storm Sewer Collection Syst Imp (<i>DPW</i>) <i>Total 2030 Projects</i>	-	\$30,000 \$16,000 \$120,000 \$118,000 \$1,812,000 \$957,000 \$889,200 \$175,000 \$364,000	(\$30,000) (\$16,000) (\$120,000) (\$118,000)	(\$364,000)		(\$957,000) (\$175,000)	(\$1,812,000)		(\$889,200)	MS/GR/PD FG/SG/AF MS/LS/SS
Estimated 2030 Ending Balance			\$1,130,000	\$1,040,415	\$3,201,074	\$888,992	\$495,339	\$415,425		

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

·						Funding S	Sources			
Description / 2031	Page Number	Project Amount	Capital Improvement Fund	Storm Sewer	DDA	Major Streets	Local Streets	Airport Fund	Other	Specific Funding Source for Other
Expected Additions			\$810,000	\$260,000	\$250,000	\$650,000	\$500,000	\$0		
Proposed Uses/Allocations:			N	Note: uses/allo	cations are sho	wn as negative	to reduce the b	palance		
Generator (City Hall) Downtown Improvement Program Parking Lot Renovations (Downtown) Ramp Rehabilitation* (Airport) Renovation of Park Roads, Pkg and Trails Resurfacing & Reconstruction (Local Streets) Resurfacing & Reconstruction (Major Streets) Sidewalk Replacement (DPW) Vehicle Storage Shelter (DPS) Window & Door Replacement (DPS) Total 2031 Projects	_	\$100,000 \$50,000 \$110,000 \$100,000 \$66,000 \$838,000 \$448,000 \$175,000 \$150,000 \$150,000	(\$100,000) (\$50,000) (\$110,000) (\$66,000) (\$150,000) (\$150,000)			(\$448,000) (\$175,000)	(\$838,000)	(\$5,000)	(\$95,000)	FG/SG/AF MS/GR/PD
Estimated 2031 Ending Balance		\$2,107,000	\$1,314,000	\$1,300,415	\$3,451,074	\$915,992	\$157,339	\$410,425		
Total 2026-2031 Projects	\$	525,261,000	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	, 1, 10 1, 12 1	72.15,252	, ,	,,		
Water Plant/Water Resource Recovery Facilit	tu Total	\$8,717,000								

Water Plant/Water Resource Recovery Facility Total \$8,717,000

2026-2031 Capital Projects Grand Total \$33,978,000

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.

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

Water and Water Resource Recovery Facility	, ,				F	unding Sources			
Description	Page Number	Project Amount	Water Resource Recovery Facility Reserve	Water Resource Recovery Collection Reserve	Water Plant Reserve	Water Distribution Reserve	Water Lagoon Reserve	Other	Specifi Fundin Sourc for Othe
12/31/2024 Available Balance	TVUMOET	TIMOUNC	\$1,818,455	\$771,181	\$739,778	\$775,776	\$290,000	Other	101 Oche
Expected 2025 Additions (Allocations)			<u>(\$50,150)</u>	\$30,220	(\$491,000)	(\$110,180)	(\$82,000)		
Estimated 2025 Ending Balance			\$1,768,305	\$801,401	\$248,778	\$665,596	\$208,000		
2026			+ 1/1 00/000	700 17 10 1	42,10/1.13	7000,000	7200/000		
Expected Additions			\$0	\$318,000	\$160,000	\$310,000	\$429,000		
Proposed Uses/Allocations:			Note:		are shown as nega	ative to reduce the	balance		
Chemical Feed Pump Replacement		\$40,000			(\$40,000)				
Distribution System Replacement		\$60,000				(\$60,000)			
Facility Improvements/Replacements (WRRF)		\$275,000	(\$275,000)						
Lift Station Improvements/Replacements		\$74,000		(\$74,000)					
Meter Replacement (Water)		\$348,000				(\$348,000)			
Meter Replacement (WRRF)		\$348,000		(\$348,000)					
Reconstruction/Relining (WRRF)		\$100,000		(\$100,000)					
Source Water Equipment Rehabilitation		\$120,000			(\$120,000)				
Total 2026 Projects	_	\$1,365,000							
Estimated 2026 Ending Balance			\$1,493,305	\$597,401	\$248,778	\$567,596	\$637,000		
2027									
Expected Additions			\$0	\$318,000	\$300,000	\$180,000	\$429,000		
Proposed Uses/Allocations:			Note:	uses/allocations a	are shown as nega	ative to reduce the	balance		
Distribution Building Site Work		\$65,000				(\$65,000)			
Distribution System Replacement		\$60,000				(\$60,000)			
Facility Improvements/Replacements (WRRF)		\$330,000	(\$330,000)			. , ,			
High Service Pump Station Piping Rehab		\$28,000	, , ,			(\$28,000)			
Lift Station Improvements/Replacements		\$98,000		(\$98,000)					
Lime Residual Removal		\$430,000					(\$430,000)		
Meter Replacement (Water)		\$348,000				(\$348,000)			
Meter Replacement (WRRF)		\$348,000		(\$348,000)					
Source Water Equipment Rehabilitation		\$350,000			(\$350,000)				
Total 2027 Projects	_	\$2,057,000							
Estimated 2027 Ending Balance			\$1,163,305	\$469,401	\$198,778	\$246,596	\$636,000		
2028									
Expected Additions			\$0	\$318,000	\$160,000	\$759,000	\$0		

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

**************************************	, •				F	unding Sources			
Description	Page Number	Project Amount	Water Resource Recovery Facility Reserve	Water Resource Recovery Collection Reserve	Water Plant Reserve	Water Distribution Reserve	Water Lagoon Reserve	Other	Specific Funding Source for Other
Proposed Uses/Allocations:		N	ote: uses/allocatio	ns are shown as ne	egative to reduce	the balance			
Clarifier Rehabilitation (Water) Distribution System Repl* (Water) Facility Improvement/Repl (WFFR) High Service Pump Equipment Rehabilitation Lift Station Improvements/Replacements Meter Replacement (Water) Meter Replacement* (WRFF) Reconstruction and Relining (WFFR) Reservoir Rehabilitation* (Water) Source Water Equip Impr.* (Water) Storage Tank Mixer Installation Total 2028 Projects	_	\$150,000 \$160,000 \$277,000 \$42,000 \$65,000 \$348,000 \$70,000 \$300,000 \$55,000 \$23,000	(\$277,000)	(\$65,000) (\$348,000) (\$70,000)	(\$150,000) (\$55,000)	(\$160,000) (\$42,000) (\$348,000) (\$300,000) (\$23,000)			
Estimated 2028 Ending Balance			\$886,305	\$304,401	\$153,778	\$132,596	\$636,000		
2029									
Expected Additions			\$0	\$318,000	\$25,000	\$593,000	\$311,000		
Proposed Uses/Allocations:		Ν	ote: uses/allocatio	ns are shown as ne	egative to reduce	the balance			
Distribution System Repl* (Water) Facility Improvement/Repl (WFFR) HSP Equipment Rehab (Water) Interior Remodeling (Water) Lift Station Improvement/Repl (WFFR) Lime Residual Removal (Water) Meter Replacement (Water) Meter Replacement* (WRFF)		\$360,000 \$156,000 \$30,000 \$110,000 \$310,000 \$430,000 \$283,000 \$283,000	(\$156,000)	(\$310,000) (\$283,000)	(\$110,000)	(\$360,000) (\$30,000) (\$283,000)	(\$430,000)		
Storage Tank Mixer Install* (Water)	_	\$25,000				(\$25,000)			
Total 2029 Projects		\$1,987,000							
Estimated 2029 Ending Balance			\$730,305	\$29,401	\$68,778	\$27,596	\$517,000		
2030									
Expected Additions			\$0	\$318,000	\$640,000	\$300,000	\$0		
Proposed Uses/Allocations:		N	ote: uses/allocatio	ns are shown as ne	egative to reduce	the balance			
Distribution System Replacement Facility Improvements/Replacements (WRRF)		\$308,000 \$150,000	(\$150,000)	0		(\$308,000)			

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

Water and Water Resource Recovery Facil	ncy orny				F	Funding Sources			
Description	Page Number	Project Amount	Water Resource Recovery Facility Reserve	Water Resource Recovery Collection Reserve	Water Plant Reserve	Water Distribution Reserve	Water Lagoon Reserve	Other	Specific Funding Source for Other
Lift Station Improvements/Replacements	Tumber	\$100,000	Vezer	(\$100,000)	Vezerve	Vezer	Vezer ve	Ochier	101 Ocher
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	_	\$668,000							
Estimated 2030 Ending Balance			\$580,305	\$142,401	\$708,778	\$14,596	\$517,000		
2031									
Expected Additions			\$0	\$318,000	\$689,000	\$262,000	\$0		
Proposed Uses/Allocations:		N	ote: uses/allocatio	ns are shown as n	egative to reduce	the balance			
Distribution System Repl* (Water)		\$60,000				(\$60,000)			
Facility Improvement/Repl (WFFR)		\$150,000	(\$150,000)						
HSP Equipment Rehab (Water)		\$32,000				(\$32,000)			
Lift Station Improvement/Repl (WFFR)		\$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)			
Total 2031 Projects	-	\$802,000							
Estimated 2031 Ending Balance			\$430,305	\$355,401	\$1,397,778	\$179,596	\$67,000		
Total 2026-2031 Projects		\$8,717,000							

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					
Summary of Projects					

	Source	Fiscal	Year Prog	ram Propo	sed			Estimated
Project Title	of Funding	2026	2027	2028	2029	2030	2031	Capital Costs
Generator	CI	\$0	\$0	\$0	\$0	\$0	\$100,000	\$100,000
HVAC Updates	CI	0	0	140,000	0	0	0	140,000
Roofing Project	CI/PD	0	120,000	0	0	0	0	120,000
Vehicle Storage Shelter	CI	0	0	0	0	0	150,000	150,000
Window & Door Replacement	CI/PD	66,000	0	0	0	0	150,000	216,000
Retaining Wall City Hall	GF/PD	1,400,000	0	0	0	0	0	1,400,000

CI= Capital Improvement Funds

PD= Private Developer

Totals \$1,466,000 \$120,000 \$140,000 \$0 \$400,000 \$2,126,000							
	Totals	\$1,466,000	\$120,000	\$140,000	\$0	\$400,000	\$2,126,000

<u>Project Title</u> Vehicle Storage Shelter (DPS)

Source of Funding Capital Improvement Fund

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	-0-	-0-	-0-	-0-	-0-	\$150,000

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 I anticipated that any work to extend the life of the structure can be accomplished under the building budget, i.e., replace a damage roof panel or support column.

Future Funds Needed

None

Project Title Generator (City Hall)

Source of Funding Capital Improvement Fund

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	-0-	-0-	-0-	-0-	-0-	\$100,000

Description and Location

The generator at City Hall is a 450 kW 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 350 kW 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

Project Title Heating, Ventilation and Air Conditioning System Updates (City Hall/DPS)

Source of Funding Capital Improvement Fund

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	-0-	-0-	\$140,000	-0-	-0-	-0-

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. Boilers 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)

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

<u>Project Title</u> Retaining Wall Repair/Replacement at City Hall

Source of Funding General Fund/Private Developer

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	\$1,400,000	-0-	-0-	-0-	-0-	-0-

Description and Location

The retaining walls along the front (south) side of City Hall are part of the original construction and were deemed as having historic significance during the redevelopment by the State Historic Preservation Office. As a result, the walls were repaired and underpinned during the project rather than being replaced. The walls, which have been patched and repainted on a semiannual basis, continue to show signs of severe cracking.

History and Plans

In late 2021, staff contracted with SME, who provided the recommendation/engineering work for the original restoration, to evaluate movement evident along the west side of the site along the public sidewalk. Staff received SME's finding in early 2021 that outlined a number of options to improve the condition and overall appearance of the walls with updated drainage and coatings, along with a cost estimate to replace the wall/s in their entirety. The retaining walls that run along the west side of the site with a height of 2-4 feet above grade are leaning and were determined that they need to be replaced along with the sidewalk that is failing. The taller walls designated as "Historic Retaining Walls" in the report, are located just east and west of the Broadway Street staff entrance (bump-out). Given the level of site work to complete the drainage updates, the ongoing maintenance and the condition of the wall or portions thereof, and the failure of the adjacent public sidewalk due to movement of the walls, staff is suggesting that the walls be replaced as outlined in the report with a new concrete wall/s.

In 2023, design plans were completed for the phase 1 west wall and sidewalk replacement. The engineer's estimate was significantly higher than estimated in the original SME report, so the project was put on hold.

Need and Impact

The retaining walls are more than 100 years old and have been showing signs of cracking, spalling and areas where the wall is leaning causing the sidewalk to fail. Both the east and west walls will be reconstructed together in 2026 to save on mobilization costs.

2026

The project includes replacement of both the east and west historic walls, the short wall, and the adjacent sidewalk and streetscape. The roadway and curb on Broadway Street will be protected.

Surveying, Design, Bidding and Construction Engineering – \$150,000 Construction Costs – \$1,250,000

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.

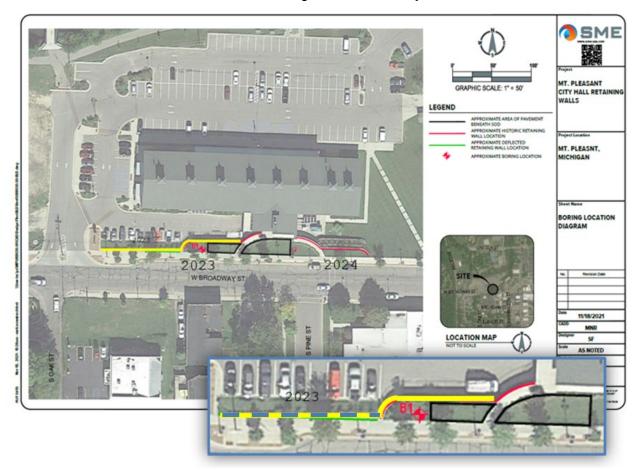
Related Cost Details

None

Future Funds Needed

Typical annual budget request for maintenance of the wall.

Mt. Pleasant City Hall Retaining Walls



Buildings Individual Project Description

Project Title Roofing Project (City Hall/DPS)

Source of Funding Capital Improvement Fund/Private Developer

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	-0-	\$120,000	-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 has 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.

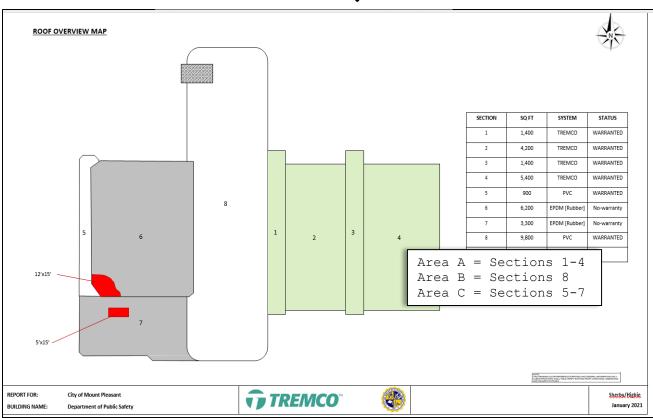
Related Cost Details

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

<u>Source of Funding</u> Capital Improvement Fund/Private Developer

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	-66,000-	-0-	-0-	-0-	-0-	-150,000-

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 for 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 Summary of Projects

		umma	ry of f	roject	\mathcal{C}			
	Fiscal Year Program Proposed						Total Estimated	
Project Title	Source of Funding	2026	2027	2028	2029	2030	2031	Capital Casta
Election Equipment Replacement		120,000 \$	- \$		- \$	- \$	- \$	<i>Costs</i> 120,000
Election Equipment Replacement	Ci ş	120,000 \$	- φ	- φ	- ф	- φ	- ф	120,000
Totals		120,000						\$120,000

City Clerk's Individual Project Description

<u>Project Title</u> Election Equipment Replacement

Source of Funding Capital Improvement Fund

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	\$120 , 000	-0-	-0-	-0-	-0-	-0-

Description and Location

The City has eight (8) election machines that are used for each election at the various voting locations in the City. These machines were purchased some time ago using general funds.

History and Plans

The eight (8) election machines the City currently owns are past their useful life and need replacement to meet the requirements that ensure safe and secure voting occurs for the residents of the City.

Need and Impact

The eight (8) current machines will no longer meet the standards required by the State and Federal Government as of 2026 due to the policies and changes to the voting process in recent years with the inclusion of early voting and additional verification of the ballots required. These machines are vital to ensure safe and secure voting for the residents of the City of Mt. Pleasant and 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 Summary of Projects

			"",					
	Source		Fiscal	Year Prog	ram Propo	osed		Total Estimated
	of							Capital
Project Title	Funding	2026	2027	2028	2029	2030	2031	Costs
Alleyway Renovations	CI/SA	\$266,000	\$0	\$0	\$0	\$0	\$0	\$ 266,000
Downtown Improvement Program	CI	30,000	30,000	30,000	30,000	30,000	50,000	\$ 200,000
Parking Lot Renovations	CI	0	0	0	0	16,000	110,000	\$ 126,000
Streetscape Replacement	Cl	0	0	0	0	0	0	\$ -
Totals		\$296,000	\$30,000	\$30,000	\$30,000	\$46,000	\$160,000	\$592,000

Downtown Individual Project Description

<u>Project Title</u> Alleyway Renovations

Source of Funding Capital Improvement Fund/Special Assessment

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	\$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.

2026

Due to easement determination, the alley between Michigan and University has been moved to 2026 construction season with a cost increase of 4%. (\$231,000 construction, \$35,000 engineering).

2026-2030

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

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$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.

Downtown Individual Project Description

Project Title Parking Lot Renovations

Source of Funding Capital Improvement Fund

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	-0-	-0-	-0-	-0-	\$16,000	\$110,000

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.

2019

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) (\$61,000)

Parking Lot #12 (Mill and Overlay) (\$49,000)

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.

Parking Lot Renovations
[downtown]

Downtown Parking Lot Map



Downtown/DDA Individual Project Description

<u>Project Title</u> Streetscape Replacements/Light Pole Painting

Source of Funding Capital Improvement Fund/DDA Funds

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	-0-	-0-	-0-	-0-	-0-	-0-

Description and Location

This project serves as a placeholder for a potential grant from a State of 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 STREETSCAPE

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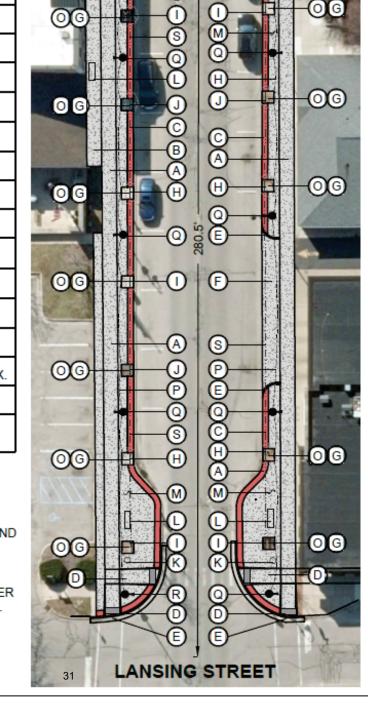
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STR	EETSCAPE LEGEND
ITEM	DESCRIPTION
Α	CONCRETE SIDEWALK
В	CONCRETE
С	STAMPED & COLORED CONCRETE
D	ADA RAMP WITH PLATES
E	CURB AND GUTTER
F	CONCRETE DRIVEWAY
G	TREE GRATE (2 PER FRAME)
Н	SPRING SNOW
1	FRONTIER ELM
J	APOLLO MAPLE
K	TRASH CAN
L	BENCH
М	BIKE RACK
N	HANGING PLANTER BASKET
0	ELECTRICAL RISER
Р	ELECTRICAL CONDUIT
Q	PEDESTRIAN LIGHT - REPAINT EX.
R	STREET LIGHT - REPAINT EX.
S	IRRIGATION SYSTEM

NOTES:

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

NORTH



FRANKLIN STREET

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Parks Summary of Projects

			Estimated					
Project Title	Source of Funding	2026	2027	l Year Pro 2028	2029	2030	2031	Capital Costs
Chippewa River Bank Protection*	CI/GR	\$610,000	\$120,000	\$0	\$0	\$0	\$0 \$	730,000
Medium Size Project	CI/GR	54,000	40,000	30,000	30,000	0	0 \$	154,000
Mid-MI/GKB Pathway Connect*	CI/GR/DO	2,100,000	50,000	1,850,000	0	0	0 \$	4,000,000
Playground Equip & Unv Access	CI/GR/DO	40,000	75,000	0	120,000	120,000	0 \$	355,000
Renv of Park Rds, Prkg Lots, Trails	CI/GR	145,000	142,000	317,000	127,000	118,000	66,000 \$	915,000

*Some	projects	dependent	on	grant/donation

Totals

Projects have been prioiritized based on the 2050 Master Plan

\$2,949,000 \$427,000 \$2,197,000 \$277,000 \$238,000

Parks Individual Project Description

<u>Project Title</u> Chippewa River Bank Protection Program

Source of Funding Capital Improvement Fund/Grant

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	\$610,000	\$120,000	-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 Medium Size Project

Source of Funding Capital Improvement Fund/Grant

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	\$54,000	\$40,000	\$30,000	\$30,000	-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

<u>Project Title</u> Mid-Michigan/GKB Pathway Connections

Source of Funding Capital Improvement Fund/Grant/Donations

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	\$2,100,000	\$50,000	\$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 + \$400,000 DNR Trust Fund + \$200,000 MDOT shared streets and spaces)

2027-2028

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.

2024-2025 Proposed North Connection location Map (Island/Nelson to Mission Creek Park)



Proposed Pathway Connection 1 Mile



Parks Individual Project Description

<u>Project Title</u> Playground Equipment & Universal Access (New & Replacement)

Source of Funding Capital Improvement Fund/Grant/Donations

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	\$40,000	\$75,000	-0-	\$120,000	\$120,000	-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

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	\$145,000	\$142,000	\$317,000	\$127,000	\$118,000	\$66,000

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 ½ loop (Mill & Overlay) (\$125,000construction, \$17,000engineering)

2028

Island Park Parking Lot and Drives (*Thin Overlay*) (\$220,000construction, \$30,000engineering) Sunnyside Park parking lot and Drives (*Thin Overlay*) (\$59,000construction, \$8,000engineering)

2029

Mill Pond Park Adams Rd. Parking Lot (Mill & Overlay) (\$85,000construction, \$13,000engineering) Sidewalk Replacement (Various Locations) (\$25,000construction, \$4,000engineering)

2030

Horizon Park Parking Lot (Mill & Overlay) (\$78,000construction, \$11,000engineering) Sidewalk Replacement (Various Locations) (\$25,000construction, \$4,000engineering)

2031

Mill Pond Park Leaton Rd. Parking Lot and Drives (Mill & Overlay) (\$32,000construction, \$5,000engineering) Sidewalk Replacement (Various Locations) (\$25,000construction, \$4,000engineering)

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 Summary of Projects

		Summ	nary of	Projed	ets			
	Source of	Tota Fiscal Year Program Proposed Estima Capito						
Project Title	Funding	2026	2027	2028	2029	2030	2031	Costs
Building Maintenance	MS/LS	\$0	\$0	\$0	\$200,000	\$0	\$0	\$200,000
Sidewalk Replacement	MS	150,000	150,000	150,000	150,000	175,000	175,000	950,000
Storm Sewer Collection Syst Im	SS	179,000	0	95,000	0	364,000	0	638,000
Totals		\$329,000	\$150,000	\$245,000	\$350,000	\$539,000	\$175,000	\$1,788,000

Public Works Administrative Individual Project Description

Project Title Building Maintenance

Source of Funding Major & Local Street Funds

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	-0-	-0-	-0-	\$200,000	-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.

2015

Removed fuel depot and underground tanks

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.

2029

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

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	\$150,000	\$150,000	\$150,000	\$150,000	\$175,000	\$175,000

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.

2025-2029

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.

