



CITY OF OWOSSO PLANNING COMMISSION
Regular Meeting
Monday, January 22, 2024 at 6:30 p.m.
AGENDA

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. APPROVAL OF AGENDA – January 22, 2024

E. APPROVAL OF MINUTES – November 27, 2023

F. ELECTION OF OFFICERS (DUE in July of 2024)

G. PUBLIC HEARINGS:

1. Rezoning Request 900 Ada Street
(Master Plan Implementation Goals: 1.24, 2.13, 5.15)

H. SITE PLAN REVIEWS:

1. 900 Ada Street
(Master Plan Implementation Goals: 1.24, 2.13, 5.15)

I. ITEMS OF BUSINESS:

1. Discussion and recommendation for amendments to the Medical and Recreational Marijuana Ordinances
(Master Plan Implementation Goals: 1.17)
2. Planning Commission Annual Report 2023
(Master Plan Implementation Goals: A.3)
3. Capital Improvement Plan (CIP) 2024 - 2030
Master Plan Implementation Goals: A.5, 3.6
4. Review and recommendation for adoption of an updated Zoning Ordinance
(Master Plan Implementation Goals: A.1, A.8, 4.9, 4.11, 4.13, 4.14, 4.15, 4.17, 5.6)

J. COMMISSIONER/CITIZEN COMMENTS:

K. ADJOURNMENT

Next regular meeting will be on Monday, February 26, 2024 at 6:30 p.m.

The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and recordings of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours' notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling the following: Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500. The City of Owosso website is: www.ci.owosso.mi.us

MINUTES
REGULAR MEETING OF THE OWOSSO PLANNING COMMISSION
Monday, November 27, 2023 – 6:30 P.M.

CALL TO ORDER: Chairman Wascher called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE: Recited

ROLL CALL: Tanya Buckelew

MEMBERS PRESENT: Secretary Fear, Vice-Chair Livingston, Commissioners Martin, Schlaack, Taylor, and Chairman Wascher

MEMBERS ABSENT: Commissioners Law, Owens and Robertson

OTHERS PRESENT: Tanya Buckelew, Planning & Building Director

APPROVAL OF AGENDA:

MOTION BY VICE-CHAIR LIVINGSTON, SUPPORTED BY COMMISSIONER MARTIN TO APPROVE THE AGENDA FOR November 27, 2023.

YEAS ALL. MOTION CARRIED.

APPROVAL OF MINUTES:

MOTION BY VICE-CHAIR LIVINGSTON SUPPORTED BY COMMISSIONER SCHLAACK TO APPROVE THE MINUTES FOR THE August 28, 2023 MEETING.

YEAS ALL. MOTION CARRIED.

PUBLIC HEARING:

1. DISCUSSION AND RECOMMENDATION FOR ADOPTION OF AN UPDATED ZONING MAP

Opened the Public Hearing at 6:33 p.m.

No public comments

Closed the Public Hearing at 6:33 p.m.

Changes discussed – change the map legend to be in order with the zoning ordinance (residential districts, business districts, office district, industrial districts, conservation/open space district, planned unit development).

Discussion about adding the abbreviation to each parcel. This will be discussed with the mapping specialist.

MOVED BY COMMISSIONER TAYLOR SUPPORTED BY SECRETARY FEAR TO RECOMMEND THE ADOPTION OF THE UPDATED ZONING MAP AND REFER TO THE OWOSSO CITY COUNCIL FOR REVIEW AND ADOPTION.

**YEAS: SECRETARY FEAR, VICE-CHAIR LIVINGSTON, COMMISSIONERS
MARTIN, SCHLAACK, TAYLOR AND CHAIRMAN WASCHER.**
NAYS: NONE
RCV: 6-0 MOTION CARRIED

ITEMS OF BUSINESS:

**1. DISCUSSION AND RECOMMENDATION FOR ADOPTION OF AN UPDATED
ZONING ORDINANCE**

- Multiple areas of the draft zoning ordinance were discussed for content and edits
- The pictures/figures/drawings were discussed as to what to keep and what to remove
- Revisions will be made based on the Planning Commission recommendations
- Add an index to the back of the ordinance
- No meeting in December as the final draft will not be ready and no applications were received by the deadline
- Final copy will be presented at the January meeting and if approved, will send to City Council for review and adoption

ADJOURNMENT:

**MOTION BY COMMISSIONER TAYLOR SUPPORTED BY COMMISSIONER MARTIN TO
ADJOURN AT 7:55 PM UNTIL THE NEXT MEETING ON JANUARY 22, 2024.**

YEAS ALL, MOTION CARRIED

Janae Fear, Secretary

APPLICATION FOR REZONING
CITY OF OWOSSO

301 W. Main Street, Owosso, Michigan 48867, MI 989-725-0535
building@ci.owosso.mi.us

Rez 2024-01
01/03/2024

TO THE OWOSSO CITY COUNCIL:

I, (we), the undersigned, do hereby respectfully make application and petition the City Council to amend the Zoning Ordinance and change the zoning map as hereinafter requested

1. PROPERTY TO BE REZONED:

Address: 900 Ada Street

Parcel ID #: 050-310-002-003-00

Legal Description: Lot 3 Block 2 Ingersoll's Add also part of Jennett St. 5'-10"

Frontage in feet: 71.00'

Depth in feet: 132.00'

2. PROPERTY OWNERSHIP:

Name: John G. Derose w/ Conditional Purchase Agreement by Dr. Paul Rangi

Address: Rangi: 1220 Jason Lee Drive, Owosso, MI 48867

Phone Number: 989-277-8219

E-mail: pprangi@gmail.com

3. ZONING REQUEST:

Current Zoning: R-1

Requested Zoning: OS-1

4. PROPOSED USE OF THE PROPERTY:

Office / Service / Live/Work on First Floor, Residential on Second Floor

Indicate why, in your opinion, the requested change is consistent with the ordinance in prompting and protecting the public health, safety, peace, morals, comfort, convenience and general welfare of the inhabitants of the city of Owosso: Rezoning will allow for consistent and sensitive development of subject property to match the adjacent OS-1 zoning to the south, permitting a stair-stepped easing from a taller Office/Service Use w/ a well adapted integration.

The above information has been submitted in support of the rezoning and is accurate and truthful to the best of our knowledge.