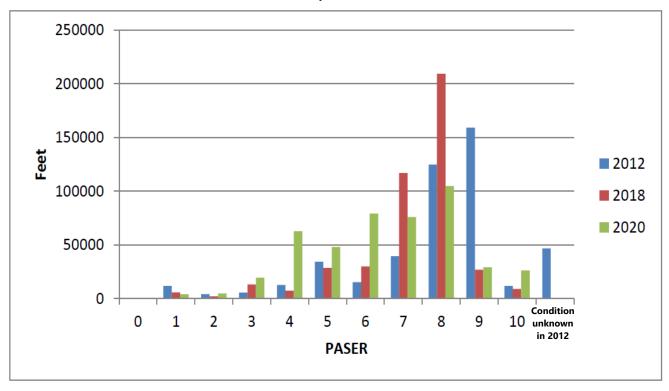
Related Cost Details

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

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	\$179,000	-0-	\$95,000	-0-	\$364,000	-0-

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.

2025	<u>Improvement Type</u>	Cost
No projects planned		
<u>2026</u>		
Franklin: Preston to Bellows	Drainage Improvement	156,000
	Engineering	23,000
2027		
No projects planned		0
2028		
Elizabeth: Gaylord to Dead end	Replacement	82,000
	Engineering	13,000
2030		
North Drive: Brown to Crapo	Upsizing	316,000
	Engineering	48,000
<u>2031</u>		
Oak Street: Dead End to Broadway	Drainage Imp. & Upsizing	0
	Engineering	0

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/lft. 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.

Airport								
Summary of Projects								

								IOLAI
	Source		Fiscal Year Program Proposed					Estimated
	of							Capital
Project Title	Funding	2026	2027	2028	2029	2030	2031	Costs
Ramp Rehabilitation	FG/SG/AF	\$0	\$99,110	\$1,240,890	\$0	\$0	\$100,000	\$ 2,640,000
Runway 9/27 Rehabilitation	FG/SG/AF	3,200,000	0	0	0	0	0	\$ 3,200,000
Snow Removal Equipment	FG/SG/AF	230,000	0	0	0	0	0	\$ 230,000
Runway9/27 lighting	FG/SG/AF	0	0	0	70,800	889,200	0	\$ 960,000

Note: Federal funding regulations require the following matching:

90% Federal / 5% State / 5% Local

Totals

\$3,430,000

\$99,110 \$1,240,890

\$70,800

\$889,200

\$100,000

\$7,030,000

Project Title Ramp Rehabilitation

Source of Funding Federal Grant/State Grant/Airport Fund

Year	2026	2027	2028	2029	2030	2031
Capital Cost	-0-	\$99,110	\$1,240,890	-0-	-0-	\$100,000

Description and Location

2027

Design ramp area around T hangars (\$99,110)

2028

Rehab ramp area around T hangars (\$1,240,890)

2031

Design portion of main ramp area (\$100,000)

2032

Rehab portion of main ramp area (\$1,000,000)

History and Plans

It is anticipated that the pavement index will be in the range of 40, which puts it in a major rehabilitation category. Pavement will be pulverized and ramp will be repaved.

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 funds from a federal grant.

Project Title Runway 9/27 Rehabilitation

Source of Funding Federal Grant/State Grant/Airport Fund

Year	2026	2027	2028	2029	2030	2031
Capital Cost	\$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

2025

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

2026

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.

Project Title Snow Removal Equipment

Source of Funding Federal Grant/State Grant/Airport Fund

Year	2026	2027	2028	2029	2030	2031
Capital Cost	\$230,000	-0-	-0-	-0-	-0-	-0-

Description and Location

The Bipartisan Infrastructure Law made funds available to purchase and upgrade snow removal equipment for the airport. The airport cannot use corrosive products to clear ice and snow from working surfaces, and this purchase will include a snow blower and a pull behind broom capable of removing ice and snow.

History and Plans

2026

Spec and acquire Snow removal Equipment (broom) (\$230,000)

Need and Impact

We are required by federal grant assurances to remove snow as soon as possible after a storm. Existing snow removal equipment is nearing 20 years old, and in need of 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 Bipartisan Infrastructure Law funds from a federal grant.

Project Title Runway 9/27 Lighting

Source of Funding Federal Grant/State Grant/Airport Fund

Year	2026	2027	2028	2029	2030	2031
Capital Cost	-0-	-0-	-0-	\$70,800	\$889,200	-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 (\$70,800)

2030

Construct Runway 9/27 Lighting (\$889,200)

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.

Local Street

Summary of Projects										
Project Title	Source Fiscal Year Program Proposed of Funding 2026 2027 2028 2029 2030 2031									
Resurfacing & Reconstruction	LS	\$0	\$584,000	\$721,000	\$317,000	\$1,812,000	\$838,000	Costs \$4,272,000		
Totals		\$0	\$584,000	\$721,000	\$317,000	\$1,812,000	\$838,000	\$4,272,00		

Local Street Individual Project Description

Project Title Resurfacing and Reconstruction

Source of Funding Local Street Fund

Year Proposed	2026	2027	202	28	2029	?	2030	i	2	2031
Capital Cost	-0-	\$584,000	\$721,0	000	\$317,00	00 \$1,8	12,00	00	\$83	8,000
Description and Loc						omplete St I	nforn	nation	ı	
Project Area Location	(Existing Width)	Тур	e	Cost		ondition SER	Sidewalk	Jth Jth	On-St Prkg	NM Comp
<u>2026</u>					(R	esurface)	Sid	Width	ö	Z
No projects planned										
2027										
Evans: Broomfield to I	McVey	Mill	& Overlay		21,000	5 (′04)	N	29	Е	N
Hickory Lane: Oak to	Washington (1	10') Rec	on w/o		248,000	2 (Unk)	N	12	Ν	N
Johnson: Broomfield t	o McVey	Mill	& Overlay		20,000	2 (′04)	Ν	34	E	N
Lynnwood: Broomfield	d to McVey	Mill	& Overlay		18,000	4 (′04)	N	29	E	N
McVey: Evans to Lynn			& Overlay		42,000	4 (′15)	N	32	E	N
South: Maple to Brow			n Overlay		23,000	5 (Unk)	В	31	E	С
Thomas: High to Nort			n Overlay		53,000	3-5 (′11)	В	32	E	С
University: Lincoln to	North		& Overlay		102,000	3-5 (′10)	В	32	E	С
		Eng	ineering		57,000			1		
2028										
Canal: Greenbanks to			& Overlay		28,000	3 (′13)	N	29	E	N
wtr, st Elizabeth: Gaylor	d to dead end		on w/ Curb		250,000	6 (Unk)	В	32	E	С
Glen: Gordon to May			& Overlay		41,000	3 (Unk)		30	E	N
Riverview: Canal to W			& Overlay		29,000	2 (′13)	N	31	E	N
WRRFTaylor: Bellows to	Gaylord (29')		on w/o		285,000	5 ('86)	0	29	E	S
		Eng	ineering		88,000					
2029										
Andre: Mission to Fan	cher	Thir	n Overlay		77,000	7 (′99)	G	41	E	S
Highland: Watson to \	Wendrow	Thir	n Overlay		40,000	6 (′97)	G	30	E	S
Highland: Preston to \	Watson	Thir	n Overlay		64,000	6-7 (′03)	Ν	31	Е	N
Hopkins: Highland to	Watson	Thir	n Overlay		14,000	6 (′97)	N	31	Е	N
Hopkins: Preston to W	/atson	Thir	n Overlay		37,000	4 ('05)	G	31	Е	S
Palmer: Arnold to Mis	sion	Thir	n Overlay		17,000	3 (Unk)	0	29	Е	S
Tomah: Forest to High	nland		n Overlay		31,000	6 (′01)	N	34	Е	N
Wendrow: Forest to H			n Overlay		19,000	7 (′01)	N	35	E	N
	J .		ineering		18,000	(/				
			9		. 5,000					

Description and Location			C	ompl	ete St I	nforn	nation
Project Area Location (Existing Width)	Туре	Cost	Condition PASER	Sidewalk	Width	On-St Prkg	NM Comp
2030			Resurface				
Arnold: Broadway to Bennett	Mill & Overlay	273,000	3-4 (′06)		BLVD	E	С
Arnold: Maple to Illinois	Mill & Overlay	214,000	3-4 (′02)	В	BLVD	E	С
Arnold: Palmer to Pickard	Mill & Overlay	16,000	5 ('94)	В	BLVD	E	С
Illinois: Oak to Main	Mill & Overlay	133,000	3 (′02)	В	31	E	С
Locust: Main to Fancher	Mill & Overlay	168,000	5 (′05)		31	E	С
Maple: University to Franklin	Mill & Overlay	43,000	3 (Unk)	В	31	E	С
STNorth Drive: Brown to Crapo	Recon w/o Curb	593,000	4 (′18)	В	31	Е	С
Wisconsin: Fancher to Mission	Mill & Overlay	111,000	3-4 (′05)	В	31	Е	С
Wisconsin: Oak to Washington	Mill & Overlay	105,000	3 (′05)	В	31	Е	С
	Engineering	156,000					
2031							
Andre: Brown to Russell	Mill & Overlay	36,000	3 (′06)	N	34	Е	N
Bennett: Kane to Russell	Thin Overlay	25,000	3 (′06)	Ν	34	Е	N
Eastwood: Preston to Elizabeth	Thin Overlay	36,000	2 (′12)	0	31	Е	S
Elizabeth: Preston to Bellows	Thin Overlay	46,000	3 (′98)	В	37	Е	С
Fairfield: Lynnwood to Glenwood	Mill & Overlay	96,000	3 (′02)	N	31	Е	N
Gaylord: University to Fancher	Mill & Overlay	66,000	3-6 (′09)	G	31	Е	S
Greenbrier: Glenwood to Preston	Mill & Overlay	79,000	3-5 (′02)	N	34	Е	N
Henry: Elm to Pickard	Thin Overlay	43,000	2 (′05)	Ο	31	Е	S
Illinois: Kinney to Mission	Mill & Overlay	92,000	3-5 (′02)	G	31	Ε	S
Lansing: Broadway to Chippewa	Thin Overlay	73,000	2-3 (Unk)	В	27	E	С
Maple: Fancher to Mission	Mill & Overlay	135,000	3-5 (′02)	В	32	Е	С
May: Pleasant to Douglas	Mill & Overlay	40,000	2 (′10)	В	31	Ε	С
Pleasant: May to Dead End	Mill & Overlay	25,000	2 (′10)	В	31	Е	С
	Engineering	46,000					

WRRFCoordinated with Water Resource Recovery Facility

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

WTR Coordinated with Water

STCoordinated with Storm

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

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

Some projects taken out of prior CIPs as reconstructs due to funding challenges have been added to this document as mill & overlay projects utilizing between the curb milling.

2026

Being done in 2025

Briarwood: York to Fairfield Elva: Broomfield to the south Fairfield: Mission to Lynnwood Lynnwood: York to Preston

2027

Being done in 2025

Ashland: Oakland to Pickard Beech: Ashland to Woodland South: Crapo to Mary Woodland: Ashland to Beech

Added due to condition

Evans: Broomfield to McVey Johnson: Broomfield to McVey Lynnwood: Broomfield to McVey McVey: Evans to Lynnwood Thomas: High to North University: Lincoln to North

2028

Being done in 2025

Abbey: Churchill to Sweeney Brentwood: Buckingham to Abbey Buckingham: Churchill to Brentwood Carnahan: Dead end to Fairfield South: Brown to Crapo Churchill: Broomfield to Abbey

Added due to condition

Canal: Greenbanks to Watson Riverview: Canal to Watson

2029

Added due to condition

Palmer: Arnold to Mission

Major Street Summary of Projects Total Fiscal Year Program Proposed Estimated Source of Capital Project Title Funding Costs 2026 2027 2028 2029 2030 2031 MS/GR/PD \$2,107,000 Resurfacing & Reconstruction \$4,379,000 \$537,000 \$330,000 \$957,000 \$448,000

\$537,000

\$330,000

\$0

\$957,000

\$448,000

\$4,379,000

\$2,107,000

Totals

Major Street Individual Project Description

Project Title Resurfacing and Reconstruction

Source of Funding Major Street Fund/Grant/Private Developer

Year Proposed	2026	202	27 20	728	20	029	20	30		2	031	
Capital Cost	\$2,107,000	\$537,0	000 \$330	,000	-(D- \$9	957,	000		\$44	8,00)
Description and							Cor	nplet	e St l	nfor	mati	on
Project Area Loca	tion (Existing W	idth) T	ype	Cost		Condition PASER		ane Width	Width	On-str Prkg	Bike	NM Comp
2026	an ta Dallanna	D	· · · / C · · · · l -		1 202 000	Resurface			≥ 32			
* ST Franklin: Presto			econ w/ Curb		1,203,000	5(76')	_	10			D	C
**Broadway: Lansi			hin Overlay		188,000	5-6('97)		10	43	E	S	C
**Broadway: Missi	•		hin Overlay		171,000	6('03)		10	37	E	S	С
**Mosher: Fanche			hin Overlay		62,000	5-6('00)		10	32	E	S	N
Preston: Elizabeth	to Lynnwood		econ w/o Curb)	242,000	1(Unk)	U	10	41	Е	D	S
2027		Е	ngineering		241,000							
Crapo: Preston to	High	Ν	1ill & Overlay		203,000	6-7 ('02)	G	10	42	Е	S	S
Preston: Glen to N	⁄lission	N	1ill & Overlay		307,000	2-3('09)	В	10	37	Ε	D	C
		Е	ngineering		27,000							
2028												
Bellows: RR to Mis	ssion	N	1ill & Overlay		314,000	2-4('95)	В	10	31	Е	S	С
		Е	ngineering		16,000							
2029												
No projects plann	ed											
2030												
**Bradley: High to	Pickard	N	1ill & Overlay		567,000	3-7('03-'05)	G	10	36	Ε	S	С
Fancher: Mosher t	to Pickard	N	1ill & Overlay		281,000	3(Unk)	В	10	36	Ε	S	С
High: Brown to M	ission	Т	hin Overlay		61,000	4('04)	В	10	31	Ε	S	С
			ngineering		48,000	,						
2031			- 3									
^{DS} Broadway: Main	to Lansing	Т	hin Overlay		207,000	3(′07)	В	10	50	Ε	S	С
Harris: Broadway	to Pickard	Т	hin Overlay		197,000	3-4(′05)	0	10	37	Ε	D	S
Preston: Mission t	o Elizabeth	Т	hin Overlay		21,000	4('04)	0	10	41	Ε	S	S
		Е	ngineering		23,000							_

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

WTRCoordinated with Water Project

SWCoordinated with Sidewalk in DPW

DSCoordinated with Downtown Streetscape

STCoordinated with Storm

^{*}Franklin reconstruction includes \$365,000 in sidewalk enhancement and a raised pedestrian crosswalk covered by CMU (new since 2022 CIP)

^{**}Expected State Grant \$385,000 (available again in 2026 after 2022 Brown)

Complete Streets Information Table Key

Indicates conditions after resurfacing or reconstruction

Sidewalk	Street Width	On-street Parking	Bike Accommodations	Non-motorized Plan Compliance
B-Both Sides	Back of Curb to	A-Added	D-Dedicated Lane	C - Compliant
E-Existing	Back of Curb	E-Existing	N - None	M - Modified
G-Gaps Exist	Widest Block in	N-None	S-Shared Lane	N - Non-compliant
N-None	Project	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:

Preston: Elizabeth to Lynnwood added to 2026 due to condition

Preston: Glen to Mission added to 2027 as mill & overlay due to condition

Bellows: RR to Mission added to 2028 as mill & overlay between curbs due to condition

Fancher: Pickard to Industrial and Industrial: Fancher to Mission being done in 2025 due to extra funding and condition

Water Summary of Projects

	Source of			Total Estimated Capital				
Project Title	Funding	2026	2027	2028	2029	2030	2031	Costs
Chemical Feed Pump Repl	WPR	40,000	0	0	0	0	0	40,000
Clarifier Rehabilitation	WPR	0	0	150,000	0	0	0	150,000
Distribution Builiding	WDR	0	65,000	0	0	0	0	65,000
Distribution System Repl*	WDR	60,000	60,000	160,000	360,000	308,000	60,000	1,008,000
HSP Equipment Rehab	WDR	0	28,000	0	30,000	0	32,000	90,000
HSP Piping Rehabilitation	WDR	0	0	42,000	0	0	0	42,000
Interior Remodeling	WPR	0	0	0	110,000	0	0	110,000
Lime Residual Removal	WLR	0	430,000	0	430,000	0	450,000	1,310,000
Meter Replacement*	WDR	348,000	348,000	348,000	283,000	5,000	5,000	1,337,000
Reservoir Rehabilitation*	WDR	0	0	300,000	0	0	0	300,000
Source Water Equip Impr.*	WPR	120,000	350,000	55,000	0	0	0	525,000
Storage Tank Mixer Install*	WDR	0	0	23,000	25,000	0	0	48,000
* to be Included w/ DWSRF A	pplication							

Totals \$568,000 \$1,281,000 \$1,078,000 \$1,238,000 \$313,000 \$547,000 \$5,025,000

<u>Project Title</u> Chemical Feed Pump Replacement

Source of Funding Water Plant Reserve

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	\$40,000	-0-	-0-	-0-	-0-	-0-

Description and Location

Replacement of the Water Treatment Plant (WTP) chemical feed equipment

History and Plans

Chemical feed pump equipment is utilized at the Water Treatment Plant for chemical dosing and process control.

2023

Lime chemical feed pump replacements

2026

Sodium hydroxide and ferric chloride chemical feed pump replacements

Need and Impact

Chemical feed pump equipment is an important component for process control in the treatment of 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

None

Future Funds Needed

As chemical feed equipment technology continues to improve and change, replacement parts for current equipment has become difficult and expensive to obtain. Replacement of chemical feed equipment is recommended every 10-12 years.

Project Title Clarifier Rehabilitation

Source of Funding Water Plant Reserve

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	-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.

2028

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.

Project Title Distribution Building Site Work

Source of Funding Water Distribution Reserve

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	-0-	\$65,000	-0-	-0-	-0-	-0-

Description and Location

The water distribution building was built in 2002. Since plant and distribution operations started being separated in 2019, it has been renovated to support staff working out of the facility full time.

History and Plans

These projects support operations of the water distribution team.

2024

Plumbing and room renovations to more fully support staff operations.

2027

Parking lot improvement (\$65,000)

This includes paving gravel areas and overlaying existing asphalt in the parking area of the building. Project may require site plan approval from Union Township.

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 operations.

Future Funds Needed

None at this time.

Project Title Distribution System Replacement

Source of Funding Water Distribution Reserve

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	\$60,000	\$60,000	\$160,000	\$360,000	\$308,000	\$60,000

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 (\$40,000 construction) in tandem with a street project. (\$100,000)

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. (\$300,000) Continue System Valve Replacements (\$60,000)

2030

STReplace 6" AC water main on North Drive: Brown to Crapo (\$248,000) Continue System Valve Replacements (\$60,000)

2031

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

<u>Project Title</u> High Service Pump Equipment Rehabilitation

Source of Funding Water Distribution Reserve

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	-0-	\$28,000	-0-	\$30,000	-0-	\$32,000

Description and Location

High Service Pump (HSP) station equipment rehabilitation.

History and Plans

HSPs supply water to the distribution system from the storage reservoirs. There are currently four total in the pump station and each have been rehabilitated over time according to their individual operational run time and/or observed issues. A planned rehabilitation program will ensure that these pumps operate efficiently and reliably. HSPs 2, 3, and 4 have pump bases that were installed in the 1960s which are in need of replacement due to corrosion and break down from years of vibration. HSP 1 was installed in the 1990's and has a newer style pump base in great condition.

2024

Rehabilitation of HSP #2, including replacement of the concrete/steel pump base

2025

Rehabilitation of HSP #3, including replacement of the concrete/steel pump base

2027

Rehabilitation of HSP #4, including replacement of the concrete/steel pump base

2029

Rehabilitation of HSP #1 based on condition assessment.

2031

Rehabilitation of HSP #2 based on condition assessment.

Need and Impact

This is a continuous maintenance and replacement program utilized to ensure water supply to the community and 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

Ongoing maintenance expenses should be consistent with or less than those already occurring.

Future Funds Needed

Rehabilitation of individual HSPs is recommended every 8 years.

<u>Project Title</u> High Service Pump Station Piping Rehabilitation

Source of Funding Water Distribution Reserve

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	-0-	-0-	\$42,000	-0-	-0-	-0-

Description and Location

High Service Pump (HSP) station piping and valve rehabilitation

History and Plans

The HSP station was constructed in the 1960s and the piping is original equipment. Exterior of pipe was inspected during the bypass project of 2021/2022. No imminent failures were noted at that time, but pipe will need further inspection. Replacement of the pipe will present logistical challenges due to the design of the bypass project. This project may need to be lumped together with the valve replacement (outside HSP building) that could not be done during the bypass project. Flow meter installation for HSP discharge lines should be considered as well at that time.

2028

HSP piping rehabilitation

Need and Impact

The HSP station piping is an important component of the water distribution system. Leaks or inability to operate one or more of the HSPs could result in potential loss of water service 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 additional expenses other than normal ongoing operations consistent with maintenance already taking place.

Future Funds Needed

Inspection and condition assessment should be performed on these lines and valves every 8-10 years and replaced as necessary.

<u>Project Title</u> Interior Remodeling – Laboratory – Bathroom - Lunch Room

Source of Funding Water Plant Reserve

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	-0-	-0-	-0-	\$110,000	-0-	

Description and Location

Replacement of cabinetry, appliances, fume hood, lights, electrical outlets, and fixtures in the lunch room, bathroom, and 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 a 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

<u>Project Title</u> Lime Residual Removal

Source of Funding Water Lagoon Reserve

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	-0-	\$430,000	-0-	\$430,000	-0-	\$450,000

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

2027

Remove 10,000 Yds

2029

Remove 10,000 Yds

2031

Remove 10,000 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 has risen considerably over the last decade. From 11.70 a yard in 2013 to 42.90 a yard as of the last hauling.

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.

Project Title Meter Replacement

Source of Funding Water Distribution Reserve

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	\$348,000	\$348,000	\$348,000	\$283,000	\$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.

Project Title Raw Water Reservoir

Source of Funding Water Plant Reserve

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	-0-	-0-	-0-	-0-	-0-	\$3,500,000

Description and Location

This project purpose of this project is to install a raw water reservoir near the treatment plant. This will allow the Ranney collector to pump through the night at the most affordable electrical rates and provide the most cost-efficient option in terms of chemical usage and reduced lime consumption for softening. The "Island" is in an established regulatory floodway and contains the Ranney Well, two finished drinking water reservoirs and two wells. It is unlikely that EGLE would allow the replacement of major infrastructure at the Island due to its location in the floodway. Removing infrastructure from the Island will improve the resiliency of the drinking water system and this project will begin the long process of achieving that.

History and Plans

This will be a new project in 2029 and not replacement infrastructure.

Need and Impact

This project will set the stage for future infrastructure improvements and reduce the amount of lime we use. The expense of getting rid of spent lime has risen to rates that are becoming unstainable without considerable rate increases.

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

This project will incur additional maintenance and operating expenses but will be offset by savings gained by the project.

Future Funds Needed

No future capital expenditures are expected for this equipment other than normal life cycle costs.

Project Title Reservoir Rehabilitation

Source of Funding Water Distribution Reserve

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	-0-	-0-	\$300,000	-0-	-0-	-0-

Description and Location

Rehabilitation of ground storage concrete reservoirs located at the Island

History and Plans

The 1MG and 2MG drinking water storage reservoirs have been in service since the 1960's and 1970's respectively. Rehabilitation includes removal of corroded appurtenances and fasteners, replacing failed sections of concrete, and applying coatings in areas where water has been found to propagate through cracks that have developed since initial installation. Reservoir inspection being completed in 2022 and will show what will be needed for rehabilitation. Replacement of high service discharge piping and modification of underground discharge piping with addition of flow meters will be considered during this project.

2026

The 1MG ground storage reservoir rehabilitation project includes modifications to the existing innermost concentric reservoir separation ring, installation of a passive mixing system to improve water quality by eliminating short-circuiting, and the items depicted in the history and plans section above.

Need and Impact

Over time, concrete reservoirs degrade due to numerous factors and need to be repaired and maintained to extend engineered service life and promote continued water quality protection. Proper maintenance of reservoirs is an important step in the storage and distribution of 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

No additional expenses are expected with this project other than regular maintenance consistent with current maintenance expenses.

Future Funds Needed

Rehabilitation of the reservoirs is recommended every 25-30 years. Typical cement structures will require replacement somewhere between 60 and 100 years. Complete reservoir replacements will appear in the 2040 CIP.

Project Title Source Water Equipment Improvement

Source of Funding Water Plant Reserve

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	\$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.

Project Title Storage Tank Mixer Installation

Source of Funding Water Distribution Reserve

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	-0-	-0-	\$23,000	\$25,000	-0-	-0-

Description and Location

Installation of mixing devices in the 1MG elevated tank, 1MG and 2MG ground storage reservoirs

History and Plans

The 1MG elevated tank was constructed in 1977. The current 1MG elevated tank design incorporates a combined influent and effluent pipe located in the tank bowl. This design can lead to "short circuiting" of water flow in and out of the tank. A tank mixer can be used to reduce "short circuiting" of water and to help eliminate stratification of water in the tank. This project is scheduled for 2022. The 1MG reservoir was constructed in the 1960s. The current 1MG storage reservoir design incorporates two areas mostly separated by a circular inner wall. This wall, in addition to the influent pipe location, can lead to "short circuiting" of water flow in and out of the reservoir. A mixer can be used to reduce "short circuiting" of water in the reservoir. The 2MG reservoir was constructed in the 1970s. The current 2MG storage reservoir design incorporates two pipes (influent and effluent) that are located only a couple of feet from each other. This design can lead to "short circuiting" of water flow in and out of the reservoir. A mixer can be used to reduce "short circuiting" of water in the reservoir.

2022

1MG elevated tank mixer and control system installation.

2028

1MG ground storage reservoir mixer and control system installation during rehabilitation project.

2029

2MG ground storage reservoir mixer and control system installation during drain-down maintenance.

Need and Impact

Devices will lower the amount of chlorine needed to treat the drinking water and will also increase water quality in the distribution system by providing optimized overturn of the tank and reservoir.

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

Monthly inspection to ensure the mixer is operating properly. Minor addition to normal operator rounds.

Future Funds Needed

None

Water Resource Recovery Facility Summary of Projects

	Summary of Projects							
	Source of	Fiscal Year Program Proposed						Total Estimated Capital
Project Title	Funding	2026	2027	2028	2029	2030	2031	Costs
Facility Improvement/Repl	WRRF	\$275,000	\$330,000	\$277,000	\$156,000	\$150,000	\$150,000	\$1,338,000
Lift Station Improvement/Repl	WRRC	74,000	98,000	65,000	310,000	100,000	100,000	747,000
Meter Replacement	WRRC	348,000	348,000	348,000	283,000	5,000	5,000	1,337,000
Reconstruction and Relining	WRRC	100,000	0	70,000	0	100,000	0	270,000
Totals		\$797,000	\$776,000	\$760,000	\$749,000	\$355,000	\$255,000	\$3,692,000

Water Resource Recovery Facility Individual Project Description

<u>Project Title</u> Facility Improvements and Replacements

Source of Funding Water Resource Recovery Facility Reserve

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	\$275,000	\$330,000	\$277,000	\$156,000	\$150,000	\$150,000

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 which ones to be upgraded. The original facility was built in 1954 and received major upgrades in 1982, 2002 and 2022.

History and Plans

2022

Facility improvements in accordance with Phase 1 of the 2022 Facility Upgrade. This includes Rehab of both digesters, reconstruction of the grit system, implementation of a septage receiving station and rehab of the EQ basin. (\$7,748,000)

2023

Facility improvements in accordance with Phase 2 of the 2022 Facility Upgrade. This includes upgrades to our secondary treatment process, reconstruction of our primary and secondary clarifiers, and rehabilitation of various parts of the facility and buildings. \$27,000,000, of which \$9 million is in grant loan forgiveness, in State Revolving Funds have been secured for this project and construction began.

2024

Bypass pump replacement (\$25,000) (moved to 2024 due to equipment failure)

2025

High Service Pump Rehabilitation with spare VFD (\$29,000) (Carried forward from 2024)

Conversion of the Return Flow into a lift station for septage receiving (\$55,000) (allocated to 2021 facility upgrade) Purchase and install scum pump (\$35,000)

2026

Replace Flare for Digester waste gas (\$275,000)

2027

Upgrade facility HVAC system (\$330,000)

2028

Decant (A) Tank Lid Replacement (\$200,000)

Influent Wetwell Blasting and Coating (\$77,000)

2029

Mill and Overlay Facility Asphalt Drives (\$100,000)

2030

Building over the UV system (\$150,000)

2031

Headwork process equipment upgrade (\$150,000)

Need and Impact

Equipment used to treat water resource is subject to wear and 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 have a 25-30 year expected useful lifespan and the 2002 upgrade is already 24 years old as this Capital Improvement Plan (CIP) begins.

Future Funds Needed

The 2022 Facility upgrade will take care of replacing or rehabilitating major components in the treatment process, however the need for capital improvement projects will still be required. 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

<u>Project Title</u> Lift Station Improvements and Replacements

Source of Funding Water Resource Recovery Collection Reserve

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	\$74,000	\$98,000	\$65,000	\$310,000	\$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 be functional at all times.

History and Plans

2025

Watson lift station electrical upgrade (\$140,000) (Carried forward from 2024)
Oak Street lift station generator (\$40,000) (Carried forward from 2021)

Upgrade electrical system at Nelson Park (\$35,000)

2026

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

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

Electrical upgrade, coating and sealing wetwell at one lift station (\$100,000)

2031

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 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 stationary and two portable generators requiring regular inspection, operation, and maintenance. Lift stations require periodic lawn care, grounds 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

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	\$348,000	\$348,000	\$348,000	\$283,000	\$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 Resource Recovery Facility Individual Project Description

<u>Project Title</u> Reconstruction and Relining

Source of Funding Water Resource Recovery Collection Reserve

Year Proposed	2026	2027	2028	2029	2030	2031
Capital Cost	\$100,000	-0-	\$70,000	-0-	\$100,000	-0-

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

2022

Easement: South of Pickard, Mission to Brown (C-45 to C-44) (160' 18") (\$10,000)

Rear yard: Douglas to Washington, Clayton to May (400' 8") (\$11,000)

Rear yard: Lansing to Fancher, Bellows to Gaylord (650' 8") (\$18,000)

Rear yard: Main to University, Cherry to Maple (500' 10") (\$20,000)

Rear yard: West of Fancher, Gaylord to High (MH#E-35 to E-31) 500' 8") (\$14,000)

Rear yard: West of Oak to South of Mill (350' 8") (\$10,000)

West of Mission: Cherry to Maple (500' 8") (\$14,000)

West of Mission: Gaylord to High (700' 8") (\$20,000)

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") (\$70,000)

2030

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

Table 1

Status of Specific Projects from 2025-2030 Capital Improvement Plan

Project Title	2025 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 (Downtown)	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
Resevoir 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 2026-2030 Projects from the 2025-2030 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 (Local Street	Some projects postponed due to reprioritization for available funding
Resurfacing/Reconstruction (Major Stre	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 Replacemen 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 2021-2025

	2021	2022	2 2023	3 2024	2025
Funding Source	Spent	: Speni	. Speni	t Spent	Approved
General Fund	· · · · · · · · · · · · · · · · · · ·	•	•	· · ·	
General Operating	\$288,261	\$280,531	\$174,961	\$155,620	\$515,040
Capital Improvement Fund	700,207	905,445	360,169	1,071,430	970,070
Grant/Donation	415,478	187,671	72,863	1,843,000	0
Motor Pool	0	0	0	0	0
Special Assessment	0	26,682	21,523	0	0
Total	\$1,403,946	\$1,400,329	\$629,516	\$3,070,050	\$1,485,110
Airport Fund					
Federal/State Grant	\$0	\$14,661	\$7,598	\$3,306,000	\$407,388
2% Tribal Allocation	0	0	0	174,000	21,442
Airport	0	772	4,370	0	0
Total	\$0	\$15,433	\$11,968	\$3,480,000	\$428,830
CBD TIFA Fund	\$447,424	\$0	\$0	\$0	\$0
Land Development Fund					
Grant/Loan	\$192,000	\$0	\$0	\$0	\$0
Land Development	413,100	0	0	0	0
Total	\$605,100	\$0	\$0	\$0	\$0
Local Street Fund					
Local Street	\$635,791	\$709,991	\$522,983	\$529,490	\$745,000
Capital Improvement Fund	14,691	68,573	0	72,500	0
Special Assessment	14,691	53,586	0	72,500	0
Total	\$665,173	\$832,150	\$522,983	\$674,490	\$745,000
Major Street Fund					
Major Street	\$147,450	\$1,510,152	\$438,002	\$252,740	\$289,490
Federal/State Grant	0	374,836	0	0	0
Total	\$147,450	\$1,884,988	\$438,002	\$252,740	\$289,490
Storm Sewer Fund					
Millage	\$0	\$0	\$283,335	\$215,000	\$20,000
Grant/Donation	0	0	20,000	0	0
Major/Local Street Funded	0	0	86,496	0	0
Total	\$0	\$0	\$389,831	\$215,000	\$20,000
Mission Street DDA Fund	\$0	\$0	\$0	\$77,000	\$191,300
Motor Pool Fund	\$540,761	\$566,902	\$566,902	\$883,996	\$940,970
	\$540,701	\$300,302	\$300,302	\$000,000	\$540,570
Water Fund	¢72.560	¢725.654	¢24.450	¢ 470 400	¢602.052
Water Dist Replacement Reserve	\$73,560	\$735,654	\$21,450	\$470,180	\$603,852
Lagoon Reserve	0 28,563	280,938 99,787	429,000 10,662	288,000 819,000	200,000
Plant Replacement Reserve 2% Tribal Allocation			10,662	819,000	208,835
7/2% Iridal Allocation	213,000 \$315,123	240,000 \$1,356,379	\$461,112	\$1,577,180	<u> </u>
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Water Resource Recovery Facility Fund	40.640	#430 7 05	#C 705	#440 7 00	A724 CE4
Sewer Collection Replacement Reserve	\$9,640	\$130,705 1,737,354	\$6,725	\$119,780	\$731,651
Facility Replacement Reserve	1,007,052	1,737,354	8,063,869	9,500,190	1,868,605
2% Tribal Allocation <i>Total</i>	<u> </u>	240,500 \$2,108,559	325,583 \$8,396,177	\$9,919,970	\$2,600,839
Total Capital Outlay					
Total Capital Duciay	\$5,141,669	\$8,164,740	\$11,416,491	\$20,150,426	\$7,714,226

Table 4

Summary of Debt Payments (Includes Principal and Interest)

	2023 Phase II		2022 Phase I
	Water Resource	2017	Water Resource Recovery Facility
	Recovery Bonds	EGLE Loan	Recovery Facility
Principal Owed as of			
12/31/2025	\$18,000,000	\$373,573	\$7,500,000
Interest	4,394,628	2,830	2,006,727
Total	\$22,394,628	\$376,403	\$9,506,727
Payments			
2026	454,219	75,276	557,750
2027	471,813	75,276	558,055
2028	490,531	75,276	558,083
2029	504,391	75,276	557,834
2030	523,391	75,276	557,308
2031	542,578		561,505
2032	561,953		560,287
2033	581,516		558,791
2034	601,266		562,019
2035	621,203		559,831
2036	641,328		557,366
2037	661,641		559,624
2038	682,141		561,466
2039	702,828		557,893
2040	723,703		559,043
2041	749,813		559,778
2042	771,156		560,094
2043	792,688		
2044	814,406		
2045	841,359		
2046	863,547		
2047	890,969		
2048	913,625		
2049	941,516		
2050	969,688		
2051	993,094		
2052	1,021,734		
2053	1,050,656		
2054	1,079,859		
2055	936,016		
	•		

\$376,380

\$9,506,727

\$22,394,628

Total

Table 5

Summary of Estimated Tax and Bonding Funds Available for Capital Improvements

2026-2031 Tax Revenues

				Estimated	Estimated
	Estimated			Amount From	Additional
	Taxable	2%		Current	Levy
Year	Value (A)	Max (B)	Less	Levy (C)	Available
2026	576,141,000	11,522,820	-	646,000	10,876,820
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

Bonding Capacity

			Prior Year	Additional
	Bonding		Bond	Bonding
Year	Maximum (D)	Less	Principal OS	Available
2026	57,614,100	-	874,342	56,739,758
2027	58,190,200	-	894,528	57,295,672
2028	58,772,100	-	914,714	57,857,386
2029	59,359,800	-	929,901	58,429,899
2030	59,953,400	-	950,088	59,003,312
2031	60,552,900	-	900,000	59,652,900

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

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)

CHECK REGISTER FOR CITY OF MT PLEASANT CHECK DATE FROM 05/16/2025 - 05/29/2025

Check Date	Vendor Name	Description	Amount
05/29/2025	21ST CENTURY MEDIA - MICHIGAN	532011 NEWSPAPER PUBLICATIONS APRIL	751.50
05/19/2025	ADAM WALLEMAN	GRAVEL DRIVE APPROACH PAVING REIMB	450.00
05/19/2025	AIDAN MCCARTHY	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	75.00
05/29/2025	AIDAN MCCARTHY	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	45.00
05/29/2025	AIRGAS USA, LLC	SUPPLIES - STREETS	93.40
05/29/2025	ALBAUGH EXCAVATING	REIMBURSEMENT FOR PERMIT FEES NOT NEEDED	50.00
05/29/2025	ALEXANDER MATTHEWS	REIMBURSEMENT - APRIL PHONE BILL	50.00
05/29/2025	ALMA BOLT COMPANY	SUPPLIES- STREETS	157.11
05/19/2025	ALMA TIRE SERVICE INC	SUPPLIES/VEHICLE MAINT - POLICE - #KR302	381.70
05/29/2025	ALMA TIRE SERVICE INC	SUPPLIES/VEHICLE MAINT - POLICE - #GR419	2,791.65
05/28/2025	ASHLEY GARVER	REFUND FOR HEROIC HUSTLE FUN RUN	45.00
05/28/2025	ASHLEY JENKS	REFUND FOR HEROIC HUSTLE FUN RUN	75.00
05/19/2025	AUDRA SZELAG	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	45.00
05/29/2025	AUDRA SZELAG	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	15.00
05/19/2025	AUSTIN PAHL	REIMBURSEMENT - TRAINING MEALS	270.00
05/19/2025	AVANTIK	CONTRACT SVCS- WRRF	767.00
05/29/2025	AVFUEL CORPORATION	SUPPLIES- AIRPORT	19,092.46
05/19/2025	AXON ENTERPRISE, INC.	SUPPLIES POLICE	26,909.58
05/19/2025	BATCO INC	SUPPLIES - PARKS	836.00
05/19/2025	BEN DVORAK	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	30.00
05/29/2025	BEN DVORAK	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	30.00
05/20/2025	BERGER CHEVROLET	DPS PATROL CAR PURCHASE	161,319.00
05/29/2025	BERRY DUNN	RECREATION PROGRAMMING ASSESSMENT	1,299.00
05/29/2025	BILL BRICKNER	REIMBURSEMENT MILEAGE APRIL AND MAY 25	75.20
05/29/2025	BLACK DIAMOND BROADCAST	CHRISTMAS CELEB 2024 BRAODCAST	3,030.00
05/19/2025	BLOCK ELECTRIC COMPANY	CONTRACT SVCS- PARKS	744.40
05/29/2025	BLYSTONE & BAILEY	CONTRACT SVCS THROUGH APRIL 30 25	1,166.05
05/19/2025	BRAXTON GOMEZ	REIMBURSEMENT - TRAINING MEALS	231.00
05/28/2025	BRENDA MCMANUS	REFUND FOR HEROIC HUSTLE FUN RUN	25.00
05/19/2025	BRIAN BLOCK	REFUND OF MOBILE FOOD TRUCK INSPECTION F	75.00
05/28/2025	BRITTANY SMITH	REFUND FOR HEROIC HUSTLE FUN RUN	50.00
05/19/2025	BROCK BINDER	CONTRACT SVCS- K-2ND BASKETBALL THRU MAR	30.00
05/19/2025	BS&A SOFTWARE	CONTRACT SVCS	3,817.00
05/29/2025	BUSINESS CONNECTIONS, INC.	CONTRACT SVCS - AIRPORT ANSWERING SVC -	91.42
05/19/2025	CAMERON SMITH	REIMBURSEMENT MEAL FOR TRAINING	270.00
05/19/2025	CDW GOVERNMENT, INC	SUPPLIES - DPS TONER	656.63
05/29/2025	CDW GOVERNMENT, INC	SUPPLIES - IT	6,488.47
05/29/2025	CENTRAL CONCRETE INC	SUPPLIES- STREETS	4,326.00
05/19/2025	CENTRAL MICH UNIV - MAILROOM	POSTAGE/HANDLING - DAILY MARCH	594.82
05/29/2025	CENTRAL MICH UNIV - MAILROOM	POSTAGE/HANDLING - APRIL 2025 CLERK	637.37
05/19/2025	CENTRAL MICHIGAN HEALTH DEPT	CONTRACT SVCS HR NEW HIRE	633.00
05/28/2025	CHRISTIE TAYLOR	REFUND FOR HEROIC HUSTLE FUN RUN	50.00
05/19/2025	CINTAS CORP	CONTRACT SVCS- WTP	59.32
05/29/2025	CITY TREASURER - UTILITIES	CITY HALL WATER/SEWER DUE MAY 15 25	3,838.75
05/29/2025	CLARK HILL P.L.C.	CONTRACT SVCS THRU APRIL 30 25	9,604.57
05/29/2025	CLAYTON MOLYNEAUX	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	30.00
05/19/2025	CLAYTON MOLYNEAUX	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	45.00
05/19/2025	CMU ADVENTURE SEMINARS	CLIMBING CLUB SPRING 2025	675.00
05/29/2025	CODY ANDERSON	REIMBURSEMENT TRAINING MEALS MAY 25	104.00
05/29/2025	COLTON JACOBS	REIMB MEALS FOR TRAINING MAY 2025	104.00

05/29/2025	CONSUMERS ENERGY	UTILITIES DUE MAY 20 2025	71,673.13
05/29/2025	COREY D WALTHER	FARMERS MKT TOKEN REIMB THRU 05/15/25	251.00
05/19/2025	COYNE OIL CORPORATION	FUEL DPS	9,799.26
05/29/2025	COYNE OIL CORPORATION	FUEL FOR NELSON PARK	431.95
05/19/2025	CRYSTAL CLEAN, LLC	FUEL MOTOR POOL	361.51
05/19/2025	CULLIGAN	CONTRACT SVCS - 1111841	31.73
05/19/2025	DAVID GROTHAUSE	FARMERS MKT TOKEN REIMB THRU MAY 1ST 25	23.00
05/29/2025	DAVID GROTHAUSE	FARMERS MKT TOKEN REIMB THRU 05/15/25	126.00
05/19/2025	DAVID MCCLAIN	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	75.00
05/29/2025	DAVID MCCLAIN	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	30.00
05/19/2025	DAWN WINKELMAN	REIMBURSEMENT METER READER MILEAGE	25.90
05/19/2025	DELTA COLLEGE	TRAINING	525.00
05/19/2025	DINGES FIRE COMPANY	SUPPLIES - FIRE DEPT	458.63
05/19/2025	EJ USA, INC	SUPPLIES- WATER	1,610.00
05/19/2025	ELECTIONSOURCE	CONTRACT SVCS-ELECTIONS	2,326.50
05/29/2025	ELECTIONSOURCE	CONTRACT SVCS	1,301.00
05/19/2025	ELIZA FABER	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	15.00
05/29/2025	ELIZA FABER	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	30.00
05/29/2025	ESO SOLUTIONS, INC.	CONTRACT SVCS- DESIGNER LICENSE	158.00
05/19/2025	EVAN BRADLEY	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	60.00
05/29/2025	EVAN BRADLEY	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	30.00
05/19/2025	FIDELITY SECURITY LIFE INSURANCE CO	OPTICAL INSURANCE PREMIUMS - MAY 2025	1,207.14
05/19/2025	FISHBECK - ENGINEERS/ARCHITECTS/	MT PLEASANT/ ISLAND SIDE STREAM RESTORAT	3,300.75
05/19/2025	FLEIS & VANDENBRINK	CONTRACT SVCS- PARKS FEB-MAR 2025	5,410.00
05/19/2025	FLEX ADMINISTRATORS	FSA ADMINISTRATIVE FEE APRIL 2025	189.00
05/29/2025	FOSTER, SWIFT, COLLINS & SMITH, P.C	CONTRACT SVCS THROUGH APRIL 30 25	9,324.50
05/29/2025	FREDRICKSON SUPPLY, LLC	SUPPLIES MOTOR POOL	4,581.66
05/29/2025	FRONT LINE SERVICES, INC	CONTRACT SVCS FIRE	680.95
05/29/2025	GALLS, LLC	UNIFORMS - POLICE	235.59
05/19/2025	GILL-ROY'S HARDWARE	SUPPLIES - DPS	13.09
05/29/2025	GRAYMONT WESTERN LIME INC.	CHEMICALS WATER PLANT	9,901.78
05/19/2025	GREEN SCENE LANDSCAPING, INC.	CONTRACT SVCS PARKS	5,358.72
05/29/2025	GREEN SCENE LANDSCAPING, INC.	CONTRACT SVCS - D[S	1,867.26
05/29/2025	HACH COMPANY	CHEMICALS WATER PLANT	147.02
05/29/2025	HAVILAND PRODUCTS COMPANY	CHEMICALS WTP	3,695.00
05/19/2025	HIRERIGHT	CONTRACT SVCS - HR	979.26
05/29/2025	HURST MECHANICAL	CONTRACT SVCS WRRF	2,347.27
05/19/2025	HYDROCORP, INC.	CROSS CONNECTION INSPECTIONS/REPORTING A	11,058.50
05/19/2025	IDEXX DISTRIBUTION, INC.	CHEMICALS WATER	387.03
05/29/2025	IDEXX DISTRIBUTION, INC.	CHEMICALS WATER	11,945.31
05/19/2025	INFOSEND, INC	CONTRACT SVCS	787.61
05/29/2025	INFOSEND, INC	CONTRACT SVCS SHUT OFF NOTICES/STATEMENT	3,660.35
05/19/2025	ISABELLA COUNTY TREASURER	MTT AND ASS PRE CHANGES	2,184.19
05/28/2025	JAMIE NETTLETON	REFUND FOR HEROIC HUSTLE FUN RUN	75.00
05/19/2025	JASON MOORE	REIMBURSEMENT MILEAGE FROM MAR TO APRIL	38.78
05/19/2025	JEFFREY BROWNE	REIMBURSEMENT TRAINING MEALS	56.00
05/29/2025	JOSH SCHAEFFER	FARMERS MKT TOKEN REIMB THRU 05/15/2025	8.00
05/28/2025	JULI TRAVIS	REFUND FOR HEROIC HUSTLE FUN RUN	25.00
05/19/2025	JUSTIN NAU	REIMBURSEMENT- TRAINING MEALS	244.00
05/29/2025	KAREN FENTON	REFUND OF MARKET STALL FEE FROM APRIL 25	150.00
05/28/2025	KATE HILL	REFUND FOR HEROIC HUSTLE FUN RUN	25.00
05/19/2025	KAYA FLAHERTY	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	75.00
05/29/2025	KAYA FLAHERTY	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	60.00
05/19/2025	KERRY HARGER	MPPS SCHOOL SPONSERSHIP FOR SUMMER PEAK	480.00
05/19/2025	KIM ONSTOTT	MPPS SCHOOL SPONSERSHIP FOR SUMMER PEAK	480.00
30. 20. 2020		I SST. SSES. ST. SELLOTIN TOTAGET ILLET LAND	100.00