Signature of Applicant:


Pritpal S. Rangi

Date: 12/29/2023

1. Application fee is \$575.00 + \$10.00 per acre.

2. Escrow fee (Consultant fees for planning, zoning) is \$1,500

- A cash deposit of \$1,500.00 shall be placed with the City of Owosso
- The City will let the applicants know when additional funds are needed (typically when about 25% is remaining).
- Should there be funds remaining in the account after completion of the project, the balance will be returned

3. The applicant or his/her representative must be present at the Planning Commission and City Council public hearings for action to be taken on this request.

4. Application must be received by the end of the previous month before Planning Commission meeting. City Council will address the rezoning at the following Council Meeting after Planning Commission makes its recommendations for the rezoning.

2023 Meeting Date

2023 Submittal Deadline

2023 Meeting Date

2023 Submittal Deadline

January 23

December 29, 2022

July 24

June 30

February 27

February 1

August 28

August 3

March 27

March 1

September 25

September 1

April 24

March 31

October 23

September 29

May 22

April 28

November 27

November 1

June 26

June 1

December 11

November 17

FOR OFFICIAL USE ONLY

Case #	PREZ 2024-01	Planning Commission Hearing Date	01/28/2024
Receipt #		Action Taken	
Date Filed	01/03/2024	City Council Hearing Date	
Description Checked		Action Taken	

Dr. Paul Rangi, Prospective Investor

900 Ada St., Owosso, MI 48867-1606 December 28, 2023
 NE Corner of Ada St. & Jennett St. 71' x 132' 0.22 acre

Owosso Master Plan of August 1, 2023 classifies the parcel as:
 R-1 One Family Residential. It's adjacent to OS-1 to south.

CITY OF OWOSSO ZONING ORDINANCE - CHAPTER 38

<u>ITEM</u>	<u>REQUIRED</u>	<u>PROPOSED</u>	<u>EXISTING</u>	<u>CITATION</u>	<u>VARIANCE</u>
Zoning	OS-1 Office Service	OS-1	R-1	38-172	No: Rezoning
Principal Uses Permitted:	OS-1			38-173	

(4) 1, 2, and Multiple family residential units within an office building subject to following conditions:

- a. dwelling units not located below second floor. (2) dwelling units proposed on second floor.
- b. off-street parking for each unit. Most Restrictive Professional Office use for first floor calculated below.
- c. minimum rear yard setback of 30'. Setback 42' to overhanging second floor above proposed.
- d. open space shall be provided per 38-123(c). 20'-6" wide x 68' long space to north proposed.

<u>ITEM</u>	<u>REQUIRED</u>	<u>PROPOSED</u>	<u>CITATION</u>	<u>VARIANCE</u>
Lot Area (min.)	OS-1 none	none	38-351	No
Height (max.)	OS-1 35'	35'	38-351	No
Setbacks (min.)			38-351	No
Front	OS-1 15' or 15%: 19.8'	20'	38-351	
Side	OS-1 10'	10'-6" to wall	38-351	
Side abutting	note (l) 20'	20'-6" to wall	38-351	
Rear	OS-1 10' or 10% or 30'	42' to overhang rooms above	38-351	
Building Area (min.)	No Requirement	--	38-351	No
Lot Coverage (max.)	No Requirement	--	38-351	No
Parking Calculations	Residences (2) spaces per dwelling unit		38-380.12.a.1	No
Parking Calculations	(2) dwelling units x 2 units = (4) spaces proposed		38-380.12.a.1	No
Parking Calculations	Professional Offices 1 space per 100 usable s.f., (4) spaces minimum		38-380.12.d.4	No
Parking Calculations	Offices max 397 usable s.f. per unit / 100 = (4) spaces proposed each		38-380.12.d.4	No
Parking Calculations	(4) spaces for (2) dwelling + (8) spaces for (2) offices = (12) spaces		38-380.12.a, d	No
Parking Stall Width	Service Level B: 8'-6"		38-381	No
Parking Stall Length	Service Level B: 17'-5"		38-381	No
Parking Stripe Length	Service Level B: 16'-0"		38-381	No
Parking Entrance Service	25' min from single-family district. 20' proposed. House is 78' away.		38-381(6)	Yes?
Loading Zone	10 s.f. x 50' front foot building= 500 s.f. w/ 14' height clearance		38-382 / 38-351	No
Corner Clearance			38-388	No

No fence, wall, shrubbery, sign or other obstruction to vision above a height of thirty (30) inches from the curb or centerline of the street pavement shall be permitted within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between the right-of-way lines at a distance along each line of twenty-five (25) feet from their point of intersection.

City of Owosso
Public Hearing Notice

The City of Owosso Planning Commission will conduct the following public hearing at the regular meeting scheduled for Monday, January 22, 2024 for the following topic:

PUBLIC HEARING FOR REZONING:

- 1. Dr. Paul Rangi, 900 Ada Street:** The applicant is seeking to rezone the property from R-1 One Family Residential District to OS-1 Office Service District. The proposed use of the property is first floor medical office and second floor residential apartments.
The parcel number is 050-310-002-003-000.

The Planning Commission meeting will begin at 6:30 p.m. in the City of Owosso Council Chambers, 301 W. Main Street. Persons having any questions regarding these matters are urged to attend this meeting or contact the City Planning and Zoning office at (989)-725-0535.

The City of Owosso will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio tapes of printed materials being considered at the meeting, to individuals with disabilities at the meeting/hearing upon seventy-two (72) hours' notice to the City of Owosso. Individuals with disabilities requiring auxiliary aids or services should contact the City of Owosso by writing or calling Amy Kirkland, City Clerk, 301 W. Main St, Owosso, MI 48867 (989) 725-0500. Website address is www.ci.owosso.mi.us

The map displays a grid of streets and residential lots. The streets shown are Hanover St., Riverside Dr., Campbell Dr., Lennox St., Ada St., Shiawassee St., M-52, Jennett St., Pine St., Elizabeth St., W. King St., Lee St., and Third St. House numbers are labeled on many of the lots. A large red-shaded area is present in the center, and a scale bar at the bottom left indicates distances in feet (0, 100, 200, 300).



January 15, 2024

Planning Commission
City of Owosso
301 W. Main Street
Owosso, Michigan 48867

Subject: Rezoning Request
Location: 900 Ada Street, corner lot at intersection of Jennett.
Size of Site: 0.2 acres
Request: To rezone roughly .2 acres from R-1, Single-Family Residential to OS-1, Office.
Applicant: Pritpal Rangi

Dear Planning Commissioners:

At your request, we have reviewed the above application from Mr. Rangi to rezone .2 acres of the subject properties from R-1, Residential District to OS-1, Office District. The applicant would like Develop the vacant property into an office facility with second-floor residential which is a permitted use with special conditions. This proposed development is consistent with the City of Owosso Master Plan.

Our comments are based on a review of the information submitted by the applicant, a site visit, meetings with the applicant, discussions with the Planning Commission, and conformance to the City's Master Plan and Zoning Ordinance. In reaching a decision on the application, the Planning Commission should consider our comments along with those from other staff and consultants, relevant input from the public, additional information provided by the applicant, and your own findings based on ordinance standards as part of your deliberation and recommendation to City Council.

LOCATION AND DESCRIPTION

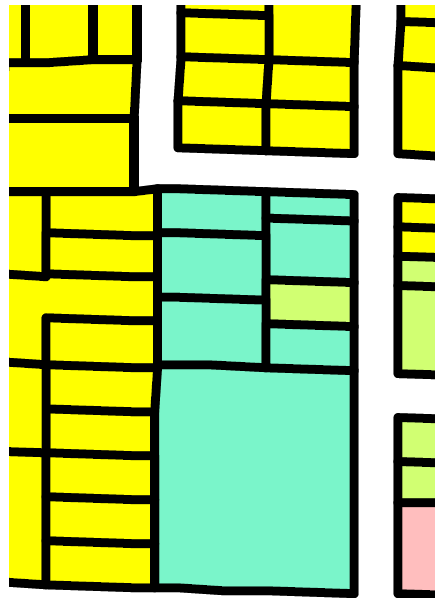
The subject parcel is located at the located at 900 Ada Street at the intersection of Jennett Street. The site is across the street from the new Memorial Hospital Center and is currently vacant

.

EXISTING LAND USE, ZONING AND FUTURE LAND USE

	Existing Land Use	Zoning	Master Plan
Subject Site	Vacant Lot	R-1, One Family Residential	Single Family Residential
North	Single Family	R-1	Single Family
South	Commercial	R-1	Office
East	Single Family	R-1	Residential
West	Commercial	R-1	Residential

***The map below is the existing zoning map for the City of Owosso**



DISCUSSION

In considering any petition for an amendment to the official zoning map, the planning commission and city council shall consider the following criteria in making its findings, recommendations and decision:

1. Consistency with the goals, policies, and future land use map of the City of Owosso Master Plan. If conditions upon which the master plan was developed (such as market factors, demographics, infrastructure, traffic and environmental issues) have changed significantly since the master plan was adopted, as determined by the city, the planning commission and council shall consider the consistency with recent development trends in the area.

Finding – While the current future land use map identifies this area as residential, it is important to highlight what is proposed in the city’s new master plan. The following text describes the intent for this area and the intent of Districts within the City.

DISTRICTS

Intent. Districts are parts of the city dedicated to a single type of activity, such as employment centers or educational campuses. Some districts encompass challenging sites and require more detailed study to inform future regulation. Districts are different from the corridors, centers and neighborhoods in that they generally do not involve a mixture of uses.

Description. There are several areas planned as Districts scattered throughout the city. These areas are generally along the edge of the edge of downtown and other commercial areas.

Appropriate Uses. The challenge for regulating any district is to ensure that they serve their intended purpose without compromising the quality of life in the surrounding areas. The City must assure that workers, products and visitors can reach their destinations easily and safely. The districts are sub-categorized into two sub-groups – campuses and industrial. The character of each is dependent upon their use and the impacts of both on their neighborhoods should be mitigated. Campuses are intended for educational and medical uses. Industrial districts are expected to continue to accommodate traditional industrial uses like warehouses, manufacturing, and logistics, but should be open to future transition into more campus-like business park settings with improved site and building design.

Building and Site Design. Districts are typically large areas with like uses. Emphasis should be on buffering between neighborhoods.

Compatible Zoning Districts. OS-1, I-1, I-2, PUD

It is our belief that this would not be in conflict with the overall goals of the Master Plan, nor impact the intent of the Zoning Ordinance.

2. Compatibility of the site's physical, geological, hydrological, and other environmental features with the host of uses permitted in the proposed zoning district.

Finding – This site would be compatible with the host of uses permitted under the OS-1 Zoning Classification.

3. Evidence the applicant cannot receive a reasonable return on investment through developing the property with at least one (1) use permitted under the current zoning.

Finding – To our knowledge, no evidence exists showing that the applicant could not receive a reasonable return on investment through developing the property as residential, however the proposed development directly reflects the intent of this area within the Master Plan.

4. The compatibility of all the potential uses allowed in the proposed zoning district with surrounding uses and zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, infrastructure and potential influence on property values.

Finding – It is our belief that land uses within the OS-1 district are more compatible with this site and its location to the other office district to the south than if the site were to be developed as just residential.

5. The capacity of the city's infrastructure and services sufficient to accommodate the uses permitted in the requested district without compromising the "health, safety, and welfare."

Finding – There should be no issues with existing infrastructure being able to accommodate and service this site.

6. The apparent demand for the types of uses permitted in the requested zoning district in relation to the amount of land currently zoned and available to accommodate the demand.

Finding – We find that there is high demand for new housing throughout the City of Owosso and surrounding areas and this proposed redevelopment includes a housing element.

7. The request has not previously been submitted within the past one (1) year, unless conditions have changed, or new information has been provided.

Finding – This application has not been previously before the City.

RECOMMENDATION

Based upon the above comments, **we recommend approval of the rezoning request for 900 Ada Street based on the following items;**

1. That the request is not in overwhelming conflict with the Master Plan or the Zoning Ordinance;
2. The site is compatible with uses in the proposed OS-1 Zoning District;
3. The applicant is not rezoning to increase the return on investment of the property;
4. That the Planning Commission understands that the proposed use may be more compatible with surrounding land uses;
5. Infrastructure to the site is appropriate for the proposed use; and
6. The request has not been previously submitted to the City for consideration.

We look forward to discussing this with you at your November Planning Commission meeting. If you have any further questions, please contact us at 810-734-0000.

Sincerely,

CIB Planning



Justin Sprague
Vice President


SITE PLAN REVIEW APPLICATION AND CHECKLIST

CITY OF OWOSSO
301 W MAIN STREET OWOSSO, MI 48867
989-725-0535
building@ci.owosso.mi.us

P2024-001
01/02/2024

- Site plan required for all commercial, industrial and multi-family residential
- Application must be filed at least 25 days prior to a scheduled Planning Commission meeting for staff review and proper notices (see page 4 for submittal deadlines).
- This application is submitted with one (1) copy of the complete site plan and appropriate fees.
- Applicant shall also submit a digital version of the site plan.