05/19/2025	KOPY KORNER	BUSINESS CARDS	106.00
05/19/2025	KRAPOHL FORD LINCOLN MERC	SUPPLIES/VEHICLE MAINT - UNIT #462	91.56
05/29/2025	KRAPOHL FORD LINCOLN MERC	SUPPLIES/VEHICLE MAINT - UNIT #GB07533	210.15
05/19/2025	KYLE EISENBERGER	REIMBURSEMENT TRAINING MEALS	56.00
05/19/2025	LATITUDE MEDIA LLC WCZY/WMMI	CONTRACT SVCS - FARMERS MARKET	200.00
05/19/2025	LAURA BIGARD	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	45.00
05/29/2025	LAURA BIGARD	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	15.00
05/19/2025	LAUREN PAVLOWSKI	REIMBURSEMENT FOR PHONE FOR MONTHS JAN T	200.00
05/29/2025	LAUREN PAVLOWSKI	MILEAGE REIMBURSEMENT FOR MGFOA TRAINING	127.26
05/29/2025	LOGAN SCHAFER	REIMBURSEMENT - TRAINING MEALS MAY 25	104.00
05/19/2025	LOGOS GALORE/MORDICA SALES	SUPPLIES DPS	116.00
05/19/2025	LUCAS SZELAG	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	30.00
05/29/2025	LUCAS SZELAG	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	30.00
05/19/2025	LUCY KEYES	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	60.00
05/29/2025	LUCY KEYES	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	15.00
05/29/2025	MANER COSTERISAN	CONTRACT SVCS	38,000.00
05/19/2025	MARCUS BLACK	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	60.00
05/29/2025	MARCUS BLACK	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	30.00
05/19/2025	MARK KARIMI	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	75.00
05/19/2025	MELISSA GARCIA	TUITION REIMBURSEMENT SPRING 25 ACCT 213	
			1,724.00
05/19/2025	MELISSA GARCIA	TUITION REIMBURSEMENT SPRING 25 ENG 205	1,293.00
05/19/2025	METRON-FARNIER, LLC	METER REPLACEMENT WATER/WRRF	128,927.30
05/19/2025	MICAH SPRINGER	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	75.00
05/29/2025	MICAH SPRINGER	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	60.00
05/19/2025	MICHELLE FUNK	MPPS SCHOOL SPONSORSHIP FOR SUMMER PEAK	960.00
05/29/2025	MICHIGAN MUNICIPAL LEAGUE	MEMBERSHIP RENEWAL JULY 2025 TO JULY 202	10,141.00
05/19/2025	MICHIGAN PIPE & VALVE	SUPPLIES WATER	985.00
05/19/2025	MID MICHIGAN AREA CABLE	VIDEO PRODUCTION - MAY 2025	450.00
05/29/2025	MID MICHIGAN AREA CABLE	2025 Q1 FRANCHISE FEE	14,399.84
05/19/2025	MID-MICHIGAN INDUSTRIES	RECYCLING AT DPS	95.08
05/19/2025	MORGANN BOOTH	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	105.00
05/29/2025	MORGANN BOOTH	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	50.00
05/19/2025	MT PLEASANT KIWANIS CLUB	MISCELLENEOUS - DUES - JAN THROUGH MAR	150.00
05/19/2025	NAKOTA AGARDY	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	60.00
05/29/2025	NAKOTA AGARDY	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	30.00
05/19/2025	NATHAN KOUTZ	REIMBURSEMENT TRAINING MEALS	56.00
05/29/2025	NCL OF WISCONSIN	CHEMICALS WATER WTP	1,197.71
05/29/2025	NICOLE ACKER	MPPS SCHOOL SPONSERSHIP FOR SUMMER PEAK	480.00
05/29/2025	NUTRIGRO ENVIRONMENTAL SOLUTIONS	CONTRACT SVCS WWTP WASTE HAULING	15,120.00
05/29/2025	NYE UNIFORM COMPANY	UNIFORMS - DPS	468.45
05/19/2025	ODP BUSINESS SOLUTIONS LLC	SUPPLIES	26.51
05/29/2025	ODP BUSINESS SOLUTIONS LLC	SUPPLIES FOR ASSESSORS	58.66
05/19/2025	O'NEIL & DUSO PLLC	PROSECUTORIAL SVCS RETAINER MAY	7,941.70
05/29/2025	ORKIN	CONTRACT SVCS - CITY HALL	140.68
05/19/2025	OTIS ELEVATOR COMPANY	BORDEN ELEVATOR MAINTENANCE	485.13
05/29/2025	PAPAS PUMPKIN PATCH	FARMERS MKT REIMB THRU 05/15/25	150.00
05/19/2025	PAYMENTUS	SUPPLIES	1,050.00
05/19/2025	PENNY LEW	REIMBURSEMENT METER READER MILEAGE	9.80
05/19/2025	PLACER LABS, INC	CONTRACT SVCS	18,000.00
05/29/2025	PLEASANT GRAPHICS, INC	SUPPLIES - DPS	435.00
05/19/2025	PRECISE TAX ASSESSMENT LLC	MONTHLY ASSESSING CONTRACT	9,083.33
05/19/2025	PROGRESSIVE AE, INC.	MT PLEASANT MISSION ST CORRIDOR STUDY	8,137.50
05/29/2025	PULCIFER, WENDY	UB refund for account: 236-96250-00	29.43
05/29/2025	PUTMAN, DAVID & LISA	UB refund for account: 366-72004-00	29.42
05/29/2025	REBECCA SWAREY	FARMERS MKT TOKEN REIMB THRU 05/15/25	35.00
			20.00

05/19/2025	REGINA LAWRENCE	REIMBURSEMENT METER READER MILEAGE APRIL	40.60
05/29/2025	RENEE EARLE	FARMERS MKT TOKEN REIMB THRU 05/15/25	219.00
05/19/2025	RENT-RITE OF MT PLEASANT	EQUIPMENT RENTAL	236.17
05/19/2025	RILEY OLSEN	CONTRACT SVCS- K-2ND BASKETBALL THRU MAR	15.00
05/19/2025	RYLEIGH FOSTER	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	105.00
05/29/2025	RYLEIGH FOSTER	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	45.00
05/19/2025	SAM MEASE	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	30.00
05/29/2025	SAM MEASE	CONTRACT SVCS - YOUTH SOCCER REF THRU MA	30.00
05/29/2025	SARAH FAN	FARMERS MKT TOKEN REIMB THRU 05/15/25	35.00
05/29/2025	SINGLESOURCE LCS	SUPPLIES- PAINT FOR PARKS	529.20
05/19/2025	SPECTRUM PRINTERS, INC.	CONTRACT SVCS - ELECTIONS	304.00
05/29/2025	STATE OF MICHIGAN	CONTRACT SVCS MDOT00249, 591:ACT51, STAT	5,045.66
05/19/2025	STERICYCLE, INC.	PAPER SHREDDING AT CITY HALL	268.91
05/29/2025	STERICYCLE, INC.	PAPER SHREDDING AT CITY HALL	695.50
05/19/2025	SUMMIT FIRE PROTECTION	CONTRACT SVCS-WRRF	719.75
05/19/2025	SUMMIT FIRE PROTECTION	CONTRACT SVCS- WTP	233.00
05/29/2025	SUMMIT FIRE PROTECTION	CONTRACT SVCS- WRRF	80.00
05/19/2025	T.H. EIFERT, LLC	CONTRACT SVCS	6,858.61
05/29/2025	T.H. EIFERT, LLC	CONTRACT SVCS- DPS	5,578.46
05/29/2025	THIELEN TURF IRRIGATION, INC	CONTRACT SVCS - ISLAND PARK SYSTEM CHECK	5,551.28
05/29/2025	THRIVE INFLATABLES	INFLATABLES FOR PUBLIC SAFETY EXPO 25	250.00
05/19/2025	TINA CAPUSON	FARMERS MKT TOKEN REIMB THRU MAY 1ST 25	43.00
05/29/2025	TINA CAPUSON	FARMERS MKT TOKEN REIMB THRU 05/15/25	113.00
05/29/2025	TRUGREEN	LAWN SVCS - DPS	51.47
05/29/2025	TYLER LOOMIS	REIMBURSEMENT CELL PHONE	50.00
05/19/2025	UNIFIRST CORPORATION	MOTOR POOL MATS	169.22
05/29/2025	UNIFIRST CORPORATION	MOTOR POOL MATS	84.56
05/19/2025	USABLUEBOOK	SUPPLIES WRRF	342.87
05/19/2025	VANCE OUTDOORS, INC.	POLICE TRAINING SUPPLIES	9,165.00
05/19/2025	VANGUARD FIRE & SECURITY SYSTEMS	CONTRACT SVCS	3,119.80
05/19/2025	VIRGINIA ELIZABETH LOOSE	FARMERS MKT TOKEN REIMB THRU MAY 1ST	9.00
05/29/2025	VIRGINIA ELIZABETH LOOSE	FARMERS MKT TOKEN REIMB THRU 05/15/25	68.00
05/19/2025	VREDEVELD HAEFNER LLC	2024 ANNUAL AUDIT PAYMENT #1	19,500.00
05/29/2025	WATTS REGULATOR CO	CHEMICALS FOR WATER PLANT	814.70
05/19/2025	WILLIAMS & WORKS	CONTRACT SVCS CITY HALL RETAINING WALL 2	3,046.00
05/19/2025	WINDEMULLER	CONTRACT SVCS - WTP	8,060.00
05/29/2025	WONSEY TREE SERVICE, INC.	CONTRACT SVCS- DPW	1,980.00
05/20/2025	WRIGHT EXPRESS FINANCIAL SERVICES	WEX PAYMENT	1,521.90
05/19/2025	YEO & YEO TECHNOLOGY	DPW FIREWALL INSTALLATION	3,376.00
05/29/2025	YEO & YEO TECHNOLOGY	CONTRACT SVCS	900.00
05/29/2025	ZINSER PLUMBING & HEATING, INC.	CONTRACT SVCS - AIRPORT	300.00
Bank COMM COMMON	N CASH		

COMM TOTALS:

Total of 202 Checks:	764,946.94
Less 2 Void Checks:	45.00
Total of 199 Disbursements:	764,901.94

CDBG LOAN PROGRAM (CLP) JOB CREATION APPLICATION

Use tab key to advance through document. Complete CLP Application in entirety and submit via email to Specialist with required attachments.

UNIT OF GENERAL LOCAL GOVERNMENT (UGLG) IDENTIFICATION SUMMARY				
IDENTIFICATION OF UGLG FUNDING S (if multiple p			URCES operties, include all)	
Business Name Business Address DUNS # (REQUIRED)	Reynolds Golden Finds, LLC 601 N Fancher Ave, Mount Pleasant MI 48858	CDBG RLF \$ 15,000		
Unit of General Local Government (UGLG)	City of Mount Pleasant	UGLG	\$	
Street/PO Box	320 W. Broadway	Private	\$	
City	Mount Pleasant	List Other	\$	
County	Isabella	List Other	\$	
State/Zip	Michigan/ 48858	List Other	\$	
Fiscal Year	2025	TOTAL	\$ 15,000	
Elected Official Name	Aaron Desentz	# of FTEs to be created		
Elected Official Title	City Manager	Must not exceed \$35,000 per FTE		
Elected Official Email	adesentz@mt-pleasant.org	UGLG UEI (SAM) # https://sam.gov/content/duns-uei		
UGLG Project Contact (PC) Name	Venard Roberson			
UGLG PC Title	Commercial lender	UGLG Federal II	D#	
UGLG PC Address	101 W Washington St Suite 9 Marquette MI 49855	38-6004717		
UGLG PC Telephone Number	616-329-6188	UGLG Fiscal Yea 1/1/2025 to 12		
UGLG PC Fax Number				
UGLG PC E-Mail Address	Vroberson@northerninitiatives.org			
	STATE GOVERNMENT REPRESENTATI	ON		
Senator Name	Roger Hauck	Senate District		34
Representative Name	Mike Hoadley	House District		99
	FEDERAL GOVERNMENT REPRESENTAT	TION		
Representative Name	John R Moolenaar	Congressional D	District	4

CLP FUND	Available Balance	\$ 59,064.01
	Less This Loan	\$ \$15,000
	New Balance	\$ 44,064

	UGLG CAPACITY AND CONFLICT OF INTEREST						
1	Identify C	ertified Grant	Administrator(s) (CGAs) who will be responsible for administering the proposed:				
	│	GA not yet kno	wn				
	_	GA not anticipa					
	_	-	fied and contact information provided below:				
	Name		eat Lakes Initiaitves				
	Address	101 W Wash	ington St Suite 9 Marquette MI 49855				
	Phone	906-226-166					
	Email	Vroberson@	northerninitiatives.org				
		_	· ·				
2	⊠ Yes [No NA	Has the UGLG received CDBG grants or loans in the past five years and/or have				
			any open CDBG grants or loans? This includes CDBG grants or loans provided by				
			the MSF/MEDC and all MSHDA CDBG programs.				
			If yes, identify the projects and identify/describe all findings regarding those				
			projects: Gursky Limited DBA Motorless Motion requested \$25,000 for working				
			capital and created 1 FTE.				
			GreenTree CO-Op requested \$340,000 for working capital and created 12 FTEs				
3	Yes	No NA	Does the applicant have any outstanding CDBG grants or loans that have not been				
			drawn down?				
			If yes, describe:				
4	Yes 🛭	No 🗌 NA	Will local officials and staff be a party to any contract involving the procurement				
			of goods and services assisted with CDBG funds?				
			If yes, describe:				
5	🗌 Yes 🛭	No 🗌 NA	Will any person who is an employee, agent, consultant, officer, elected or				
			appointed official of the UGLG obtain a financial interest or benefit from a CDBG				
			assisted activity or have an interest in any contract, subcontract or agreement with				
	respect thereto, or in the proceeds hereunder, either for themselves or for those						
	with whom they have family or business ties, during their tenure or for one y						
	thereafter?						
			If yes, describe:				
6		_	the UGLG has a contractual relationship with any of the following entities:				
	Yes	=	Vybenga & Bradley, PC				
		No Farm B					
	Yes		nird Bank				
	_ = =	No Grand					
	_ = =		tone Farm Credit Services				
	_ = =	_	an Department of Licensing & Regulatory Affairs				
		_	an Department of Treasury				
			an Economic Development Corporation ield Smartroof				
		No Trustco					
	□ res ⊵	a no Trustco	tt NOSSIIIdii				
	If yes to a	ny of the abov	e, describe the nature of relationship:				
	, , , c.s to a	, or the abov	e, accounce the nature of relationship.				
7	⊠ Yes □	No NA	UGLG will adhere to HUD, CDBG and MEDC rules, regulations and Grant				
•			Administration Manual requirements, policies, procedures and reporting				
			requirements.				
8	X Yes	No NA	Fund Manager will adhere to HUD, CDBG and MEDC rules, regulations and Grant				
		·	Administration Manual requirements, policies, procedures and reporting				
		requirements.					

9	Yes No NA	UGLG and Fund Manager have read the Definitions and Instructions to Attachment D, Estimated Employment Creation and/or Retention Form, and understand how to calculate and report Full-Time Job (FT) and Full-Time Equivalent Job (FTE). (An updated Attachment D is required to be submitted with the Request to Close memo). NOTE: Owners cannot be considered employees and/or counted in the base number. The business owner(s) is/are essentially the first employee(s) of a business and their position(s) existed prior to coming in for a grant or loan.
10	Yes No NA	For Regionalized, the loan committee is comprised of no less than 5 individuals with the following attributes: 1. One attorney with experience in legal advice related to loans and lending; 2. One individual who past/currently engaged in commercial banking; 3. At least one individual engaged in economic or community development for at least 5 years; 4. One seat shall be provided for an elected local community representative from where the loan project is located; and 5. One seat shall be provided for an economic development professional active in the geographic area where the loan project is located that is selected by the local community representative who is part of the Loan Approval Committee. 6. Additionally, the MSF shall have one non-voting seat on the Loan Approval Committee.

PROJECT DESCRIPTION

Provide a clear and concise **description of the overall proposed project** including all work activities, number of businesses/properties involved, the type of assistance needed and why:

Reynolds Golden Finds, LLC is requesting \$15,000 from the City of Mount Pleasant's RLF to create 1 FTE. This projected FTE is based on Reynolds Golden Finds, LLC, a start-up business that began operating in December 2024. The organization does not have any employees at this time. However, to operate the organization efficiently, the owners will need to hire an FTE to help restock and assist customers. This will allow our owner to operate the register and focus on efficiency and growth. The capital will be used to fund Working Capital (Marketing Material, Reserves, Accounts Payable, and Inventory).

Reynolds Golden Finds, LLC is a discount liquidation store that purchases inventory from companies like MidMichigan Pallets and GRP Liquidators. The inventory purchased is pallets filled with products that vary from \$350-\$850. The store receives roughly 300-350 items per pallet. Reynolds Golden Finds, LLC does not know exactly what they are receiving, but an example of the inventory list is below.

The Accounts Payable total amount is roughly \$400. This is for inventory that was purchased on a payment plan. The invoices are below.

Reynolds Golden Finds, LLC, anticipates that the requested reserves account should last them roughly 7 months.

Provide the **history of the problems** associated with this project and explain how this project will help alleviate those problems.

N/A

13 Check all that apply and/or will occur for this project: Comments:

3-A CLP APPLICATION 01/21/21

	National Objective		Business	
	Elimination/Prevention of Slum/Blig	ht	Seasonal Employer	
	Immediate threat / urgent need		Open year round	
	Benefit persons of low/mod income			hires additional staff in the
			spring	
	Housing Projects		summer	
	☐ Infrastructure Projects			
			winter	
	Interest Rate		New business - no cu	
	2.00% over Wall Street Journal Prime	e OR	New business location	
	5.99% or higher OR			n – staff transferring from another
	Justification provided in Financial		location	
	Memorandum			
	_		Job Activities	
	Term		NA	
	Working Capital - Maximum 18 initia	l months		es for building built 1978 or prior
	followed by 12 months			s with residential or common areas
	Permanent Working Capital - Maxim	um term		s are currently underway
	and amortization of 36 months.	_		s (ex: use of hammer and shovels,
	Equipment - Maximum term of 10 ye		equipment installation, a	ny digging, etc.)
	appraised useful life, whichever is short	er.	Electrical	
	Maximum amortization of 10 years.		Plumbing	
	Real Property - Maximum term of 7	years;	Change in building for	
	maximum amortization of 30 years.			n will require major construction
	Construction/Permanent - Maximum			n will require minor construction
	month construction term followed by a		Equipment is plug and	
	of 6-year permanent debt term. Maxim	um		– construction contract over \$2,000
	amortization of 30 years.			– installation cost is more than 20% of
	Exceptions shall require unanimous		equipment cost	
	the Loan Approval Committee of the CR	LF or RLFA.		
			Property Disposition	
	Budget		N/A €1	
	Other funding sources in project			g - built prior 1978, LPB required.
	D		Acquisition of building	
	Procurement		Acquisition of proper	
	N/A Procurement of contractors		Currently has land co	ntract
	Work to be done by owner		Lease attached	
			Lease to be submitted	1
	Work to be done by sole proprietor	contractor	Purchase Agreement	
	Section 3		Relocation not requir	
	⊠ N/A		Relocation required	eu
	Section 3 required - CDBG over \$200	ık +	ı <u>—</u>	commercial, URA required
	construction activities		· =	esidential, URA required
	Anticipated Environmental Review			
	Exempt			
	Categorical Exclusion Not Subject To	(CENST)		
	Categorical Exclusion Subject To (CE			
	Environmental Assessment			
· <u> </u>				
		PROJE	CT SCHEDULE	
14	Provide an overall project schedule	that include	es the anticipated start a	nd completion dates.
			·	·
	NOTE: When completing the schedule,	please refer	to Application Guide with	h regard to when project costs can be
	incurred. This schedule will be incorpored			
	·			
	ACTIVITIES	START DA	TE	END DATE
	Engineering and/or Design			
	Property Acquisition			

CDBG-funded Activities	5/30/2025	5/30/2025
UGLG-funded Activities		
Other-funded Activities		
Job Creation	6/1/2025	6/1/2027

AUTHORIZED UGLG OFFICIAL		
Signature		
Name and Title	adesentz@mt-pleasant.org/City Manager	
Date		

ATTACHMENT A

PROJECT BUDGET

Complete this Project Budget to identify all funding sources and all project activities. List the specific source and dollar amount of any local, state, or other federal funding associated with this project including grants and/or loans. Tax incentives should NOT be included on the project budget.

For general contractors - Attach 3 cost estimates or an independent third party quote for all CDBG-funded costs.
For sole proprietor contractors – Attach 1 cost estimate.
For Machinery, Equipment and/or Inventory – Attach CLP Machinery Equipment Inventory List of items to be
purchased.
For CDBG-funded Acquisitions - Attach an appraisal.

NOTE: Costs for preparing independent cost estimates may be incurred at the UGLG's own risk without written authorization, but may not be included in the project budget as match. Refer to Application Guide for guidance on administrative costs.

Applicant	Reynolds Golden Finds, LLC
Project Title	Reynolds Golden Finds, LLC

ACTIVITIES	CDBG	LOCAL	PRIVATE	OTHER	OTHER	TOTAL
Acquisition						
Administration						
Architecture / Engineering						
Building Improvements						
Demolition						
Infrastructure Improvements						
Machinery / Equipment						
Planning						
Working Capital:		-			•	
Inventory	2,500					2,500
Marketing	3,000					3,000
Payroll						
Research & Development						
Reserve	9,100					9,100
Accounts Payable	400					400
TOTALS	15,000					15,000

ATTACHMENT B

PROJECT DETAILS FOR BUSINESS/PRIVATE PROPERTY PROJECTS

сом	PLETE ONE FOR EACH PROPERTY					
B1	Business Information:					
	Business Name	Reynolds Golden Finds, LLC				
	Address	1126 Stoneridge Ct,				
	City State Zip	Moiunt Pleasant, MI 48858				
B2	Current Owners:					
	Name	Angela Reynolds				
	Title	Owner				
	Percentage	100 %				
	Name					
	Title					
	Percentage	%				
	Name					
	Title					
	Percentage	%				
	Name					
	Title					
	Percentage	%				
		,				
В3	Future Ownership:					
	Tatare Ownership.					
B4	Provide nature of business and bac	kground: Retail				
-						
B5	Describe the specific work activitie	s to be completed with CDBG funds and match funds (use bullets):				
	Working Capital:					
	- Reserves					
	- Inventory					
	- Accounts Payable					
	- Marketing					
В6	Describe all leases, easements, and property option/purchase agreements needed in order to complete					
		y location. Please identify all parties involved and any estimated costs				
	associated with these activities:	y location. Thease lacinity all parties involved and ally estimated costs				
	associated with these detivities.					
	 NOTE: Incurrina costs: includina CDB	G, local, and private costs prior to authorization and/or completion of the				
	environmental review could jeopardize					
	Reynolds Golden Finds, LLC has a le	ease for their current location. The Lender has not received the lease,				
	but will provide as soon as possible					
В7	Check all statements that apply reg	arding occupancy:				
	The property does not have	occupants (tenants, property owners, etc.). Therefore, the Uniform				
	l — · · · ·	perty Acquisition Polices Act of 1970 will not apply.				
	The property does have occur	pants (tenants, property owners, etc.) and the occupants will not be				
		ride the following for each occupant:				
	Property Owner OR Tenant					
<u> </u>		l				

	Residential OR Bus	iness
	Address	
	Phone Number	
	Email Address	
	Property Owner OR Residential OR Bus Name Address Phone Number Email Address The property does	have occupants (tenants, property owners, etc.) and the occupants will be
		ease provide the following for each occupant:
	Property Owner OR	
	Residential OR Bus	iness
	Address	
	Phone Number	
	Email Address	
	Property Owner OR Residential OR Bus Name Address Phone Number Email Address	
В8	What is the square footag	ge of all private space being improved?
D0	DV DN- DNA	United CDDC for the least considerable in a construction of Ambridge consideration in the constant
B9		Have CDBG funds been used at this property and/or business address in the past? If yes, describe:
B10	Describe the source of the	e private funding and the status of any necessary approvals for financing:
	N/A	
B11	Yes No	Will the project relocate jobs from one labor market area to another?
		If yes, describe:

ATTACHMENT C

PROJECT SCOPE FOR PUBLIC IMPROVEMENTS (ONLY)

\boxtimes	Check	if	Not	App	licab	le
-------------	-------	----	-----	-----	-------	----

C1	Describe the spe funds and match	ecific work activities to be completed on UGLG- or publicly-owned property with CDBG in funds.
C2		ation and boundaries of the project, including the street address and property ownership erty, other public property, private property) where all project activities will occur.
C3	What is the squa	are footage of public space being improved or reactivated?
C4	Attach a detailed	d map showing all project activities and any district they are located within (i.e. LDFA).
C5	Historic Propert	y Screening: Is the property? (check all that apply):
		National Register of Historic Properties
	· =	ligible to be listed in the National Register of Historic Properties
		ate or local inventory of historic places
	None of the	as a state or local landmark or historic district
		above
	Comments:	
C6	Yes No	Will the project result in the demolition or conversion of residential dwelling units, both
		occupied and vacant?
C7	Yes No	Will the project result in special fees (ie, tap in / hookup fees, special assessments)?
C8	□ NA	Attach architectural renderings or pictures in color illustrating what the building will look like after project completion.
C9	□ NA	Other than the preliminary cost estimates, describe the status of any engineering plans or specifications .
		Attach engineering plans or specifications, if completed.
		NOTE: Costs for engineering and/or architectural plans to be funded with non-CDBG funds may be incurred at the UGLG's own risk with written authorization from the MSF and may be included in the project budget as match. Costs for engineering and/or architectural plans to be funded with CDBG funds may be incurred
		with written authorization from the MSF once the Loan Exhibit has been executed and may be
		included in the project budget. CDBG Procurement requirements apply to all CDBG funded activities. CDBG funds may be jeopardized or withdrawn if written authorization from the MSF has not been provided prior to signing an engineering and/or architectural contract for expenses other
		than the preliminary costs for completing this Application.
C10	│	Describe all temporary or permanent relocation of businesses, non-profit organizations, homeowners, or tenants needed in order to complete the project. Include the address, names of anticipated displaced parties, type of displacement (residential or business) and whether the parties are owners and/or tenants.