Approval of the site plan is hereby requested for the following parcel of land in the City of Owosso.		
Property Details:		
Name of Proposed Development: Jennett Building		
Property Street Address: 900 Ada Street, Owosso, MI 48867		
Legal Description of Property: Lot 3 Block 2 Ingersoll's Add also part of Jennett St. 5'-10		
Site Area (in acres): 0.215	Parcel ID #:050-310-002-003-00	Zoning: R-1. Proposed OS-1
Ownership: John Derosé listed; Active & Pending Purchase Agreement pending		
Name: Dr. Paul Rangi		
Address: 1200 Jason Lee Drive, Owosso, MI 48867		
Telephone No: (989) 277-8219	Email: pprangi@gmail.com	
Applicant:		
Applicant (If different from owner above):		
Address:		
Telephone No:	Email address:	
Interest in Property (potential buyer/lease holder/potential lessee/other):		
Architect/Surveyor/Engineer preparing site plan:		
Name: Jed Dingens		
Address: 1210 W. Oliver Street, Owosso, MI 48867		
Telephone No: 989-277-5919	Email: jed@dingensarchitects.com	
Construction Proposed:		
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Multi-family	<input checked="" type="checkbox"/> Number of units (2) + (2)
<input checked="" type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	
Current use Open R-1 lot by hospital	Proposed use Office / Service / Residential	
Existing building(s) square footage 0 s.f.	Proposed building(s) square footage 3000 s.f. tot.	

APPLICATION FEES:	
• Apartment/townhouse	• \$575.00 + \$5.00/unit
• Commercial/Industrial	• \$525.00 + \$50.00/acre
• Institutional (Schools, Public Services, Hospitals)	• \$500.00 + \$40.00/acre
• Mobile home park	• \$600.00 + \$5.00/unit
• Planned Unit Development/Mixed use development	• \$575.00 + \$50.00/acre
• Preliminary site plan review	• 75% of site plan review fee
• Single family site condo (prelim or final)	• \$700.00 + \$5.00/lot
• Site plan revision/review	• 75% of site plan review fee + any needed consulting fees determined by administration
• Site plan requiring review by city engineer	• all costs by owner/applicant via escrow
• Special meetings with planner/engineer	• all costs by owner/applicant via escrow
• Escrow Fee (Consultant fees for planning, zoning)	• \$1,500
❖ A cash deposit of \$1,500 shall be placed with the City of Owosso	
❖ The City will let the applicants know when additional funds are needed (typically when about 25% is remaining)	
❖ Should there be funds remaining in the account after completion of the project, the balance will be returned	
1. The attached checklist has been completed to certify the data contained on the site plan. If the required data has not been provided, the appropriate box has been checked with a statement of explanation on why the data has not been provided.	
2. I understand that if my site plan is deemed incomplete, it may be returned by the City for revisions without being forwarded to the Planning Commission for consideration, until the requirements have been adequately met.	
3. By signing this application, the applicant hereby grants full authority to the City of Owosso, its agents, employees, representatives, and/or appointees to enter upon the undersigned lands/parcels for the purposes of inspection and examination.	
 Signature of Applicant	11/3/2024 Date
 Signature of Deed/Title Holder	 Date

SITE PLAN REVIEW CHECKLIST:

Check the appropriate box. If item is marked as 'not provided', attach detailed explanation.		
	Provided	Not Provided
1. Site Plan <ul style="list-style-type: none"> ❖ Location Map ❖ Scale of not less than one (1) inch equals fifty (50) feet if subject property is less than three (3) acres and one (1) inch equals one hundred (100) feet if three (3) acres or more ❖ North point ❖ Scale and area of the site in acres and square feet ❖ Dates (including revision dates) 	x	
2. Property lines <ul style="list-style-type: none"> ❖ Dimensions of all lots, showing the relationship of the subject property to the abutting properties. ❖ Boundary of the property line outlined in solid line ❖ Required setbacks from property line and adjacent parcels 	x	
3. Zoning designation and uses <ul style="list-style-type: none"> ❖ Of subject property ❖ Of adjacent properties 	x	
4. Names and addresses <ul style="list-style-type: none"> ❖ Of the architect, planner, designer, engineer, or person responsible for the preparation of the site plan (including signature and seal) 	x	
5. Structures <ul style="list-style-type: none"> ❖ Location and layout of existing and proposed ❖ All existing structures within one hundred (100) feet to the subject property 	x	
6. Drives and parking areas	x	

<ul style="list-style-type: none"> ❖ Layout of existing/proposed parking lot, with space and aisle dimensions ❖ Parking calculations per ordinance ❖ Surface material 	x	
7. Dumpsters <ul style="list-style-type: none"> ❖ Location ❖ Details of enclosure ❖ Trash removal plan 	x	
8. Elevations <ul style="list-style-type: none"> ❖ Architectural elevations of building (all facades) ❖ Identifying height, materials used and colors ❖ Parking lot areas ❖ Drives 	x	
9. Flood hazard area <ul style="list-style-type: none"> ❖ Elevation of the site in relation to the identified flood hazard area ❖ All proposed construction, reconstruction or demolition shall be in compliance with local, state and federal ordinance, laws or regulations 	x	
10. Floor plans <ul style="list-style-type: none"> ❖ Existing and proposed 	x	
11. Landscaping <ul style="list-style-type: none"> ❖ Existing walls, fences and screening – location and height ❖ Proposed walls, fences and screening – location and height ❖ Landscape plan indicating existing/proposed trees and plantings along frontage and on the site ❖ Notation of landscape maintenance agreement ❖ Notation of method of irrigation 	x	
12. Lighting <ul style="list-style-type: none"> ❖ Plan indicating existing/proposed light poles/fixtures on site, along site's frontage and any wall mounted lights 	x	
13. Mechanical Units <ul style="list-style-type: none"> ❖ Roof mounted equipment and screening ❖ Ground equipment and screening 	x	
14. Residential multi-family development <ul style="list-style-type: none"> ❖ Schedule indicating number of dwelling units, number of bedrooms, gross and usable floor area, parking provided, total area of paved and unpaved surfaces 	x	
15. Rights-of-ways <ul style="list-style-type: none"> ❖ Location and width of existing easements, alleys and drives ❖ Location and width of all public sidewalks along the front street right-of-way and on the site, with details 	x	
16. Signs <ul style="list-style-type: none"> ❖ Location/type of existing ❖ Location/type of proposed 	x	
17. Soil erosion and sedimentation control <ul style="list-style-type: none"> ❖ Permit from the local enforcing agency - Shiawassee County - on soil erosion and sedimentation control - IF the earth change activity involves more than one (1) acre or is within five hundred (500) feet of a lake or stream) ❖ Soil erosion and sedimentation control measures during construction 		x pending survey
18. Utilities <ul style="list-style-type: none"> ❖ Location and layout of existing and proposed ❖ Including but not limited to gas, water, sanitary sewer, electricity, telephone 		x pending survey
19. Water <ul style="list-style-type: none"> ❖ Direction of surface water drainage ❖ Grading plan ❖ Plans for storm water retention/detention on site 		x pending survey

Additional data deemed necessary to enable to completion of an adequate review might be required by the Planning Commission, City, and/or its Consultants.

January 16, 2024

Planning Commission
City of Owosso
301 W. Main Street
Owosso, Michigan 48867

Subject: **900 Ada Street Site Plan Review.** Approximately .2 acres, located on the corner of Ada and Jennett Street . Zoned R-1, Residential District, proposed to be rezoned to OS-1, Office.

Attention: Tanya Buckelew, Planning and Building Director

Dear Planning Commissioners:

At your request, we have completed our review of the above site plan to build a new, roughly 3,700 square foot office/residential mixed-use building at the corner of Ada and Jennett Streets. The applicant is proposing professional office on the first floor and two residential dwelling units on the second level. The applicant will also add new parking behind the building and a few other site improvements including some landscaping. The property is currently zoned R-1, Residential and the applicant is proposing to rezone the property to OS-1, Office where the proposed building an mix of uses is permitted subject to special conditions. A separate rezoning analysis has been prepared for your review and the rezoning must be approved in order for this use to proceed.

The opinions in this report are based on a review of the site plan submitted by the applicant and conformance to ordinance standards. Please note that the applicant and their design professionals shall be responsible for the accuracy and validity of information presented with the application. In reaching a decision on the application, the Planning Commission should consider our comments along with those from other staff and consultants, additional information provided by the applicant, and your own findings based on ordinance standards as part of your deliberation.

REVIEW COMMENTS

Section 36-390 of the City of Owosso Zoning Ordinance lists the submittal requirements for site plan review. Based on our review of the proposal, discussions with staff, meetings with the applicant and a visit to the site, we offer the following comments for your consideration:

- 1. Information items.** The site plan meets the informational requirements of the ordinance.
- 2. Proposed Uses.** The site plan indicates that the first floor will be a professional office but also shows a live/work space in a separate suite with a full kitchen, bathroom, bedroom and private entrance. **Per the special conditions of approval, no dwelling can be on the first floor.**
- 3. Area and Bulk.** The proposed site was reviewed in accordance with *Article 16, Schedule of*

Regulations, as described in the following table.

	Required	Provided	Comments
900 Ada (R-1 Zoning) (OS-1 proposed)			
Front Yard Building Setback	15	20 ft	In compliance
Side Yard Building Setback Side abutting	10 20	10.6 ft and 20.6 ft	In compliance
Rear Yard Building Setback	30 ft.	42 ft.	In compliance
Maximum Building Height	35 ft.	35 ft	In compliance

4. Building Design & Materials. The ordinance states that durable building materials which provide an attractive, quality appearance must be utilized. **The proposed building materials have not been submitted demonstrating that they are consistent with the City of Owosso Zoning Ordinance, specifically Section 38-397, Commercial Design Requirements.**

5. Building Height. The proposed building complies with the maximum building height.

6. Mechanical Units. The Zoning Ordinance requires that all exterior mechanical equipment be screened. **The applicant appears to show 4 A/C units on each corner of the building. These will require further screening than just the proposed shrubs.**

7. Dumpster. The proposed dumpster meets ordinance requirements.

8. Site Lighting. Proposed lighting is in compliance with the Zoning Ordinance.

9. Parking Lot Requirements. This requirement has been met.

10. Landscaping. The landscaping plan is in compliance with the ordinance however, **if additional landscaping needed to screen exterior mechanical equipment, that must be shown on the plan for final approval.**

11. Screening Wall. **The site plan shows a proposed 4'6" screening wall as required by the ordinance but wall material details have not been provided. This information should be provided for Planning Commission approval.**

12. Other Approvals. The proposed site plan must be reviewed and approved by the appropriate city departments, consultants, and agencies.

RECOMMENDATION

Based upon the above comments, **we recommend approval of the 900 Ada Site Plan, conditioned upon the following:**

1. Submission of a revised site plan that satisfactorily addresses the items in this letter, for administrative review and approval;
2. That the proposed rezoning from R-1 to OS-1 is approved;
3. That there will be no residential dwelling units on the first floor;
4. That building materials are provided to determine compliance with Section 38-397 of the ordinance;
5. That the applicant show on the plan the location and method of screening for any and all proposed exterior mechanical equipment associated with the site development and operation,
6. That the landscaping plan be revised if additional landscaping will be utilized as a method of screening any proposed mechanical equipment;
7. That proposed screening wall materials are provided and approved by the Planning Commission; and
8. Review and approval by the appropriate city departments, consultants, and agencies prior to issuance of a building permit.