C11	□ NA	Describe all leases, easements, and property option/purchase agreements needed in order to complete the project activities at this property location. Include the anticipated seller, buyer, property description/location and cost. NOTE: Costs for acquiring real property, to be fully funded with non-CDBG monies, may be included in the project budget as match and may be incurred at the UGLG's own risk once the environmental review and Uniform Act requirements have been completed and written authorization to incur these costs has been provided by the MSF. Costs for acquiring real property, to be partially or fully funded with CDBG monies, may be included in the project budget and may be incurred with written authorization from the MSF once the environmental review and Uniform Act requirements have been completed and the Loan Exhibit has been executed by all parties. CDBG funds will be jeopardized or withdrawn if written authorization from the MSF has not been provided prior to signing option/purchase/lease/easement agreements.
C12	□ NA	List and describe the status of any local, state and federal permits required for implementation of the proposed project.

ATTACHMENT D

ESTIMATED EMPLOYMENT CREATION AND/OR RETENTION FORM

The project is qualified based on the Low and Moderate Income Job Creation National Objective and at least 51% of the beneficiaries must be low and moderate income persons.

UGLG	City of Mount Pleasant	Project Name	Reynolds Golden Finds, LLC
Business	Reynolds Golden Finds, LLC	Contact Name	Angela Reynolds
Street Address (not POBox)	601 N Fancher Ave	Contact Title	Owner
City State Zip	Mount Pleasant, MI 48858	Phone #	989-317-0007
DUNS#		Fax #	
LARA#		Email Address	info@reynoldsgoldenfinds.com
	803273815		

IMPORTANT: Read definitions and instructions on the following page for requirements on how to calculate and report Full-Time Job (FT) and Full-Time Equivalent Job (FTE) jobs. An updated form is required to be submitted with the Request to Close memo.

NOTE: Owners cannot be considered employees and/or counted in the base number. The business owner(s) is/are essentially the first employee(s) of a business and their position(s) existed prior to coming in for a grant or loan.

JOBS TO BE CREATED							
EMPLOYMENT CATEGORY	NUMBER OF NUMBER OF HOURS OF PERMANENT PERMANENT PART TIME FT JOBS TO BE CREATED FTE JOBS TO BE CREATED		AVERAGE STARTING HOURLY WAGE				
Official or Manager							
Professional							
Technical							
Sales	1	35	13				
Office or Clerical							
Craft Worker (skilled)							
Operative (semi-skilled)							
Laborer (unskilled)							
Service Worker							
TOTALS							

List Fringe benefits to be provided for created jobs:

N/A

AUTHORIZED COMPANY OFFICIAL			
Certification is made that the above data is the most accurate available based on current information and knowledge.			
Signature:	Date:		
Name: Angela Reynolds	Title: Owner		

DEFINITIONS AND INSTRUCTIONS

Full-Time Job (FT) - An employee who has 2,080 hours of paid employment on an annual basis or one that is paid for 35 or more hours per week.

Full-Time Equivalent Job (FTE) (Part Time) – A combination of employees that individually have less than 2080 hours of paid employment on an annual basis or work less than 40 hours per week, and are converted to full-time equivalent (FTE) jobs by dividing the total annual part-time hours worked by 2,080 hours or dividing the total weekly part-time hours worked by 40 hours.

New Job - A new FT or FTE permanent job that did not exist prior to this project and came about as a result of this project. The jobs are intended to be permanent and sustainable. Jobs that exist prior to the start of the project or result independently from the project will not be considered.

Number of Existing Permanent FT nd FTE Jobs - Identify the present number of all FT and FTE permanent private sector jobs and the average hourly pay rate of existing jobs.

Permanent FT and FTE Jobs To Be Created - Identify the number of new FT or FTE jobs that **did not** exist prior to this project and came about as a result of this project. The jobs to be created are intended to be permanent and sustainable. Jobs that exist prior to the start of the project or result independently from the project should not be considered.

Employment Category De	finitions:
Official or Manager	Occupations requiring administrative personnel who set broad policies, exercise overall responsibility for execution of these policies and direct individual departments of special phases of a firm's operations.
Professional	Occupations requiring either college graduation or experience of such kind and amount as to provide a comparative background.
Technical	Occupations requiring a combination of basic scientific knowledge and manual skills which can be obtained through approximately 2 years of post-high school education, such as is offered in many technical institutions and junior colleges, or through equivalent on-the-job training.
Sales	Occupations engaging wholly or primarily in sales.
Office or Clerical	All clerical-type work regardless of level of difficulty, where the activities are primarily non-manual.
Craft Worker (skilled)	Manual workers of relatively high skill level having a thorough and comprehensive knowledge of the processes involved in their work; exercise independent judgment and usually require extensive training.
Operative (semi-skilled)	Workers who operate machines or processing equipment or perform other factory-type duties of intermediate skill level which can be mastered in a few weeks and require limited training.
Laborer (unskilled)	Workers in manual occupations which generally require no special training.
Service Worker	All workers in service type industries.

3-A CLP APPLICATION 01/21/21

ATTACHMENT E

DOCUMENTATION OF BENEFIT TO LOW AND MODERATE INCOME PERSONS FORM

The UGLG and Company agree the number of FTE jobs as set forth on page 1 will be created as a result of this project and at least 51% of the jobs will be held by low and moderate income persons. Income limits can be found at https://www.huduser.gov/portal/datasets/il.html.

Each party recognizes the following:

- 1. If the project results in more New Jobs than expected, then the 51% requirement shall apply to the higher job number.
- 2. The purpose for making an application for a CDBG loan is to create employment opportunities benefiting low and moderate income persons.
- 3. Should job creation goals for low and moderate income persons not be met, the project shall fail to qualify under the low and moderate income national objective.
- 4. The State retains the right to require the applicant or the company to repay the full amount of any loan funds awarded should the project fail to qualify under this National Objective.

	AUTHORIZE	O UGLG OFFICIAL	
UGLG	City of Mount Pleasant		
Signature			Date:
Name and Title	Aaron Desentz and City Manag	ger	
Phone #: 989-779-53	323	Email Address: adesentz@mt	t-pleasant.org

AUTHORIZED REPRESENTATIVE OF COMPANY					
Legal Business Name	Reynolds Golden Finds, LLC				
Address	601 N Fancher Ave				
City State Zip	Mount Pleasant, MI 48858				
Signature			Date:		
Name and Title	Angela Reynolds				
Phone #: 989-317-0007		Email Address: info@reyno	oldsgoldenfinds.com		

Order #CYBEJNH8NZ placed on Nov 16, 2024

Invoice issued for and on behalf of:	Bill to:	Ship to:
~Pourri	Trent Reynolds	Trent Reynolds
4255 Patriot Drive	601 North Fancher Street	601 North Fancher Street
Suite 300	Mount Pleasant MI 48858	Mount Pleasant MI 48858
Grapevine TX 76051	USA	USA
USA	+1 989-444-8244	+1 989-444-8244
+1 972-818-8200		

Item	SKU	GTIN	Price Qty	Item Subtotal
Poo~Pourri Master Crapsman Gift Set 2 pack 2 oz default - #SET-MCM-CB	SET-MCM-CB		\$7.88 6	\$47.28
Holiday ~Pourri Deck The Stalls Pocket Tear & Share Gift Set default - #CP12681	CP12681		\$6.00 6	\$36.00
			Subtotal	\$83.28
			Shipping	\$28.48
	Mar 5, 2025		Paid with payment plan	\$111.76
Charges and Refunds				
Date			Action Taken	Amount
Mar 5, 2025			Charged to payment plan	\$111.76

Total paid with payment plan

\$111.76

Order #77AJAMRADA placed on Jan 2, 2025

Invoice issued for and on behalf of:	Bill to:	Ship to:
Big Moods	Trent Reynolds	Trent Reynolds
6340 14 Mile Road	601 North Fancher Street	601 North Fancher Street
Warren MI 48092	Mount Pleasant MI 48858	Mount Pleasant MI 48858
USA	USA	USA
+1 313-757-2851	+1 989-444-8244	+1 989-444-8244

Item	SKU	GTIN	Price	Qty	Item Subtotal
"You're The Best Decision I've Ever Made" - 5oz Soy Candle default - #BM-CANDLE-0019	BM-CANDLE-		\$8.00	3	\$24.00
"Cozy as Fuck" warm flannel & mahogany - Luxury Soy Candle default - #BM-CANDLE-0002	BM-CANDLE- 0002		\$8.00	3	\$24.00
"Manifest That Shit" - 5oz Soy Candle default - #BM-CANDLE-0017	BM-CANDLE- 0017		\$8.00	3	\$24.00
"Plant One On Me" Green Agave Cactus - 5oz Soy Candle default - #BM-CANDLE-0020	BM-CANDLE- 0020		\$8.00	3	\$24.00
"Sage That Shit" White Sage & Lavender - Luxury Soy Candle default - #BM-CANDLE-0008	BM-CANDLE- 0008		\$8.00	3	\$24.00
				Subtotal	\$120.00
			NewYears15	(15% Off)	-\$18.00
			Inside	er shipping	FREE
	Mar 5, 2025		Paid with pay	nent plan	\$102.00
Charges and Refunds					
Date			Ac	tion Taken	Amount
Mar 5, 2025			Charged to pay	mont plan	\$102.00

Total paid with payment plan

\$102.00

Order #AKQUCWBPW9 placed on Jan 2, 2025

Invoice issued for and on behalf of:	Bill to:	Ship to:
Big Moods	Trent Reynolds	Trent Reynolds
6340 14 Mile Road	601 North Fancher Street	601 North Fancher Street
Warren MI 48092	Mount Pleasant MI 48858	Mount Pleasant MI 48858
USA	USA	USA
+1 313-757-2851	+1 989-444-8244	+1 989-444-8244

Item	SKU	GTIN	Price Qty	Item Subtotal
"Manifest That Shit" 3-Wick Luxury Soy Candle - 14oz default - #BM-CANDLE-0024	BM-CANDLE- 0024		\$15.00 2	\$30.00
			Subtotal	\$30.00
			NewYears15 (15% Off)	-\$4.50
			Insider shipping	FREE
	Mar 5, 2025		Paid with payment plan	\$25.50
Charges and Refunds				
Date			Action Taken	Amount
Mar 5, 2025			Charged to payment plan	\$25.50

Total paid with payment plan

\$25.50

Order #WH5J2KMMR2 placed on Nov 15, 2024

Invoice issued for and on behalf of:	Bill to:	Ship to:
Grandpa Joe's Candy Shop	Trent Reynolds	Trent Reynolds
500 Glass Rd	601 North Fancher Street	601 North Fancher Street
Pittsburgh PA 15205	Mount Pleasant MI 48858	Mount Pleasant MI 48858
USA	USA	USA
+1 412-787-8521	+1 989-444-8244	+1 989-444-8244

Item	SKU	GTIN	Price Qty	Item Subtotal
Lifesavers 5 Flavor Storybook 12ct default - #W24-8060	W24-8060		\$4.28 12	\$51.36
Big Ol' Lump of Coal Gummy, 6ct default - #W24-4120	W24-4120		\$1.81 6	\$10.86
Hershey's Kiss with Grinch Foil, 2.08oz, 12ct default - #W24-3035	W24-3035		\$2.66 12	\$31.92
Reese's Peanut Butter Cup Mini "Cane" 2.17oz, 12ct default - #W24-3020	W24-3020		\$2.66 12	\$31.92
			Subtotal	\$126.06
			Shipping	\$15.27
	Mar 5, 2025		Paid with payment plan	\$141.33
Charges and Refunds				
Date			Action Taken	Amount
Mar 5, 2025			Charged to payment plan	\$141.33
			Total paid with payment plan	\$141.33

Inventory List

Title	Туре	Price	Cost per item
5 Piece Car Kit w/ Seat Covers	Auto	\$10.49	
Front Bumper Lip Fit for 2019-2022 BMW G20 G28 M S	Auto	\$49.99	
Fender Mud Gard Set of 4 - Hynda Ion 6	Auto	\$12.99	
Baby Wipes - SC	Baby	\$2.79	\$1.92
Pampers Swaddlers Size 1 - 32 Count	Baby	\$5.99	\$4.00
Pampers Swaddlers Size 1	Baby	\$7.99	\$4.00
Luvs Size 1	Baby	\$5.99	\$4.00
Huggies Newborn	Baby	\$5.99	\$6.66
Pampers Size 2 - 60 Count	Baby	\$7.99	\$15.00
Pampers Size 6	Baby	\$7.99	\$3.37
Pampers Size 4	Baby	\$7.99	\$3.37
Huggies Size 4	Baby	\$7.99	\$3.37
Dreft Laundry Stain Remover	Baby	\$5.99	\$4.02
Diapers Size 1	Baby	\$5.99	\$5.00
Pampers Baby Wipes	Baby	\$2.79	\$2.00
Pampers Splashers	Baby	\$5.29	\$1.00
Pampers EZ Ups 4t/5t	Baby	\$5.99	
Pampers Swaddlers Size 1	Baby	\$7.99	
Honest Good Nights Size 5	Baby	\$6.99	
Capri Sun	Beverage	\$0.49	\$0.25
12oz Can Pop	Beverage	\$0.89	\$0.42
Lemonade	Beverage	\$0.75	\$0.37
Alkaline Water	Beverage	\$0.99	\$0.55
Water 16.9 oz	Beverage	\$0.29	\$0.12
\$3.99 Bulk Food	Bulk Food	\$3.99	
Cereal Cup	Bulk Food	\$0.39	
Crystal Louisiana's Pure Hot Sauce	Bulk Food	\$4.99	\$1.00
\$1.99 - Box Food	Bulk Food	\$1.99	
\$1.99 - Seasoning	Bulk Food	\$1.99	
Lor Expresso Pods	Bulk Food	\$2.49	\$0.60
\$.79 Snacks	Bulk Food	\$0.79	

Jerky Pack	Bulk Food	\$3.99	
Snack Basket	Bulk Food	\$19.99	
Crackers	Bulk Food	\$0.99	
Cereal	Bulk Food	\$1.69	
LG - Snack Grab Bag	Bulk Food	\$4.49	
Protein Bar Grab Bag	Bulk Food	\$2.99	
PEG Candy	Bulk Food	\$0.99	\$0.00
Crunchy Snack	Bulk Food	\$0.99	
Single Protein Bar	Bulk Food	\$1.24	
\$.79 - Candy/Snack	Bulk Food	\$0.79	
\$.99 - Candy/Snack	Bulk Food	\$0.99	
Jerky	Bulk Food	\$0.74	
SM - Snack Grab Bag	Bulk Food	\$1.49	
\$.49 - Candy	Bulk Food	\$0.49	
"Manifest That Shit" 3-Wick Luxury Soy Candle - 14oz	Candel	\$15.99	\$15.00
"Plant One On Me" Green Agave Cactus - 5oz Soy Ca	an Candel	\$8.99	\$8.00
"Cozy as F***" warm flannel & mahogany - Luxury So	y Candel	\$8.99	\$8.00
"You're The Best Decision I've Ever Made" - 5oz Soy	Candel	\$9.99	\$8.00
"Manifest That Shit" - 5oz Soy Candle	Candel	\$8.99	\$8.00
"Sage That Shit" White Sage & Lavender - Luxury Soy	C Candel	\$8.99	\$8.00
oomph chews	Candy	\$2.49	\$1.00
\$2.49 - Bulk Food	Candy	\$2.49	
Gum	Candy	\$0.49	
Cow Tails	Candy	\$0.34	
Air Heads	Candy	\$0.15	
Sweethearts Candies - 5pk	Candy	\$0.75	\$0.50
Light Clips	Christmas	\$6.99	
Holiday ~Pourri Deck The Stalls	Christmas	\$6.49	\$6.00
Red & Gold Complete Tree Decorations	Christmas	\$14.25	
Snowman Light	Christmas	\$1.25	
Red Jingle Bell	Christmas	\$2.75	

Ribbon and Bow Box	Christmas	\$0.99	
Snowflake Garland	Christmas	\$2.49	
Sm Tree	Christmas	\$1.29	
Snowflake Storage Container	Christmas	\$1.99	
Santa Clear Container	Christmas	\$1.95	
Noel Tree	Christmas	\$4.95	
Flocked Garland	Christmas	\$6.00	
Decorative Fluff	Christmas	\$2.00	
Multipurpose Wrap	Christmas	\$14.49	
Cross Ornament	Christmas	\$2.00	
Cleaner	Cleaning	\$2.49	\$0.00
Cleaner	Cleaning	\$2.49	\$0.00
Paper Towel	Cleaning	\$1.39	\$1.19
Clorox Multi-Purpose Cleaner	Cleaning	\$4.99	\$3.37
Reg Dish Soap	Cleaning	\$1.59	\$4.02
LG Dish Soap	Cleaning	\$2.24	\$4.02
Antibacterial Wipes	Cleaning	\$2.99	
Method All Purpose Cleaner 68 oz	Cleaning	\$4.59	
Clothing Grab Box	Clothing	\$14.99	
Children's Summer Outfits	Clothing	\$8.49	\$1.50
Kids Summer Shorts	Clothing	\$5.49	\$1.50
Kids Slip on Sandel	Clothing	\$9.99	\$3.00
DULFINE High Performance Work Gloves	Clothing	\$9.49	
\$1 Clothing	Clothing	\$1.00	
Adult Shoes	Clothing	\$4.99	
Adult Shoes	Clothing	\$2.99	
Adult Tops	Clothing	\$3.00	
Adult Pants	Clothing	\$4.00	
Adult Dress	Clothing	\$3.00	
Bras	Clothing	\$5.00	
Skirts	Clothing	\$3.00	

Swim Suit	Clothing	\$10.00	
Adult Hoodies	Clothing	\$7.00	
Adult Jackets	Clothing	\$7.00	
Adult Outfit	Clothing	\$6.00	
Kids Novelty Socks	Clothing	\$0.74	\$0.50
Mens Zipper Socks	Clothing	\$2.29	\$1.50
Kids Socks	Clothing	\$2.29	\$1.50
Tights	Clothing	\$2.00	\$1.00
Jackets	Clothing	\$7.00	\$1.00
PJ's	Clothing	\$7.00	\$1.00
Baby Sleepers	Clothing	\$4.00	
Children's Outfits	Clothing	\$8.00	\$1.00
Children's Dress	Clothing	\$7.00	\$1.00
Children's Shirts	Clothing	\$5.00	\$1.00
Children's Bottoms	Clothing	\$4.99	\$1.00
Frogg Toggs Rain Pancho	Clothing	\$7.59	
Sunglasses	Clothing	\$1.99	\$0.49
SCS - \$.49	Donated	\$0.49	\$0.00
SCS - \$.29	Donated	\$0.29	\$0.00
SCS - \$.79	Donated	\$0.79	\$0.00
SCS-\$39.99	Donated	\$39.99	\$0.00
SCS - \$19.99	Donated	\$19.99	\$0.00
SCS - \$10.99	Donated	\$10.99	\$0.00
SCS - \$9.99	Donated	\$9.99	\$9.99
SCS - \$8.99	Donated	\$8.99	\$0.00
SCS \$7.99	Donated	\$7.99	\$0.00
SCS - \$6.99	Donated	\$6.99	\$0.00
SCS - \$5.99	Donated	\$5.99	\$0.00
SCS - \$4.99	Donated	\$4.99	\$0.00
SCS \$3.99	Donated	\$3.99	\$0.00
SCS - \$2.99	Donated	\$2.99	\$0.00

SCS - \$1.99	Donated	\$1.99	\$0.00
SCS- \$.99	Donated	\$0.99	\$0.00
\$5 Community Care Card	Donated	\$5.00	
Easter Basket	Easter	\$14.99	
Easter Basket	Easter	\$9.99	
R2W-FREE-Capri Sun	Free Gift	\$0.00	\$0.25
R2W - Free - Candy Bar	Free Gift	\$0.00	\$0.49
R2W - SM Snack Grab Bag	Free Gift	\$0.00	\$1.49
R2W-FREE-12oz Pop	Free Gift	\$0.00	\$0.89
R2W-Free Alkaline Water	Free Gift	\$0.00	\$0.99
R2W-Free Lemonade	Free Gift	\$0.00	\$0.79
RTW-Free SM Snack Bag	Free Gift	\$0.00	
R2W- Free 16.9 oz Bottle of Water	Free Gift	\$0.00	\$0.29
Freebie Friday - Moon Pie	Free Gift	\$0.00	
Vernon Upholstered Barrel Accent Chair	Furniture	\$199.00	\$1.97
Modern 4 Drawer Dresser	Furniture	\$69.99	\$1.67
Costway Windsor Dining Chair	Furniture	\$34.99	\$1.36
Folding Chair	Furniture	\$5.99	\$1.36
Adjustable Table	Furniture	\$19.99	\$1.36
Wicker Bed	Furniture	\$19.99	
COLAMY Modern Dining Chairs Set of 2	Furniture	\$74.99	
Delta Children Waverly 3 Drawer Dresser with Cha	anging Furniture	\$74.99	
Threshold Wicker Rocking Chair	Furniture	\$59.99	\$10.00
Hand Cream Set	Health & Beauty	\$9.99	\$6.99
Beauty Fairy Light	Health & Beauty	\$7.49	\$1.00
Neck Massager	Health & Beauty	\$17.49	\$1.00
Men's H&B	Health & Beauty	\$2.29	\$1.00
Loving U Body Lotion	Health & Beauty	\$2.99	
Toilet Paper	Health & Beauty	\$0.99	\$0.59
Bath Bomb Bar	Health & Beauty	\$9.99	\$5.00
Scalp Massager	Health & Beauty	\$1.74	\$0.37

Onyx Glow Up Set	Health & Beauty	\$9.99	\$5.00
Shave Cream	Health & Beauty	\$1.24	\$0.75
Loofah	Health & Beauty	\$1.50	\$0.75
Whipped Soap	Health & Beauty	\$1.50	\$0.75
Colgate Toothpaste	Health & Beauty	\$1.49	\$1.00
Ultrabritre Tooth Paste	Health & Beauty	\$1.49	\$1.00
Brush Buddies Charcoal Tooth Past	Health & Beauty	\$2.49	\$1.00
MRS. MEYER'S CLEAN DAY Hand Soap	Health & Beauty	\$2.49	\$1.66
Adult Hair Care	Health & Beauty	\$5.49	\$4.02
Sauvé Conditioner	Health & Beauty	\$1.69	\$4.02
Beauty & Planet	Health & Beauty	\$7.49	\$4.02
Travel Shampoo	Health & Beauty	\$1.49	
Nexxus Shampoo	Health & Beauty	\$2.99	\$4.02
Dove Hand Wash	Health & Beauty	\$1.99	\$1.75
Dove LG Body Scrub	Health & Beauty	\$7.99	\$3.50
Dove SM Body Scrub	Health & Beauty	\$5.25	\$3.50
Curlers	Health & Beauty	\$1.99	\$1.25
eva-nyc Shine Mask	Health & Beauty	\$1.99	\$1.25
Pacifica Curl Defining Cream	Health & Beauty	\$1.99	\$1.25
Sugarbear Pro Hair Vitamins	Health & Beauty	\$1.99	\$1.25
Amino Bonding Complex	Health & Beauty	\$2.25	\$1.25
Method Shampoo / Conditioner Sample	Health & Beauty	\$1.99	\$5.00
Gimmer Hair Bands	Health & Beauty	\$2.99	\$1.25
Herbal Essence	Health & Beauty	\$1.49	\$1.25
Health & Beauty Grab Bag	Health & Beauty	\$3.29	\$7.48
Liquid Multivitamin	Health & Beauty	\$2.99	\$1.87
Melatonin 5MG	Health & Beauty	\$2.99	\$1.87
Apple Cider Vinegar Gummies	Health & Beauty	\$2.79	\$1.87
Kids Bandaids	Health & Beauty	\$2.79	\$2.50
Kids Cold Kit	Health & Beauty	\$3.29	\$10.00
Kids Multivitamin	Health & Beauty	\$3.29	\$2.50

Hair Brush Set	Health & Beauty	\$4.79	\$2.50
Hello Kitty Gift Set	Health & Beauty	\$11.99	\$10.00
Memoire Gift Set	Health & Beauty	\$7.99	\$2.50
Men's Shower Tool	Health & Beauty	\$2.89	\$1.66
Dove Men Deodorant	Health & Beauty	\$4.99	\$1.66
Dove Men Body Wash	Health & Beauty	\$3.49	\$1.66
BodyCology Mist	Health & Beauty	\$3.79	\$2.50
Body Butter	Health & Beauty	\$1.49	\$0.50
BOD Body Spray	Health & Beauty	\$1.24	\$0.83
3 Wick Candle	Health & Beauty	\$9.99	\$4.25
Large Dr Teals	Health & Beauty	\$4.99	\$2.25
Dr Teals Epsom Salt	Health & Beauty	\$3.29	\$1.25
Small Dr Teals	Health & Beauty	\$1.49	\$1.25
Bath Bomb	Health & Beauty	\$0.89	\$0.63
Every Man Jack Set	Health & Beauty	\$9.99	\$7.50
Cosmetic Pouch	Health & Beauty	\$3.49	\$2.50
Glow Body Lotion	Health & Beauty	\$4.59	\$2.50
Travel Bath Set	Health & Beauty	\$8.99	\$5.00
Kids Bath Bomb	Health & Beauty	\$3.99	\$2.50
Face & Body Massager	Health & Beauty	\$7.49	\$5.00
Handvana Hand Sanitizer	Health & Beauty	\$1.49	
Light Auburn Hair Extensions	Health & Beauty	\$3.99	
HealthSmart Raised Toilet Seat Riser	Health & Beauty	\$9.99	
Goodbaths Cozy Hour Oil Refill	Health & Beauty	\$2.75	
French Coffee Press	House Hold	\$9.99	\$5.99
Scrub Brush	House Hold	\$1.99	\$1.00
Whirlpool 2.7 cu ft Mini Refrigerator	House Hold	\$84.99	\$1.36
Figmint Stoneware Cocotte	House Hold	\$7.99	\$3.00
Figmint Stoneware Baking Dish	House Hold	\$7.99	\$3.00
Halloween Silicon Mold	House Hold	\$5.99	\$3.00
Gift Box - Choose Happiness	House Hold	\$6.49	

Red Cup	House Hold	\$1.00	\$0.25
Sour Lemon Area Rugs 9x12 Living Room	House Hold	\$34.49	
Mini Fridge / Warmer	House Hold	\$44.99	
Arctic Air Tower+	House Hold	\$64.99	\$25.00
Chain Necklace	Jewlery	\$4.99	
Necklace and Bracelet Combo	Jewlery	\$7.99	
Purex 85 Loads	Laundry	\$5.99	\$4.02
Suavitel	Laundry	\$5.49	\$4.02
Arm & Hammer Odor Blasters	Laundry	\$5.29	\$4.02
Arm & Hammer 35 Loads	Laundry	\$3.99	\$4.02
Arm & Hammer 21 Loads	Laundry	\$2.99	\$4.02
Tide 22 Loads	Laundry	\$3.99	\$4.02
All Free & Clear 58 Loads	Laundry	\$6.49	\$4.02
All Laundry Detergent 24 Loads	Laundry	\$4.25	\$4.02
Tide Laundry Detergent	Laundry	\$6.49	\$4.02
Oxi-Clean Stain Remover	Laundry	\$3.79	\$4.02
Country Sunset	Made in Michigar	\$24.99	
Central Michigan Northern Lights	Made in Michigar	\$19.99	
Central Michigan Sunset Photo	Made in Michigar	\$7.99	\$6.99
Krazy Krafters - Key Chain	Made in Michigar	\$3.99	\$2.00
Krazy Krafters - Tote Bag	Made in Michigar	\$12.49	\$10.00
Krazy Krafters - Makeup Bag	Made in Michigar	\$5.99	\$3.50
Krazy Krafters - Shot Glass	Made in Michigar	\$4.99	\$3.00
Krazy Krafters - Cup	Made in Michigar	\$10.49	\$8.00
Necklace / Headband	Made in Michigar	\$5.99	
Homemade Kitchen Towel	Made in Michigar	\$4.99	\$3.00
Large Mystery Box	Mystery Box	\$14.99	
Small Mystery Box	Mystery Box	\$5.99	
Medium Mystery Box	Mystery Box	\$9.99	
Balloon Arch Kit, 10ft Wide & 9ft	Outdoor	\$9.99	\$1.00
Intex Queen Airbed	Outdoor	\$24.99	\$1.36

Small Cooler	Outdoor	\$8.49	\$1.36
Intex Twin Airbed	Outdoor	\$19.99	\$1.36
SwimWays Toddler Spring Float for Swimming Pool	Outdoor	\$14.99	\$3.00
SwimWays Baby Spring Sun Canopy Pool Float	Outdoor	\$14.99	\$3.00
SwimWays Infant Baby Spring Float with Adjustable Sur	Outdoor	\$19.99	\$3.00
Lobster Claw Pot Holders	Outdoor	\$7.99	\$3.00
Citronella Candel	Outdoor	\$3.99	
Scotts EZSEED	Outdoor	\$9.99	
Sun Squad Beach Chair	Outdoor	\$19.99	\$5.00
SunnyFeel 15" Tall Folding Beach Chair	Outdoor	\$34.99	\$5.00
Wood Burning Cutout Round Outdoor Fire Pit Black	Outdoor	\$79.99	
Secret Storage	Outdoor	\$1.79	\$1.50
Metal Sun Motel & Cafe Sign	Outdoor	\$3.49	\$1.59
Sand Anchor Beach Umbrella Holder	Outdoor	\$7.99	\$1.87
RIO beach Classic 5-Position Lay-Flat Folding Beach Cl	Outdoor	\$34.99	\$1.87
Rio Brand Sun & Sky Hi Back Chair	Outdoor	\$34.99	\$1.87
Sun Squad Beach Chair	Outdoor	\$14.99	
Kids Beach Play Set	Outdoor	\$10.50	
Igloo Cooler w/ Wheels	Outdoor	\$14.99	
Swim Tube	Outdoor	\$5.49	
Speedo Swim Snorkel	Outdoor	\$7.49	
Speedo Life Vest	Outdoor	\$11.99	
Speedo Safe Spalsher	Outdoor	\$11.99	
Roasting Sticks	Outdoor	\$2.49	
Teal Water Bottle	Outdoor	\$2.49	\$1.59
Bucket Play Set	Outdoor	\$3.49	
Dog Poop Bags & Holder	Pet	\$7.99	\$0.88
Dog Collar	Pet	\$2.49	
Pet Bed	Pet	\$9.99	\$4.98
Dog Leash & Collar	Pet	\$5.49	
In hand Clear Door Scratch Protector	Pet	\$19.25	

Pet Door	Pet	\$12.99	
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Microscope Set	Toy	\$13.99	\$5.99
San-X Mamegoma Shrogoma	Toy	\$10.99	\$4.00
Disney Chip Falafel Pita Pocket Munchlings	Toy	\$14.99	\$9.99
Volley Ball	Toy	\$10.99	\$2.00
Softphia Unicorn	Toy	\$9.99	\$1.00
Water Doodle Mat	Toy	\$9.99	\$1.00
Children's Book	Toy	\$3.99	\$1.50
Battleshots Game	Toy	\$7.99	\$3.99
Mickey Junior Cruiser	Toy	\$22.49	\$1.36
TY Beanie Boos - COCONUT the Monkey	Toy	\$19.99	\$3.50
Kids Puzzle	Toy	\$1.79	\$1.36
Pink Sky Cowboy Cat Squishy Toy	Toy	\$6.99	\$3.00
Zuru Bunch-O-Ballons	Toy	\$4.24	\$1.57
KAOS Water Bombs	Toy	\$1.99	\$1.47
Bum Bumz SPF 50 Plush	Toy	\$4.99	\$1.47
Beach Toy Water Bucket	Toy	\$9.99	\$1.47
10 pc Sand Toys & Bucket	Toy	\$2.99	\$1.47
Little Tikes Sea-Thru Kickboard	Toy	\$12.99	\$1.47
Little Tikes Splash & Play	Toy	\$12.99	\$1.47
Neon Bright Hula Hoop	Toy	\$3.49	\$1.47
Kids 15 Piece Camp Cookout	Toy	\$14.99	\$1.47
Splashy Fire Hydrant	Toy	\$5.99	\$1.47
Fom Mania Quick Shot Foam Blaster	Toy	\$9.99	\$1.47
Fubbles Mini Bubble Machine	Toy	\$3.49	\$1.47
Power Shot	Toy	\$3.49	\$1.47
Jurassic World Plaster Rock	Toy	\$4.99	\$1.47
Spidey Travel Activities	Toy	\$3.99	\$1.47
Syma Gyro Remote Control Helicopter	Toy	\$10.49	\$7.00
Pop! 8-Bit Abscissa (X-Men '97)	Toy	\$5.25	\$6.20
Pop It! Pets Season 2	Toy	\$3.99	\$6.42

Tech Deck, Sky Brown's Olympic Games Paris 2024 F	Ra Toy	\$8.49	\$6.32
L.O.L. Surprise! Tweens Haribo Fashion Doll	Toy	\$9.99	\$6.32
Mattel Disney Wish Asha by Rosas Singer Doll	Toy	\$7.49	\$6.32
Mattel Jurassic World Hammond Collection Character	A Toy	\$6.49	\$6.32
Zillionaires Road Trip USA	Toy	\$9.99	\$6.32
Kids Activity Book	Toy	\$1.99	
Little Live Pets Lil' Bird	Toy	\$9.99	
Paw Patrol CatPack Adventure Bay Rescue Set	Toy	\$17.99	\$6.32
Buzz Light Year	Toy	\$2.99	
Toad Car	Toy	\$1.24	
Real Littles Back Pack	Toy	\$2.99	
Goliath Green Team Wins Game	Toy	\$8.99	
Miraculous Ladybug Super Soft Toy	Toy	\$7.99	
Star Wars: Young Jedi Adventures Kai Brightstar	Toy	\$1.99	
Disney Frozen Arendelle Castle	Toy	\$25.00	
Throw Down Bases - Basball	Toy	\$10.00	
Malcom Squishmallow	Toy	\$13.49	
Valentine's Day Gift Bag	Valentines Day	\$2.49	
Valentine Cupcake Set	Valentines Day	\$3.49	
Woozie Wine Glass Wrap	Varity Room	\$7.99	\$2.00
Sticker Pack	Varity Room	\$2.49	\$1.00
Angel Rose Light & Necklace Combo	Varity Room	\$14.99	\$1.00
Straw Toppers	Varity Room	\$2.49	\$1.00
Detail Brush - Car Cleaning	Varity Room	\$1.29	\$1.00
Non-Metallic Flexible Conduit	Varity Room	\$12.99	\$1.67
Spiderman Wallet	Varity Room	\$6.99	\$1.00
Weed Sign	Varity Room	\$4.99	\$1.00
Trump Hat	Varity Room	\$4.99	\$1.00
Emotional Support Pickle	Varity Room	\$1.99	\$1.00
Blogilates 4-Tier Weight Rack	Varity Room	\$11.49	\$1.36
Smart Watch Holder	Varity Room	\$2.49	\$1.36

Phone Holder	Varity Room	\$2.49	\$1.36
Yarn	Varity Room	\$3.29	\$1.99
DIY Garden Fairy	Varity Room	\$6.99	\$3.00
Tool Set	Varity Room	\$14.99	\$12.99
Checkerboard Cake Pan	Varity Room	\$8.99	\$6.99
Citrus Juicer	Varity Room	\$19.99	\$8.00
Candle Warmer	Varity Room	\$5.99	\$3.99
Cake Pops Pan	Varity Room	\$6.99	\$3.50
Parini Utensil Set	Varity Room	\$14.99	\$8.00
Clear Container	Varity Room	\$2.49	\$1.36
Wash Cloth	Varity Room	\$0.49	
Decorative Plant	Varity Room	\$4.29	
Gift Bag	Varity Room	\$1.99	\$1.47
Water Jug	Varity Room	\$4.59	\$1.47
Misting Fan	Varity Room	\$4.59	\$1.47
Charcoal	Varity Room	\$6.99	\$1.47
Cake Decoration	Varity Room	\$1.99	\$3.00
Mozeal Pillar Candle	Varity Room	\$5.99	\$3.00
Hanging Wall Organizer	Varity Room	\$9.99	\$3.00
Solar Blue Bird	Varity Room	\$9.99	\$1.47
Artificial Potted Succulent	Varity Room	\$9.99	\$0.88
Trump 2024 Flag	Varity Room	\$4.99	\$0.88
52 x 84 Black Out Curtains	Varity Room	\$19.99	\$0.88
Travel Pill Orginizer	Varity Room	\$2.49	\$0.88
ONKO Cube Socket	Varity Room	\$9.99	\$0.88
Phone Case	Varity Room	\$4.59	\$0.88
Wicker Basket w/ Handel	Varity Room	\$4.59	
Toilet Paper Holder Combo	Varity Room	\$11.99	
Flame Mist Humidifier	Varity Room	\$15.29	\$3.37
Smile Throw Blanket	Varity Room	\$5.99	\$5.00
Pillowfort Blanket Set	Varity Room	\$7.49	\$7.50

Kids Book	Varity Room	\$3.39	\$2.49
Kitchen Towel	Varity Room	\$2.73	\$1.50
Kids Baking Set	Varity Room	\$2.24	\$1.50
Snack Holder	Varity Room	\$1.99	\$0.50
Small Hand Mixer	Varity Room	\$3.99	\$2.50
Kids Lunch Bag	Varity Room	\$3.49	\$2.50
Table Cloth	Varity Room	\$3.99	\$2.50
Kids Plate	Varity Room	\$0.99	\$0.75
Diastar Big Oversized Digital LED Calendar Clock	Varity Room	\$14.99	\$6.00
wicker serving basket	Varity Room	\$6.99	
Plastic Storage Basket	Varity Room	\$5.99	
Votive Candle Holder	Varity Room	\$4.59	
Multi-Colored Wooden Blanket Holder - Set of 2	Varity Room	\$14.99	
Wooden Box	Varity Room	\$12.75	
3pk Felt Bins	Varity Room	\$1.25	
Acrylic Keyboard Cover	Varity Room	\$8.50	
Beverage Serving Bucket	Varity Room	\$2.49	
25 PK Felt Hangers	Varity Room	\$12.99	
Jewelry Organizer	Varity Room	\$8.75	
Bathroom Vanity Sconces Wall Lighting with White Fabri	Varity Room	\$17.99	
cepignoly Joinpital ABS Stimulator Workout Equipment	Varity Room	\$14.99	
Cookie Icing	Varity Room	\$3.69	
Blanket	Varity Room	\$6.49	
12x24x1 Furnace Filter 2PK	Varity Room	\$4.99	
Artificial Eucalyptus Wreath	Varity Room	\$7.95	
BlueGreen Pitcher	Varity Room	\$2.95	
Sentry True Wireless Bluetooth Buds & Charging Case	Varity Room	\$11.49	
75 CM Stability Ball - All in Motion	Varity Room	\$9.99	
Indoor / Outdoor Mat	Varity Room	\$25.00	
Table Cloth	Varity Room	\$8.00	
Schwinn Water Bottle	Varity Room	\$7.59	

Back Pack 2nd Grade	Varity Room	\$9.49	
Hair Clips	Varity Room	\$3.99	
Areola Covers	Varity Room	\$1.99	
Black & White Key Chain	Varity Room	\$2.99	
Car Sun Shade	Varity Room	\$15.00	
Fall Garland	Varity Room	\$5.00	
Black Jewelry Storage Boxes	Varity Room	\$6.49	
5 Pc Floral Bed Set - Twin	Varity Room	\$9.99	
Plastic Storage Bin	Varity Room	\$2.50	
Plastic Storage Bin	Varity Room	\$5.00	
Schwinn Bike Hanger	Varity Room	\$14.99	
Jornal	Varity Room	\$3.00	
Paper Mate Felt Tip Pen	Varity Room	\$5.00	
Clear Monitor Stand	Varity Room	\$10.00	
Clear Plastic Container	Varity Room	\$3.49	
2 Count Plastic Storage Container	Varity Room	\$4.00	
Snack Box	Varity Room	\$1.00	
		\$0.00	\$0.89
		\$0.89	\$0.42
Health & Beauty Mystery Box		\$9.99	
		\$5.99	\$1.47

FOM Mania fom Concentrate Refill	\$4.99	\$1.47
Mystery Box 12	\$9.49	
Mystery Box 11	\$12.49	
Mystery Box 10	\$9.99	
Mystery Box 9	\$12.49	
Doll Stroller	\$9.99	
Bookmarks	\$0.99	
Valentine Gift Bag 6	\$5.99	
Valentine Gift Bag 5	\$15.99	
Mystery Box 8	\$9.99	
Mystery Box 7	\$9.99	
Mystery Box 6	\$15.99	
Valentines Gift Bag 4	\$5.99	
Valentines Gift Bag 3	\$6.99	
Valentines Gift Bag 2	\$15.35	
Valentines Gift Bag 1	\$17.44	
Wood Towel Bar	\$6.49	
Tide Rescue Spray	\$4.29	
Denver Broncos Sign	\$9.40	

Wooden Heart	\$1.49	
Mystery Box 5	\$6.49	
Mystery Box 4	\$11.49	
Mystery Box 3	\$7.49	
Mystery Box 2	\$6.49	
Mystery Box 1	\$5.49	
Single King Candy Bar	\$0.99	
	\$7.49	\$7.50
Bodycology Body Wash	\$3.99	\$2.50
	\$3.49	\$2.50
Freeze Dried Carmel Apple Sucker	\$1.99	\$2.00
LG BG Freeze Dried Skittles	\$6.49	\$7.50
SM Bag Freeze Dried Skittles	\$3.49	\$3.75
7 ft Pre-Lit Christmas Tree	\$99.99	
300 Mini Lights, 68 ft 6" Lighted Length	\$9.99	
Metro Fulfillment House Kitchen Chef's Torch	\$9.99	
Snack Cake	\$1.99	\$1.35
Vintage Little All Star Middleton Now Newborn Doll	\$39.99	

My Kid Sister Classic Doll	\$47.00	
Vintage Playskool My Buddy Doll	\$50.00	
	75555	
Mystery Box	\$11.99	
Brach's Giant Peppermint Holiday Candy Canes	\$1.99	\$0.99
Stocking Stuffer Bundle	\$12.25	
Grip Socks	\$1.59	
Adopt a Family Round Up	\$1.00	
Star Wars: Young Jedi Adventures, Nubs Action Figure, 3-I	nch-Tall \$2.79	
Star Wars: Young Jedi Adventures, LYS Solay Action Figur	e \$2.79	
Green Plush Toy	\$4.99	
Plastic Book Holder	\$1.75	
Under Table Shelf	\$6.75	
Poo~Pourri Master Crapsman Gift Set 2 pack 2 oz	\$9.99	\$7.88
Visites Wined For Dudo	#4.00	
Vivitar Wired Ear Buds	\$1.99	
Wooden Easel	\$4.59	ФО ОО
Reese's Peanut Butter Cup Mini "Cane"	\$3.25	\$2.66
Grinch Hershey's Kiss Tube	\$3.25	\$2.66
Big Ol' Lump of Coal Gummy, 6ct	\$3.49	\$1.81
Lifesavers Storybook - 6 Rolls	\$5.49	\$4.28
Pop! 8-Bit Sauron (X-Men '97)	\$5.25	\$6.20

Pop! Daredevil Fall From Grace (Black Light)	\$5.25	\$6.20
Pop! Daredevil (Black & Red) (Black Light)	\$5.25	\$6.20
WWE Pop! The Hurricane	\$5.25	\$6.62
Pop! 8-Bit Mojo (X-Men '97)	\$5.25	
Pop! Marvel: X-Men '97-8-Bit Roberto	\$5.25	\$6.62
Tadd The Frosted Pumpkin Donut 11" Squishmallows Food	\$13.49	\$6.25
Musical Koala - Squeeze Foot	\$9.99	
Filter Monster	\$8.99	
Pop! 8-Bit Spiral (X-Men '97)	\$5.25	\$6.20
Pop! Kingpin with Eye Patch	\$5.25	\$6.20
Pop! Comic Covers Magneto X-Men #4	\$22.50	\$6.20
Funko Pop Jabba's Skiff: Han Solo 620	\$5.25	\$6.20
Pop! Bo-Katan Kryze with Shield	\$5.25	\$6.25
Funko Pop Rikishi 150	\$5.25	\$6.25
	\$4.99	\$3.00
Funko Pop Disney' Frozen Anna	\$5.25	\$6.32
Funko Pop! Deluxe: Spider-Man: No Way Home	\$5.25	\$6.32
Funko Pop Daredevil Comic Cover #52	\$12.75	\$6.32
Funko Pop! Jumbo Daredevil - Marvel	\$12.75	\$6.32
VTech Drop and Go Dump Truck, Yellow	\$8.99	\$6.32
LittlePeople Stranger Things-Max Song	\$9.49	\$6.32
Blingle Bands - DIY Gem Friendship Bracelet,	\$11.99	\$6.32
Monster High Monstrous Secrets Ghoulia Yelps	\$14.99	\$6.32
Polly Pocket Dolls & Playset, Straw-Beary Patch Compact	\$7.49	\$6.32
Disney Junior Firebuds HQ Playset with Lights	\$16.99	\$6.32
Play-Doh Kitchen Creations Pizza Oven Playset	\$7.99	\$6.32
Disney Doorables Puffables Plush	\$3.99	\$6.32
girl code - let loose without leaving the house Game	\$9.49	\$6.32
Mattel Disney Wish Mini Doll Playset, Star & Valentino of Rosas	\$9.99	\$6.32
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Disney Wish Star		\$4.99	\$6.32
Optimus Primal Toy		\$19.99	\$6.32
Super Mario Nintendo Deluxe Bowser Battle Playset with	Lights and Soun	\$24.99	\$6.32
Disney's Wish Valentino Magical Moving & Talking Doll		\$11.49	\$6.32
Flickin' Cicken Game		\$12.99	\$6.32
Christmas Wrapping Paper 30sq FT		\$1.50	
Christmas Wrapping Paper - 75 SQ FT 3 PK		\$3.99	
Christmas Wrapping Paper 120 SQ FT		\$2.99	
Loop Quiet 2 Plus Ear Plugs with Double Tips - Mint		\$19.22	
HMYHUM Small Acrylic Podium Stand		\$10.99	
DMI Tub Transfer Bench and Shower Chair with Non Slip	Aluminum Body	\$22.49	
RITFIT 4ft/4.8ft/6ft Olympic Barbell for Strength and Weig	htlifting Training	\$54.99	
Floating Shelves		\$39.99	
i loating offeres		ψ09.99	