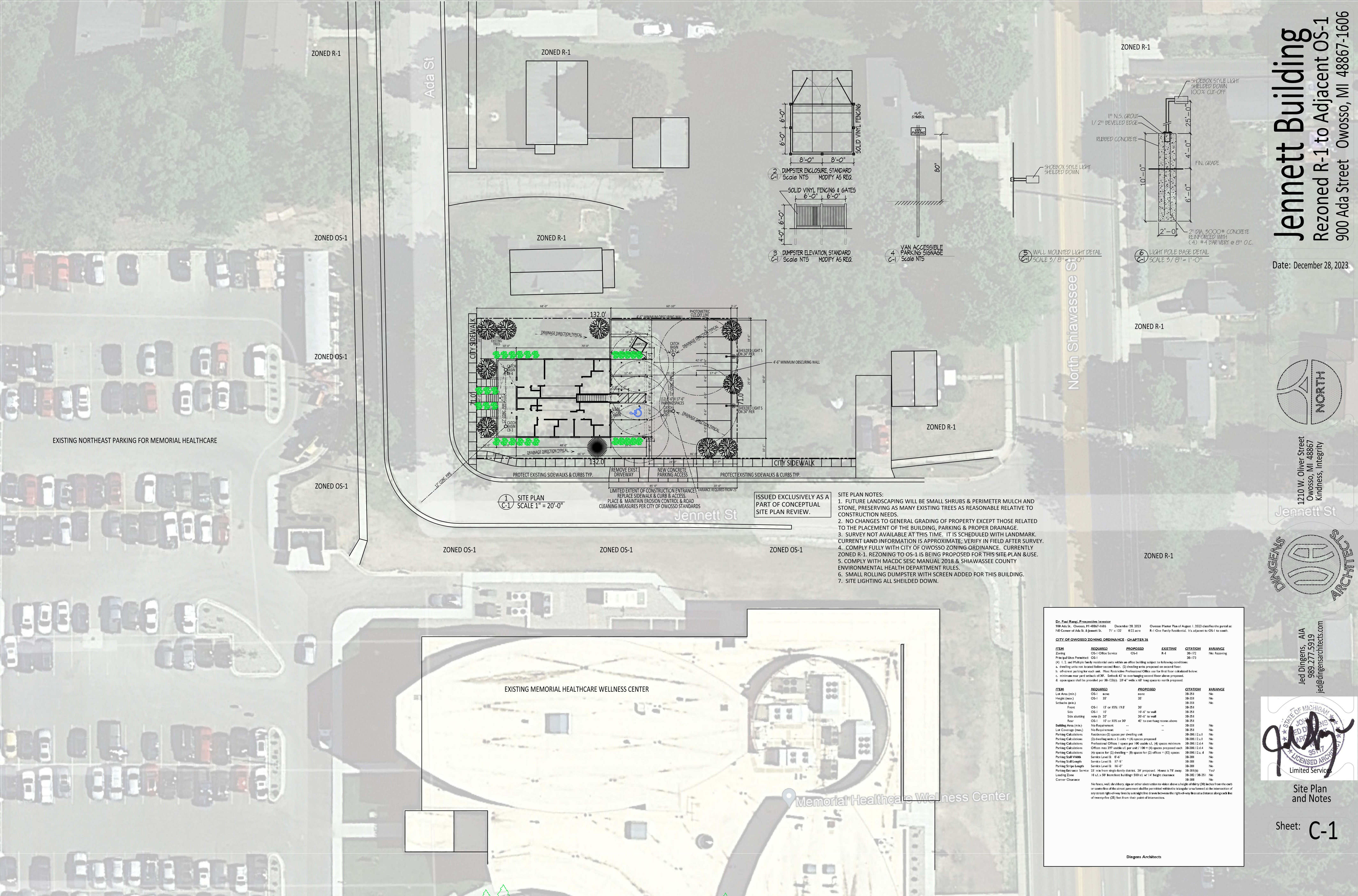
If you have any further questions, please contact us at 810-734-0000.

Sincerely,

CIB Planning

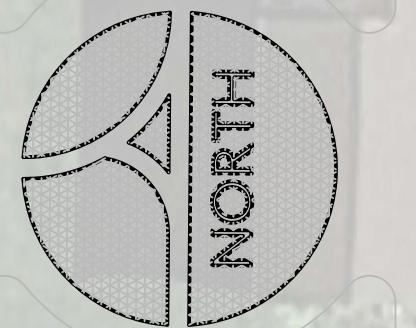


Justin Sprague
Vice President

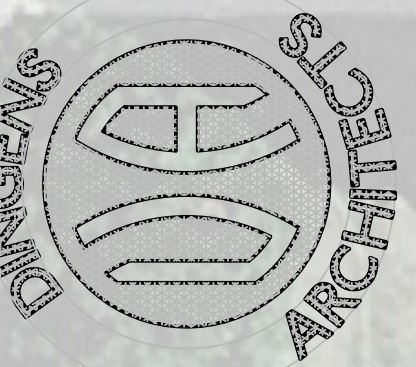


Jennett Building
Rezoned R-1 to Adjacent OS-1
900 Ada Street Owosso, MI 48867-1606