Stainless Steel Waterfall Kitchen Sink	\$122.20
Blue Plastic Wine Glass	\$0.94
Undated Daily Planner	\$15.75
WESTIONC Under Desk Ellipticals Electric or Magnetic Contro	\$59.99
Pokemon Back Pack	\$14.99
Pokemon Back Pack	\$14.99
18oz Clear Glass Soap Dispenser	\$4.29
Halloween Pillow Cover	\$7.49
3-in-1 Convertible High Chair	\$24.99
Kids Christmas Craft	\$0.65
	\$6.59
Ear Rings Disney Surprise Capsule	\$0.59
	\$2.99
Splinter Soda Figure Wicker Basket	\$2.99
Cinnamon Scented Broom	\$2.59
	\$2.59
Mesh Pink Bag USB Fan	\$3.99
USD Fall	ბ ა.ყყ

Yellow Cooler - Soft Side	\$9.99
White Queen Size Comforter	\$15.99
Disney Princess Outfit 18month	\$16.00
Grey 4T Shirt	\$12.00
Green Jumper 12month	\$12.00
Christmas Wooden Garland	\$2.75
Metal Christmas Sign	\$0.69
Brown Paper Christmas Bow	\$1.75
Room Essentials Curtin Rod	\$5.95
Room Essentials Shower Tension Rod	\$6.95
Small Decorative Christmas Tree	\$5.00
4pk Christmas Loot Bags	\$0.69
Christmas Gift Box - Shirt Size	\$2.59
SM Christmas Gift Bag	\$1.99
MED Christmas Gift Bag	\$1.75
LG Christmas Gift Bag	\$3.99
Christmas Ribbon	\$0.99
Christmas Ribbon Grab Bag	\$0.99
Christmas Tree Ornaments Grab Bag	\$0.99
Mini Christmas Tree Decoration	\$0.49
Christmas Bows 2pk	\$0.49
Traditional Red Christmas Bow	\$0.49
Birch Winter Plant	\$14.99
36ft Garland	\$2.49
Felt Christmas Garland	\$1.79
The Candy Cane Story	\$1.49
Christmas Storage Box	\$2.59
Christmas Box	\$1.95
Christmas Tree Candle Holder	\$3.99
Black and White Rug	\$3.49
Christmas Treat Bags	\$0.69

Cloth Gift Bags	\$1.99	
Mini Gift Bags	\$0.69	
Decorative Snow Sheet	\$0.69	
Snowman Plush	\$2.49	
Christmas Cards	\$2.69	
Christmas Cards	\$1.59	
Christmas Money Holders	\$0.75	
Santa Stickers	\$0.75	
Plaid Napkins	\$2.75	
Light Clips	\$1.49	
Christmas Craft Supply	\$1.75	
Christmas Wreath	\$7.99	
Sprinkels	\$1.75	
Plain Christmas Wreath	\$1.98	
Christmas Plush	\$1.50	
Baby on Board	\$0.75	
Recycle Stickers	\$2.99	
Wreath Hanger	\$1.99	
20 Mini Lights	\$3.99	
Christmas Bells	\$0.50	
The Giving Plate	\$7.95	
Offcourt Deep Cleansing Body Wash Set	\$5.79	\$4.99
Olay Moisture Boddy Wash	\$8.50	
Candy Flavored Lip Gloss	\$2.99	
Blossom Beauty Lip Gloss	\$6.50	
Dashing Diva Gloss Mani Kit	\$7.50	
Disney Wish Mini Plush	\$0.49	
Christmas Moose	\$21.99	
Christmas Box	\$1.50	

Light Clips	\$1.50
Christmas Dish	\$1.00
Christmas Foam House	\$2.50
Christmas Disposable	\$0.50
Small Christmas Candel	\$0.50
Christmas Tin	\$2.00
Christmas Candle	\$6.50
Christmas Garland Light Up	\$9.99
Christmas Kids	\$0.50
Small Tree Skirt	\$2.00
Metal Cookie Cutters	\$2.50
Plastic Cookie Cutters	\$1.00
Christmas Stake	\$1.50
Christmas Decoration	\$5.00
Christmas Countdown	\$8.00
Wooden Christmas Sign	\$3.95
Gift Tags	\$0.75
Santa Paper Plates	\$1.00
Christmas Tree Decoration	\$2.00
Christmas Truck Plate	\$1.49
Bottle Bag	\$1.00
Christmas Box	\$2.00
Christmas Jar	\$1.00
Christmas Sign	\$1.99
Nut Cracker	\$5.00
Christmas Bobble Head	\$5.00
90 LED Indoor/Outdoor Motion Christmas Lights	\$15.00
6ft Foam Garland	\$0.50
\$1 Christmas Ornament	\$1.00
\$2 Christmas Ornament	\$2.00
8 Christmas Cards	\$5.00

30ct Christmas Cards	\$2.95	
Christmas Gift Bags	\$3.50	
Christmas Tree Skirt	\$6.99	
	\$6.99	
	\$6.99	
	\$6.99	
Christmas Tree Collar	\$14.99	
Christmas Socks	\$2.00	
Christmas Wrapping Box	\$5.00	
100 Mini Indoor/Outdoor Lights	\$7.99	
6ft Rocky Mountain Pine Christmas Tree	\$15.00	
3.5 Foot Pre-Lit Flocked Christmas Tree	\$19.99	
4ft Pre-Lit Nordic Pine Christmas Tree	\$15.00	
24 Inch Pre Lit Christmas Tree	\$10.00	
Open / Closed Sign Set	\$5.00	
Full/Queen Microfiber Quilt	\$12.99	
Queen Sheet Set	\$14.99	
Ninja Foodi Deluxe	\$150.00	
General Merchandise	\$5.00	
Big Moods Soy Candle - "Bigfoot's Sweater"	\$9.99	\$8.00
Gx Pods	\$3.99	
Fluffie	\$2.00	
AJ Styles WWE	\$2.99	
Hex Bots Wasp	\$6.99	
Slime	\$5.00	
G.I. Joe Classified Series Agent Helix	\$9.99	

Guess Who Game	\$12.00	
Starwars Black Series	\$6.00	
Kinetic Sand	\$2.99	
Hex Bottle Bot Rusty	\$6.99	
Halloween Costume	\$15.00	
Left Handed Golf Glove	\$11.25	
WHAT DO YOU MEME? Who Killed Mia	\$11.25	
Without Fail by Exploding Kittens	\$11.25	
Valentino Disney Plush	\$4.99	
Welcome to Our Home Holiday Welcome Sign	\$10.00	
Sister Bag	\$2.50	
3		
Cabinet Handles	\$9.59	
Apple Watch Band	\$5.75	
I-Phone 14 Pro Max Case	\$2.59	
Christmas Paper Stock	\$5.00	
100th Day of School Banner	\$8.00	
7 inch Blue Star Decoration 12 pk	\$4.99	
7 Inch White Star Decoration 12pk	\$4.99	
Soft Sided Storage	\$12.99	
Splenda Limon	\$3.99	
Gel Blaster Gellet Depot	\$5.99	
Copper Fit Back Pro	\$15.00	
Extra Virgin Olive Oil	\$4.99	
Zombie Eyeball, Super Sour Slime Candy	\$2.75	\$1.60
Gummy Googly Eyes Candy	\$1.50	\$0.76
Spooky Lip Pops	\$2.25	\$1.66
Spooky Nerds Rope	\$1.75	\$1.23
Halloween Baby Bottle Pop	\$2.25	\$1.19

Bell Skipper Child Seat	\$25.00	
Disney Doorables	\$2.49	
Toad - Super Mario Bros. Collectible	\$1.24	
Box of Food	\$10.00	
Small Fan	\$5.00	
Natural Fit Green Scrub Set	\$14.99	
Teacher Sign	\$3.95	
Squirt Guns - 3pk	\$1.99	
Infant Jumper	\$4.00	
Paid Scarf	\$5.00	
Glass Container w/ Mirror Bottom	\$10.00	
Chakra Energy Generator	\$10.00	
Day you deserve badge holder	\$5.00	
Cat Nail Charms	\$3.00	
SM Pet Ghost Glow 'n Dark	\$6.59	\$7.50
MED Pet Ghost Glow 'n Dark	\$9.59	\$7.50
LG Pet Ghost Glow 'n Dark	\$11.59	\$7.50

Quad Cane	\$	13.99
LED Clip Lamp		\$4.00
Threshold Table Lamp		\$9.59
Christmas Nail Stickers		\$2.00
Ella & Joy Crew Socks		\$7.99
Ace Arm Sling		\$5.49
Toddler Boys Potty Trainers 6pk		\$5.00
Toddler Boys Cars Briefs 7pk		\$5.99
Vanlinker Sunglasses		\$6.99
Down Alternative Pillow Insert		\$8.00
Soft Box Lighting Set of 2	\$	39.99
Basic Shelf		\$3.00
Villand Pure 100% Cashmere Scarf with Fringed Edges	\$	24.99
Infant Sandles		\$2.99
Toddler Sandals		\$4.50
Christmas Wrapping Paper 50 SQ FT		\$1.50
Christmas Wrapping Paper - Foil Designs		\$1.50
Squishmallow Halloween Plush Toy 5" Este Blue Bat		\$6.99 \$5.99
Squishmallow Halloween Plush Toy 5" Carina Mushroon	n Cape	\$4.99 \$5.99
Squishmallow Halloween Plush Toy 5" Alexie Cow Cand	ly Corn	\$4.99 \$5.99
Squishmallow Halloween Plush Toy 8" Oceana the Sha	rk	\$8.99
Squishmallow Plush Toy 8" Benny the Bigfoot	\$	\$11.49 \$8.99
Squishmallow Easter Plush Toy 8" Aimee Chick Cow Co	stume \$	\$11.49 \$8.99
Squishmallow Disney Plush Toy 8" Stitch with Fries	\$	14.99 \$10.50
Squishmallow Halloween Plush Toy 8" Charlon the Mon	ster	\$8.99

Squishmallow Christmas Plush Toy 5" Jordan Gingerbread	\$6.99	\$5.99
Squishmallow Christmas Plush Toy 5" Luna Penguin Corduroy	\$6.99	\$5.99
Squishmallow Halloween Plush Toy 8" Rocky Raccoon Monster	\$11.49	\$8.99
Squishmallow Halloween Plush Toy 8" Mariposa the Witch	\$8.99	\$8.99
Squishmallow Halloween Plush Toy 5" Jeb Monster	\$4.99	\$5.99
Squishmallow Plush Toy 5" Connor the Cow	\$6.99	\$5.99
Long Sleeve Shirt	\$9.75	
Onesies	\$6.00	
Super Mario	\$4.00	
Red Dreas	\$7.50	
Space Sweat Shirt	\$4.00	
Cocomellon Shirt	\$8.00	
Carex E-Z Lock Raised Toilet Seat With Handles	\$17.99	
Bathroom Sign	\$4.99	
Cutting Board	\$4.99	
Beach Chair	\$35.00	
Metal Trash Can	\$25.00	
Air Colling Unit	\$50.00	
Fuzzy Pet Couch Covers	\$18.99	
Food Warming Mat	\$27.00	
Plastic Box	\$1.00	
Pink Mesh Bag	\$1.00	
Kids Safety Kit	\$9.99	
Wall Air Conditioning Unit	\$40.00	
Amazon Basic Pet Carrier	\$19.99	
2007 Audi Q5 Light	\$17.00	
Hose Reel	\$12.00	
Lip Butter Balm	\$12.00	
Eyebrow Powder	\$2.99	

Facial Tallow & Honey Balm	\$4.99	
Brazilian Perfume Mist	\$8.00	
Electric Razor	\$5.00	
Wall Sticker	\$5.50	
Peninsula Cocktail Cherries	\$4.99	
Skin Bath Oil	\$3.99	
Cakes Body Nipple Covers	\$15.00	
Garden Gloves	\$3.99	
Air Pump	\$3.99	
Electrical Muscle Stimulation Foot Massager	\$7.99	
Nova Red Hair Dy Shampoo	\$4.99	
Scrunchie Pack	\$4.00	
Black Hanging Basket	\$10.00	
Brass Coated Wire Spid Brush Rust Removal	\$8.50	
Shower Caddy	\$6.50	
Nepen Paper Towel Holder	\$5.00	
Head Rest	\$6.99	
Nightmare Before Christmas 4 Piece Bathroom Set	\$17.99	
National Lampoon's Christmas Vacation Advent Calendar	\$6.99	
Infinitipro by Conair	\$8.79	
Tiny Ice Cub Tray	\$1.00	
Wine Handheld Ladle	\$4.00	
Bounzhi Thong Chain	\$7.50	
Golden Nugget Gift Card	\$15.00	
	\$20.00	
	\$25.00	
	\$50.00	
	\$100.00	
	\$10.00	
Oct of A. Tools Madel V.Wharl Course	#40.00	
Set of 4 = Tesla Model Y Wheel Covers	\$49.99	

Teeter Mat	\$10.00
Assorted Metal Brackets	\$10.00
10x20x1 Furnace Filter	\$1.99
20x25x4 Furnace Filter	\$5.99
Window Bird House	\$7.00
Miracle Grow Shake N Feed	\$9.99
Party Decoration Kit	\$7.50
Paint by Number Kit	\$3.99
Portable Pill Organizer	\$7.50
Halloween Phone	\$7.50
Butterfly Windchime	\$7.99
LED String Lights	\$6.99
Halloween Containers	\$5.00
Acrylic Grinder	\$0.99
3 Bundles of Wire	\$15.00
Noise Canceling Earplugs	\$0.99
2 PCS Spiral Ikebana Stem Holder, Spiral Flower stem Hold	ler for vase Ar \$2.99
Snow Dye	\$1.99
Small Heart Shower Curtain	\$3.00
Wild Print Pillow Case	\$2.50
Large Print Curtain	\$5.00
Sleeping Bag	\$15.00
4 Piece Char Cushions	\$20.00
Big Storage Bag	\$3.00
4 Piece Bathroom Mat Set	\$4.99
Full Size Waterproof Mattress Pad	\$11.59
Black 60 x 80 Table Cloth	\$8.00
50th Anniversary Blanket	\$4.99
12" Cushy Form Bed Wedge Cover	\$3.99

Towel	\$0.79
3 Pink Hand Towels	\$4.99
3 Piece Decretive Plants	\$15.00
Ceramic Candle Holder	\$9.99
Spring Wreath	\$6.99
Tall Glass Jar Set - 3 Piece	\$11.49
Pink Face Mask	\$4.00
Glass Solar Light	\$6.50
Pink Feather Lamp	\$5.99
Wedding Photo Album Kit	\$9.99
Christmas Tree	\$5.00
Fall Placemats	\$4.50
Fall Wreath	\$5.00
Leather Repair Cream	\$2.00
Optical Fiber Port Cord Protector	\$4.00
White Bike Decoration	\$5.00
Black According Shade	\$3.00
My Schedule Wipe Board	\$12.75
Trash Bag Holder	\$12.00
Elephant Pen Holder w/ Phone Stand	\$6.59
Mini LED Projector	\$20.00
Baseball Cap Holder	\$7.99
Nesting Box for Birds	\$6.99
KBS 19-in-1 2LB Bread Maker Machine	\$49.95
Glass Sauce Pan	\$13.50
Pink Toilet Paper Holder	\$9.99
Black Fancy Lunch Bag	\$15.00
Teal Backpack	\$9.49
Inside Out Backpack	\$11.99

\$15.00	
\$15.00	
\$7.50	
\$5.00	
\$6.00	\$4.83
\$3.00	\$2.07
\$3.00	\$1.95
\$3.00	\$1.95
\$1.70	\$0.85
\$7.90	\$3.95
\$1.50	\$0.75
\$1.70	\$0.85
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	\$15.00 \$7.50 \$5.00 \$6.00 \$3.00 \$3.00 \$1.70

Room Essentials Love Seat	\$99.99
Summer Safety Gate	\$35.00
Outdoor Firepit	\$74.99
Room Essentials Corner Shelf	\$30.00
White Plastic Mesh Basket	\$5.00
Black Plastic Mesh Basket	\$4.99
Square White 17.5 Quart Box w/ Lid	\$4.99
Black Plastic Laundry Hamper	\$10.00
Felt Trash Can	\$8.99
Songmics Storage	\$25.00
USA Fan	\$1.00
Fun Oodles	\$1.50
Ketchup Squeeze Bottle	\$0.25
Mustard Squeeze Bottle	\$0.49
Toy	\$0.50
Back Seat Organizer	\$2.50
Pink Circle Serving Dish	\$2.50
Pink Bowl	\$2.75
Rainbow Wicker Basket	\$2.50
Glasses Case	\$0.50
Dad Ice Cube Mold	\$1.50
Bluetooth Aux Receiver	\$2.59
PopN Change Purse	\$1.49
Divided Box	\$0.50
Plastic Boom Box Toy Storage	\$2.50
Mini Locker	\$2.50

Race Banner	\$2.50
Pink Visor	\$1.00
Soccer Socks	\$3.00
Phone Holder	\$0.99
Baby Walker	\$19.99
Smart Box	\$2.50
Plastic Bucket	\$1.25
Construction Paper	\$2.50
Brown Leather Folder	\$2.50
Hello Kitty Note Book	\$1.49
Wicker Box	\$3.99
Pencil Dispenser	\$1.50
Dish Towels 4th of July	\$2.79
JOY-W006 - Double Din Car Stereo with Wireless Apple Carplay	, Android \$32.90
Keyless Digital Deadbolt	\$15.00
Portable Label Printer	\$20.00
Citronella Candle 4ct Box	\$13.99
Cabin Book	\$0.24
Kids Umbrella	\$4.59
BigBoss Sports Aquatic Exercise Dumbbells -Set of 2	\$8.99
Mens Depends	\$4.89
Dude Wipes	\$6.50
Mindcraft Plush	\$8.99
Plush Toy	\$2.99
Pink Flower Back Pack	\$11.99
Small Decorative Pillow	\$3.99
Sleepy Time Gift Set	\$8.00
Squismellow	\$15.00
Soft Baby Blanket	\$4.65
Jersey Fitted Sheets	\$12.00

Disney Baby Blanket	\$12.00			
Crib Mattress Protector	\$12.00			
Kids Slippers	\$4.50			
Baby Teething	\$1.49			
Stride Right Shoes	\$4.99			
Carters Washcloths	\$4.00			
Mushie Plates	\$7.00			
Kids Divided Plate	\$2.99			
Diapers Size 4	\$5.00			
Water Wipes	\$0.99			
Diapers Size 3	\$5.00			
Huggies Wipes	\$1.99			
5ft x 7ft Area Rug	\$34.49			
Hand Hammered Wok	\$30.00			
Muffin Pan	\$2.75			
Canning Rack	\$4.75			
Griddle Set	\$18.99			
Stainless Steel Storage	\$6.49			
Water Bottle	\$4.59			
Dish Drying Rack	\$10.00			
Silverware Storage	\$12.99			
Snack Server	\$10.00			
Measuring Scoops	\$5.00			
Plastic Storage Bin	\$1.00			
Burlap Pillow Cover	\$6.00			
Balancing Stones	\$9.59			
Mens Wallet	\$9.97			
Collagen Face Mask	\$0.69			
Baby Swadler Blanket	\$6.99			
Z GRILLS Portable Pellet Smoker	\$129.99			

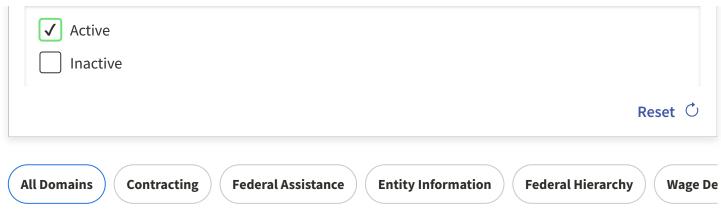
Elephant Toy	\$8.00	
Splater Ball	\$30.00	
Baby Plush	\$2.49	
Baby Hat	\$4.59	
Baby - Shampoo	\$5.00	
Baby Wipes - Small Pack	\$0.50	
Babyganics Sunscreen	\$3.49	
Razberry Teether	\$5.00	
Elvie Catch Milk Cups	\$3.99	
Lansion Replacement Cups	\$19.99	
Triple Paste	\$7.59	
3pk Baby Bottles	\$2.99	
Snack Catcher	\$5.00	
3-in-1 Baby Wash	\$3.79	
Pipette Baby Cream	\$3.59	
Wooden Activity Cube	\$29.99	
Wood Walk Behind	\$9.99	
FAO Schwartz Train Set	\$49.99	
Starfire Gel Blaster	\$25.00	
Mermaze Mermaidz™ Salon & Spa Playset	\$24.99	
Star Ware: Voung Jodi Adventures Tongs Jodi Tomple	\$12.49	
Star Wars: Young Jedi Adventures Tenoo Jedi Temple	\$12.49	
Fisher-Price Imaginext Jurassic World Dinosaur	\$34.99	
Monster Jam, Official Mega Megalodon	\$49.99	

Hud Denial List

Subject	Affiliation	Address	Scope of Disqualification	Disqualification Start Date	Disqualification End Date	Disqualification List Date	Office	Contact Person/ Email	Contact Office Phone
Acosta, Lazaro		IMiami El	All HUD Programs; Section 8 Rental Assistance Program	8/16/2016	8/15/2026	8/25/2016	Florida State Office	Carmen Trice	202-402-2516
Bambick, Joseph M.		Hredonia KS	All HUD Programs; Section 8 Rental Assistance Program	2/4/2016	2/3/2061	2/4/2016	Kansas/Missouri State Office	Carmen Trice	202-402-2516
Kaur, Paramjit		Hot Springs, AR	All Housing Programs	9/16/2024	9/15/2024	10/24/2024	Denver Homeownership	Christian Malone	303-672-5299

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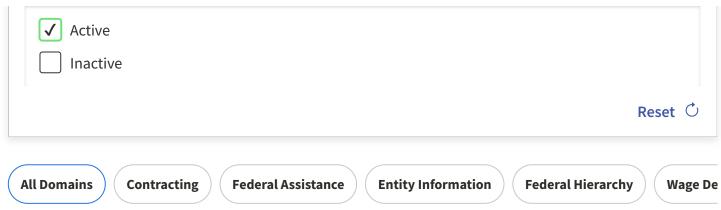
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Michigan Strategic Fund Background Review Certification Attachment

Directions : Please provide the name of the business and persons listed below.	Submit this form with the
Background Review Certification.	

Ap	pli	cant	Na	me)
----	-----	------	----	----	---

Reynolds Golden Finds

Key Owner(s) Name(s)

1	Angela Ellen Reynolds
2	
3	
4	
5	
6	
7	

<u>Key Individual(s) Names</u>: Chief Executive Officer (CEO), Chief Financial Officer (CFO), Chief Operative Officer (COO) and Person Managing the Incentive (PMI) or person of equivalent role.