Date: December 28, 2023



1210 W. Oliver Street
Owosso, MI 48867
Kindness, Integrity
Jennett St



Jed Dingers, AIA
989.277.5919
jed@dingersarchitects.com



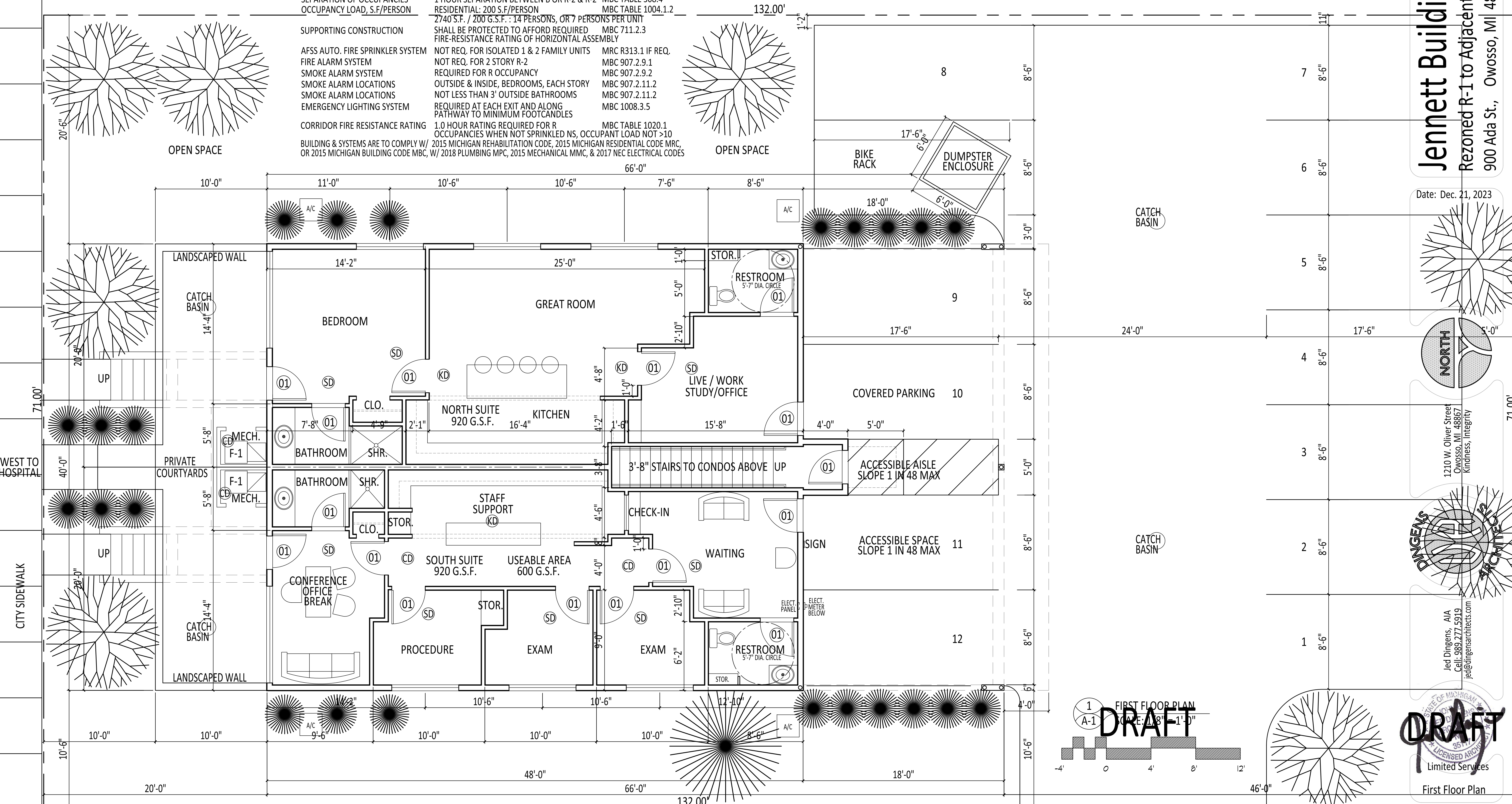
Site Plan
and Notes

Sheet: C-1

Dr. Paul Rempel, Prospective Investor 900 Ada St., Owosso, MI 48867-1606 NE Corner of Ada St. & Jennett St.			December 28, 2023	Owosso Master Plan of August 1, 2023 classifies the parcel as R-1 One Family Residential. It's adjacent to OS-1 to south.	71' x 122' 0.02 acre
CITY OF OWOSSO ZONING ORDINANCE - CHAPTER 38					
ITEM	REQUIRED	PROPOSED	EXISTING	CITATION	VARIANCE
Zoning	OS-1 Office Service	OS-1	R-1	38-172	Not Reasoning
Principal Uses Permitted:	OS-1	OS-1	R-1	38-172	38-173
(d) 1, 2, and Multiple family residential units within an office building subject to following conditions: a. dwelling units not located below second floor. b. minimum parking for each unit. - Hour Restrictive Professional Office use for first floor calculated below c. minimum rear yard setback of 30'. Setback 42' to overhang second floor above proposed. d. open space shall be provided per 38-123(b). 25' x 60' wide x 60' long open to north proposed.					
ITEM	REQUIRED	PROPOSED	EXISTING	CITATION	VARIANCE
Lot Area (min)	OS-1 none	none	38-351	38-351	No
Height (max)	OS-1 35'	35'	38-351	38-351	No
Setbacks (min)	Front OS-1 15' or 15% 19.8'	30'	38-351	38-351	No
Side	OS-1 10'	10'-0" to wall	38-351	38-351	No
Side-Setback	OS-1 10'	20'-0" to wall	38-351	38-351	No
Rear	OS-1 10' or 10% or 30'	42' to overhang room above	38-351	38-351	No
Setback Area (sq ft)	No Requirement	...	38-351	38-351	No
Lot Coverage (max)	No Requirement	...	38-351	38-351	No
Parking Calculations	Residences (2) spaces per dwelling unit	38-386 12.4 d	38-386 12.4 d	38-386 12.4 d	No
Parking Calculations	(2) dwelling units = 2 units = (4) spaces proposed	38-386 12.4 d	38-386 12.4 d	38-386 12.4 d	No
Parking Calculations	Professional Offices 1 space per 100 usable sq ft. (4) spaces minimum	38-386 12.4 d	38-386 12.4 d	38-386 12.4 d	No
Parking Calculations	Office max 397 usable sq ft per unit. 100 = (4) spaces proposed each	38-386 12.4 d	38-386 12.4 d	38-386 12.4 d	No
Parking Calculations	(4) spaces for (2) dwelling = (8) spaces for (2) offices = (12) spaces	38-386 12.4 d	38-386 12.4 d	38-386 12.4 d	No
Parking Stall Width	Service Level B: 8'-6"	38-381	38-381	38-381	No
Parking Stall Length	Service Level B: 17'-0"	38-381	38-381	38-381	No
Parking Stripe Length	Service Level B: 16'-0"	38-381	38-381	38-381	No
Parking Barrier Service	15' min from single-family district. 30' proposed. House is 78' away	38-381(b)	38-381(b)	38-381(b)	Yes
Limiting Zone	18' x 1' x 50' from first building 100' x 1' x 1' height clearance	38-382	38-381	38-382	No
Corner Clearance		38-388		38-388	No
No fence, wall, or other obstruction to view above a height of 50' from the curb or centerline of the street or pavement shall be permitted within the triangular area formed at the intersection of any street right-of-way lines by a straight line drawn between the right-of-way lines at a distance along each lot of twenty-five (25) feet from their points of intersection.					
Dingers Architects					