CEO	Angela Ellen Reynolds
CFO	Angela Ellen Reynolds
COO	Angela Ellen Reynolds
PMI	Angela Ellen Reynolds

Michigan Strategic Fund Background Certification

Definitions:

Applicant: the entity that will receive the benefit from an incentive with the Michigan Strategic Fund or would receive the benefit of a contemplated incentive.

Key Owner: an owner of the Applicant, if applicable, that holds 20% or greater direct or indirect (intentionally distributed) pecuniary or beneficial interest in the Applicant.

Key Individual: the Chief Executive Officer, Chief Operating Officer, Chief Financial Officer,

If the answer to any of the following questions is "yes", please submit a writing detailing the issue. 1. Have either the Applicant, its Key Owners (if applicable), or its Key Individuals, been convicted of a criminal offense for, or held liable in a civil proceeding, any of the following: A. embezzlement B. theft C. forgery D. bribery E. falsification or destruction of records F. receiving stolen property G. violation of state or federal antitrust statutes H. the application for or performance of a contract or subcontract with the State of Michigan X. No Yes 2. Is the Applicant a corporation or an affiliate of a corporation that was incorporated in any of the following countries after September 11, 2001 while maintaining the United States as the principal market for the public trading of the corporation's stock? Barbados, Bermuda, British Virgin Islands, Cayman Islands, Commonwealth of the Bahamas, Cyprus, Gibraltar, Isle of Man, the principality of Liechtenstein, the principality of Monaco, the Republic of the Seychelles. X. No Yes 1. Certify that I am an authorized agent of the Applicant, and further certify that the information contained herein or attached hereto is accurate to the best of the knowledge of the Applicant. AD\$72800AF708447. 4/17/2025	or the person in an equivalent role, of the Applicant, as well as the Person Responsible for Managing the Incentive. A Key Individual may serve the Applicant in more than one role.
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AD2/3606A/09447	· · · · · · · · · · · · · · · · · · ·
	Angela Ellen Reynolds 4/17/2025
Authorized Agent Signature Date	Authorized Agent Signature Date

Memorandum



TO: Aaron Desentz, City Manager

FROM: Lauren Pavlowski, Finance Director

DATE: June 2, 2025

SUBJECT: 2025 Millage Rate

On December 9, 2024 the City Commission approved the 2025 Operating Budget and approved a total City millage rate of 16.25 mills, the same rate since 2014. The resolution approving the millage rate states the Commission reserves the right to review the rates in spring 2025 and consider adjustments based on changed conditions. Thus far in 2025, revenue and expense projections are materially close to budget and no change to the proposed millage is necessary.

The City Commission has two options for the 2025 millage rate:

- 1. Leave it as set in December at 16.25 mills, in which case no action is required by the City Commission, or
- 2. Set a public hearing for June 23 to receive public input on the millage rate and then act to set a different rate for 2025.

Our recommendation is to leave the millage rate as it was set in December at 16.25 mills, in which case, no action is required by the City Commission regarding the millage rate.

Requested Action

Please include this item on the June 9, 2025 agenda for consideration by the City Commission with the following recommendation:

• Leave the millage as set in December at 16.25 mills, in which case no action is required by the City Commission



DIVISION OF PUBLIC SAFETY CITY OF MT. PLEASANT



804 E. High Street, Mount Pleasant, MI 48858 Phone: (989) 779-5100 Fax: (989) 773-4020

MEMORANDUM

DATE: June 3, 2025

TO: Aaron Desentz, City Manager

FROM: Paul Lauria, Director of Public Safety

SUBJECT: Chapter 72 "Bicycles" Ordinance

At the regular City Commission meeting held on May 27, 2025, a Public Hearing was conducted regarding proposed amendments to Chapter 72, "Bicycles," of the City Ordinance. Following discussion during the hearing, the Commission voted not to adopt the proposed amendments and directed that the matter be returned for further consideration during an upcoming Work Session.

Attached to this memorandum is the final draft of the ordinance as it was presented at the Public Hearing. We look forward to continued dialogue and thoughtful discussion at the forthcoming Work Session.

Website: www.mt-pleasant.org

Memorandum



TO: Aaron Desentz

City Manager

FROM: Paul Lauria

Director of Public Safety

Phil Biscorner

Director of Parks and Recreation

DATE: June 3, 2025

SUBJECT: Bicycles and E-Bikes on Pathways

Purpose:

This memo provides an impartial overview of the implications of not allowing bicycles and electric bicycles (e-bikes) on City pathways. The analysis includes potential benefits and drawbacks in the areas of health, safety, environmental impact, enforcement, regional trail connectivity, and grant funding considerations.

Public Health Considerations

Pros:

- Pathways are more inviting for pedestrians, runners, and individuals with mobility devices or young children.
- Reduces potential stress or anxiety for vulnerable users who may feel uncomfortable sharing space with faster-moving bicycles or e-bikes.

Cons:

- Limits opportunities for active transportation, especially for residents who rely on bicycles or e-bikes for recreation or fitness.
- May reduce accessibility for older adults or those with physical limitations who use e-bikes as a mobility aid.

Safety Considerations

Pros:

- Lower likelihood of collisions or near misses between pedestrians and fastermoving vehicles.
- Easier for users to predict path behavior, reducing risk to children, seniors, and users with sensory or cognitive disabilities.

Cons:

- Cyclists and e-bike riders may be forced onto roadways, where traffic conditions pose a greater safety risk.
- Could contribute to dangerous behavior such as riding on sidewalks or unapproved areas due to lack of alternatives.

Enforcement and Regulation

Pros:

Memorandum



- Easier to monitor and enforce a full prohibition than manage regulations based on e-bike classifications or speed limits.
- Reduces staff burden and ambiguity for law enforcement and parks personnel.

Cons:

- Full prohibition may be difficult to enforce consistently without additional signage or staff presence.
- May increase conflicts if users are unaware of or disagree with restrictions, especially if neighboring communities allow such uses.

Regional Trail and Connectivity Considerations

Pros:

- Maintains a quieter, more pedestrian-focused environment that may align with certain local community preferences.
- Minimizes wear and maintenance costs associated with increased use by wheels or motors.

Cons:

- Inconsistent with many regional trail systems that allow bicycles and Class 1 or 2
 e-bikes, potentially creating confusion or discouraging use by out-of-town
 visitors.
- May limit the City's participation in regional mobility or eco-tourism efforts.

Grant Funding Considerations

Pros:

- May support eligibility for grants focused specifically on pedestrian-only environments or ADA-specific access projects.
- Demonstrates prioritization of pedestrian safety and accessibility in funding applications.

Cons:

- Some transportation and recreation grants prioritize or require shared-use paths; a ban on bicycles and e-bikes may limit access to these funds.
- Could be seen as contrary to goals in state or regional non-motorized transportation plans, potentially weakening competitive positioning for broader funding opportunities.

Options:

Staff is recommending that the City Commission chooses one of the following options:

- 1. Adopt the ordinance as updated.
- 2. Adopt an ordinance that does not allow bicycles at all.
- 3. Adopt an ordinance similar to Union Township to remain consistent with neighboring municipalities and reduce confusion on pathways that cross jurisdictions:
 - a. Section 7.0 Use of Sidewalks and Pathways. Sidewalks and pathways are primarily reserved for use by pedestrians and are not intended for use by motorized vehicles. Travel by bicycle or micro-mobility device shall also be allowed on Township sidewalks and pathways, provided that bicyclists and users of such devices shall yield to pedestrians at all times and that travel by any electric or power-assisted bicycle or micro-mobility device shall not exceed ten (10) miles per hour at any time.

Bicycle Ordinance

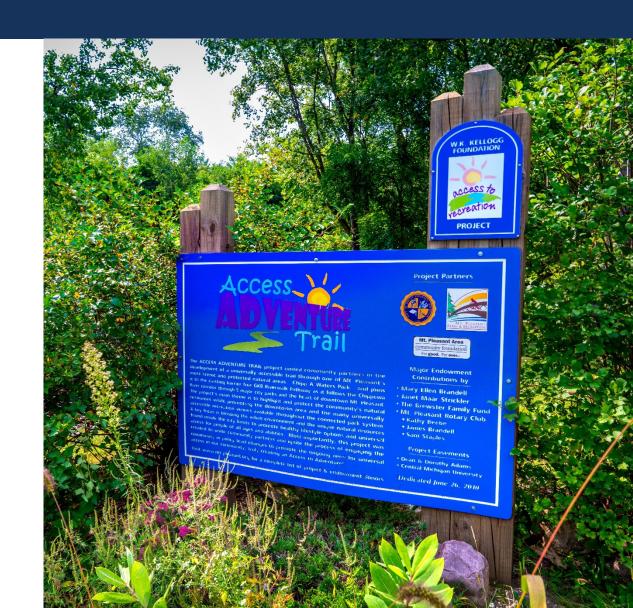
CHAPTER 72 OF THE CITY'S CODE OF ORDINANCES



Mt. Pleasant [meet here]

Our Trails

- The city's trail system is available to individuals of all abilities.
- There have been minimal complaints regarding trail use.



Next Steps?

How do we continue to keep our trails safe?

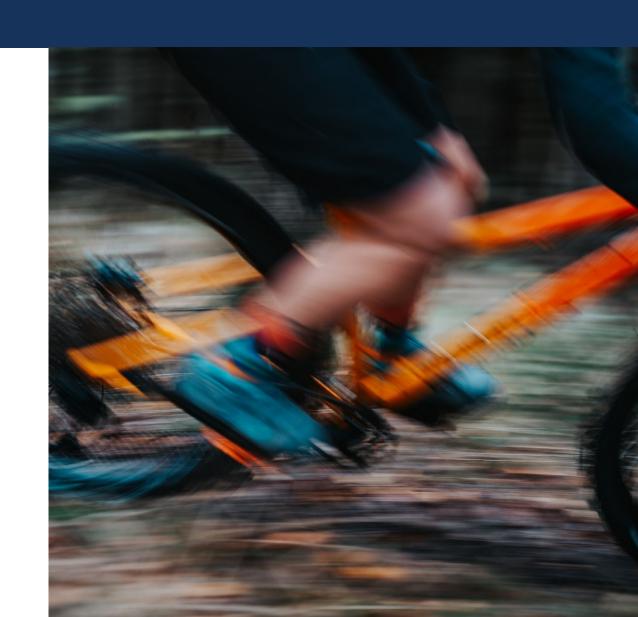
Here are 3 options.



Option #1

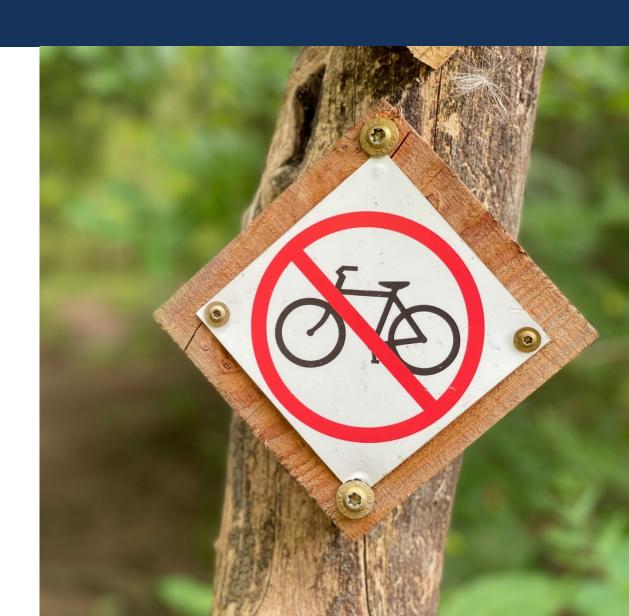
Adopt the ordinance as updated.

This would allow pedal bikes and non-throttle bikes.



Option #2

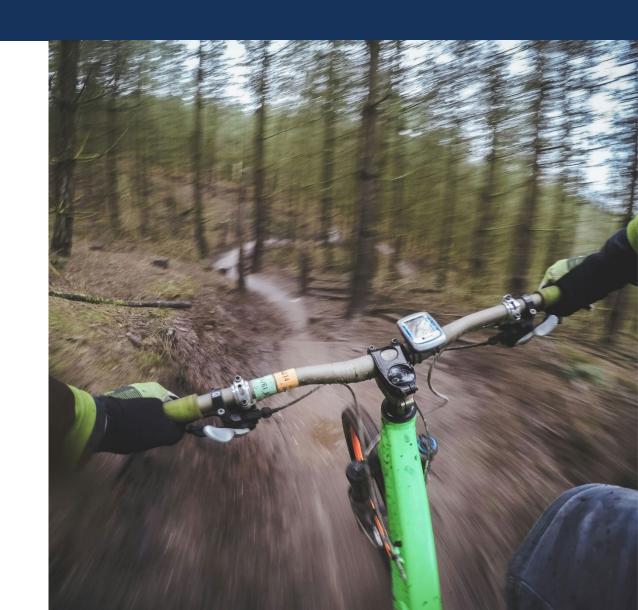
Adopt an ordinance that does not allow bikes of any type.



Option #3

Adopt an ordinance similar to Union Township.

- Consistency between neighboring communities.
- No enforcement confusion amongst trails.



Union Township - Ordinance

Section 7.0 Use of Sidewalks and Pathways

- Primarily used for pedestrian, bicycle and micro-mobility devices.
- Not intended for motorized vehicles.
- Bicyclists must:
 - Yield to pedestrians.
 - Electric or power-assisted bicycle or micro-mobility device shall not exceed 10 miles per hour.

Trail Safety & Etiquette

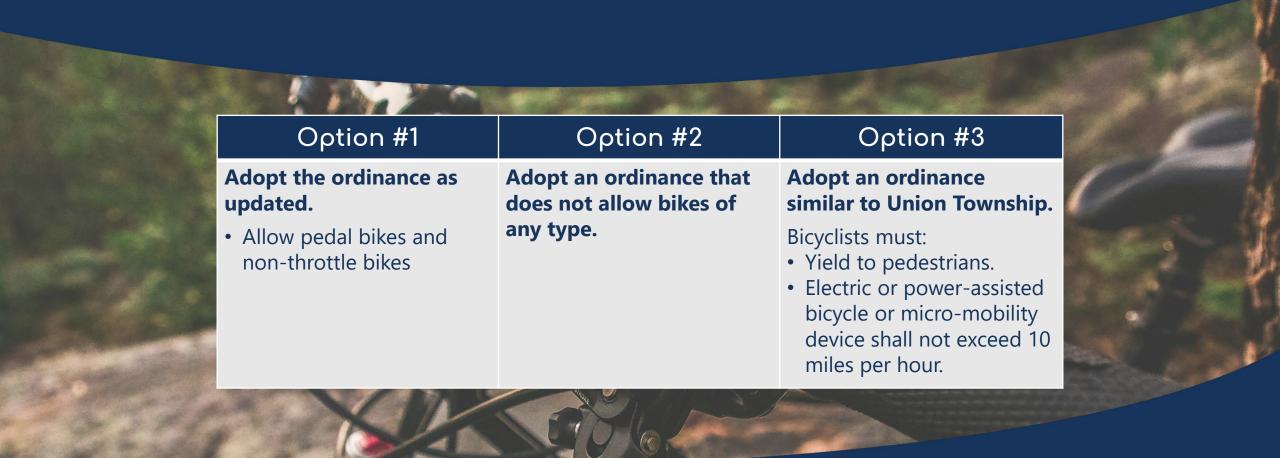
Continue to focus on trail safety and etiquette.

- Be considerate on the trails.
- Control your speed.
- Travel on the right; pass on the left.
- Announce yourself when passing.
 "On your left."

- Do not block the trail.
- Listen around you.
- Keep dogs on a leash.
- Call 911 for an emergency.



City Commission Option Preference



Mt. Pleasant meet here

CITY COMMISSION CITY OF MOUNT PLEASANT ISABELLA COUNTY, MICHIGAN

ORDINANCE NO. 25-

AN ORDINANCE TO AMEND TITLE VII: TRAFFIC CODE, CHAPTER 72 OF THE CITY'S CODE OF ORDINANCES ENTITLED "BICYCLES"

IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF MOUNT PLEASANT:

Section 1. Amendment of Title VII: Traffic Code, Chapter 72: Bicycles.

Chapter 72: Bicycles of the City Code of Ordinances is hereby amended in its entirety to read as follows:

"Chapter 72: Bicycles and Electronic Bicycles".

GENERAL PROVISIONS

§ 72.01 DEFINITIONS.

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

BICYCLE. Any device propelled by human power upon which any person may ride, having two or three wheels in a tandem or tricycle arrangement, all of which are over 14 inches in diameter.

ELECTRIC BICYCLE. Electric bicycle means a device upon which an individual may ride that satisfies all of the following:

- (A) The device is equipped with all of the following:
 - 1. A seat or saddle for use by the rider.
 - 2. Fully operable pedals for human propulsion.
 - 3. An electric motor of not greater than 750 watts.
- (B) The device falls within one of the following categories:
 - 1. Class 1 electric bicycle. As used in this subparagraph, "class 1 electric bicycle" means an electric bicycle that is equipped with an electric motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 20 miles per hour.

- 2. Class 2 electric bicycle. As used in this subparagraph, "class 2 electric bicycle" means an electric bicycle that is equipped with a motor that propels the electric bicycle to a speed of no more than 20 miles per hour, whether the rider is pedaling or not, and that disengages or ceases to function when the brakes are applied.
- 3. Class 3 electric bicycle. As used in this subparagraph, "class 3 electric bicycle" means an electric bicycle that is equipped with a motor that provides assistance only when the rider is pedaling and that disengages or ceases to function when the electric bicycle reaches a speed of 28 miles per hour.

§ 72.02 TRAFFIC LAWS APPLY TO PERSONS RIDING BICYCLES AND ELECTRIC BICYCLES.

Each person riding a bicycle or electric bicycle upon a roadway shall be granted all the rights and shall be subject to all the duties applicable to the driver of a vehicle by the laws of this state declaring rules of the road applicable to vehicles or by the traffic regulations of the city applicable to vehicles or by the traffic regulations of the city applicable to the driver of a vehicle, except as to special regulations in this chapter pertaining to bicycles and electric bicycles, and except as to those provisions of laws and regulations which, by their nature, can have no application.

§ 72.03 RESPONSIBILITY OF PARENTS AND GUARDIANS.

No parent of any child, nor guardian of any ward, shall authorize or knowingly permit any such child or ward to violate any of the provisions of this chapter.

OPERATING REGULATIONS

§ 72.15 OBEDIENCE TO TRAFFIC-CONTROL DEVICES.

- (A) Each person operating a bicycle or electric bicycle shall obey the instructions of official traffic-control signals, signs, and other control devices applicable to vehicles, unless otherwise directed by a police officer.
- (B) Whenever authorized signs are erected indicating that no right or left or "U" turn is permitted, no person operating a bicycle or electric bicycle shall disobey the direction of any sign, except where such person dismounts from the bicycle or electric bicycle to make any such turn, in which event such person shall then obey the regulations applicable to pedestrians.

§ 72.16 RIDING ON SEAT; NUMBER OF RIDERS.

- (A) No person propelling a bicycle or electric bicycle shall ride other than astride a permanent and regular seat attached thereto.
- (B) No bicycle or electric bicycle shall be used to carry more persons at one time than the number for which it is designed and equipped.

§ 72.17 RIDING ON ROADWAYS AND BICYCLE PATHS.

- (A) Each person operating a bicycle or electric bicycle upon a roadway shall ride as near to the right-hand side of the roadway as practicable, exercising due care when passing a standing vehicle or one proceeding in the same direction.
- (B) No person riding a bicycle or electric bicycle upon a street or highway shall ride more than two abreast, except on paths or parts of roadways set aside for the exclusive use of bicycles and electric bicycles.
- (C) Whenever a usable path for bicycles and electric bicycles has been provided adjacent to a street or highway, bicycle and electric bicycle riders shall use such path and shall not use the street or highway.
- (D) Only bicycles and class 1 electric bicycles are permitted to operate on linear paved trails located within the City, unless otherwise regulated. Class 2 and class 3 electric bicycles are prohibited.
- (E) Only bicycles are permitted to operate on nonmotorized, natural surface trails.
- (F) Bicycles and electric bicycles are permitted to operate on motorized, natural surface trails within the City.

§ 72.18 SPEED.

No person shall operate a bicycle or electric bicycle at a speed greater than is reasonable and prudent under the condition then existing or as otherwise detailed herein or by state law.

§ 72.19 EMERGING FROM ALLEY OR DRIVEWAY.

Individuals operating a bicycle or electric bicycle shall at all times operate said bicycle or electric bicycle with due care and caution. The operator of a bicycle or electric bicycle, emerging from an alley, driveway, or building, shall, upon approaching a sidewalk or the sidewalk area extending across any alleyway, yield the right-of-way to all pedestrians approaching on said sidewalk or sidewalk area and upon entering the roadway, shall yield the right-of-way to all vehicles approaching on said roadway.

§ 72.20 CLINGING TO VEHICLES.

No person operating a bicycle or electric bicycle shall attach the same or himself/herself to any vehicle upon a roadway.

§ 72.21 CARRYING ARTICLES.

No person operating a bicycle or electric bicycle shall carry any package, bundle, or article which prevents the rider from keeping both hands upon the handle bars.

§ 72.22 PARKING.

No person shall park a bicycle or electric bicycle upon a street other than upon the roadway against the curb or upon the sidewalk in a rack to support the bicycle or electric bicycle or against a building or at the curb, in such manner as to afford the least obstruction to pedestrian traffic.

§ 72.23 RIDING ON SIDEWALKS.

- (A) The Director of Public Safety or his/her designee is authorized to erect signs on any sidewalk, street, or roadway prohibiting the riding of bicycles or electric bicycles thereon by any person, and when such signs are in place, no person shall disobey the same.
- (B) Whenever any person is riding a bicycle or electric bicycles upon a sidewalk, such person shall yield the right-of-way to any pedestrian and shall give audible signal before overtaking and passing such pedestrian.

§ 72.24 LAMPS AND OTHER EQUIPMENT ON BICYCLES AND ELECTRIC BICYCLES.

- (A) Each bicycle and electric bicycle when in use at night-time shall be equipped with a lamp on the front which shall emit a white light visible from a distance of at least 500 feet to the front and with a red reflector on the rear of a type which shall be visible from all distances from 100 feet to 600 feet to the rear when directly in front of lawful lower beams of headlamps on a motor vehicle. A lamp emitting a red light visible from a distance of 500 feet to the rear may be used in addition to the red reflector.
- (B) No person shall operate a bicycle or electric bicycle unless it is equipped with a bell or other device capable of giving a signal audible for a distance of at least 100 feet except that a bicycle or electric bicycle shall not be equipped with nor shall any person use upon a bicycle or electric bicycle any siren or whistle.
- (C) Every bicycle and electric bicycle shall be equipped with a brake which will enable the operator to make the braked wheels skid on dry, level, clean pavement.

RENTALS

§ 72.35 RENTAL AGENCIES.

A bicycle or electric bicycle rental agency shall not rent or offer any bicycle or electric bicycle for rent unless such bicycle or electric bicycle is equipped with the lamps and other equipment required in this chapter.

§ 72.99 PENALTY.

Any person violating any of the provisions of this chapter shall be held responsible for a municipal civil infraction and prosecuted in accordance with the Municipal Civil Infractions Ordinance. The fine for violation of a municipal civil infraction under this chapter shall not exceed \$50. Any minor who violates any provision of this chapter

shall be dealt with by the juvenile division of the probate court or as prescribed by the laws of the state."

Section 2. Repealer. This Ordinance expressly repeals all City ordinances and parts of ordinances in conflict with this Ordinance.

Section 3. Severability. If any provision of this Ordinance is declared invalid for any reason, that declaration does not affect the validity of all other sections of this Ordinance.

Section 4. Effective Date. This Ordinance takes effect 30 days after its adoption.