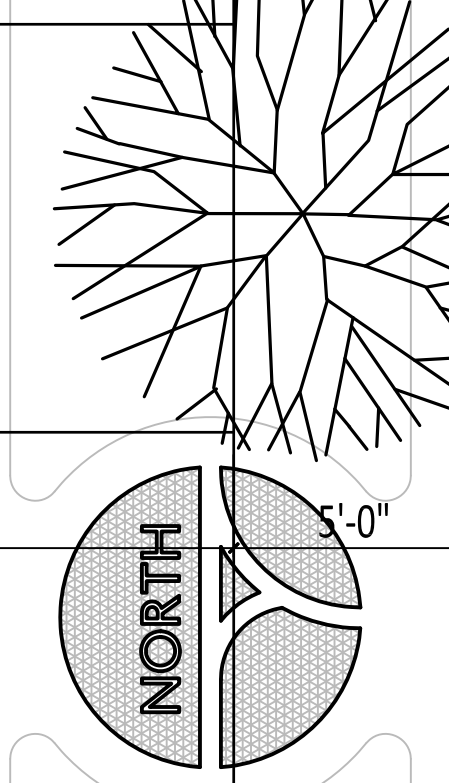
2015 MICHIGAN BUILDING CODES	INTERPRETATION	CITATION
USE GROUPS: MIXED, SEPARATED	1ST FLR: B OR R-2, 2ND FLR: R-2 APARTMENTS	MBC 310.4
CONSTRUCTION TYPE:	TYPE III-B (3-B)	MBC 602.5, TABLE 601
BASE AREA ALLOWED, UNADJUSTED	7,000 S.F. (FOR 3-B)	MBC 506.2.4, TABLE 506.2
AREA MODIFICATIONS	FRONTAGE INCREASES NOT REQUIRED	MBC 506.2.4
BASE AREA ALLOWED, ADJUSTED	7,000 S.F.	MBC 506.2.4, TABLE 506.2
BASE AREA PROPOSED	2,740 S.F. < 7,000 OK	CALCULATION
SEPARATION OF OCCUPANCIES	1 HOUR SEPARATION BETWEEN B OR R-2 & R-2	MBC TABLE 508.4
OCCUPANCY LOAD, S.F./PERSON	RESIDENTIAL: 200 S.F./PERSON	MBC TABLE 1004.1.2
	2740 S.F. / 200 G.S.F. : 14 PERSONS, OR 7 PERSONS PER UNIT	

SUPPORTING CONSTRUCTION	SHALL BE PROTECTED TO AFFORD REQUIRED FIRE-RESISTANCE RATING OF HORIZONTAL ASSEMBLY	MBC 711.2.3
AFSS AUTO. FIRE SPRINKLER SYSTEM	NOT REQ. FOR ISOLATED 1 & 2 FAMILY UNITS	MRC R313.1 IF REQ.
FIRE ALARM SYSTEM	NOT REQ. FOR 2 STORY R-2	MBC 907.2.9.1
SMOKE ALARM SYSTEM	REQUIRED FOR R OCCUPANCY	MBC 907.2.9.2
SMOKE ALARM LOCATIONS	OUTSIDE & INSIDE, BEDROOMS, EACH STORY	MBC 907.2.11.2
SMOKE ALARM LOCATIONS	NOT LESS THAN 3' OUTSIDE BATHROOMS	MBC 907.2.11.2
EMERGENCY LIGHTING SYSTEM	REQUIRED AT EACH EXIT AND ALONG PATHWAY TO MINIMUM FOOTCANDLES	MBC 1008.3.5
CORRIDOR FIRE RESISTANCE RATING	1.0 HOUR RATING REQUIRED FOR R OCCUPANCIES WHEN NOT SPRINKLED NS, OCCUPANT LOAD NOT >10	MBC TABLE 1020.1
BUILDING & SYSTEMS ARE TO COMPLY W/	2015 MICHIGAN REHABILITATION CODE, 2015 MICHIGAN RESIDENTIAL CODE MRC, OR 2015 MICHIGAN BUILDING CODE MBC, W/ 2018 PLUMBING MPC, 2015 MECHANICAL MMC, & 2017 NEC ELECTRICAL CODES	



Jennett Building
Rezoned R-1 to Adjacent OS-1
900 Ada St., Owosso, MI 48867-1606

Date: Dec. 21, 2023



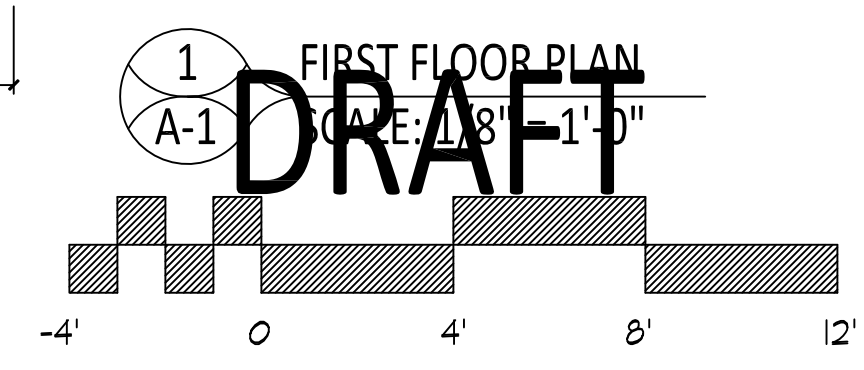
1210 W. Oliver Street
Owosso, MI 48867
Kindness, Integrity



Jed Dingens, AIA
Cell: 989.277.5919
jed@dingensarchitects.com



First Floor Plan

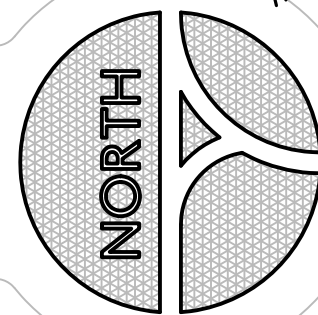
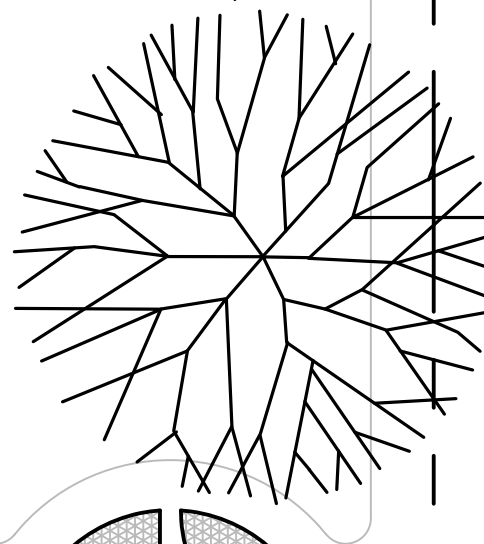


- SD SMOKE DETECTOR - INTERCONNECTED - HARD WIRED - BATT. BACK-UP
- CD COMBO SMOKE/CM DETECTOR - INTERCONNECTED - HARD WIRED - BATT. BACK-UP
- KD KITCHEN COMBO SMOKE/CM DETECTOR - INTERCONNECTED - HARD WIRED - BATT. BACK-UP - EQ. TO KIDDE P3010K-CO 10 YEAR

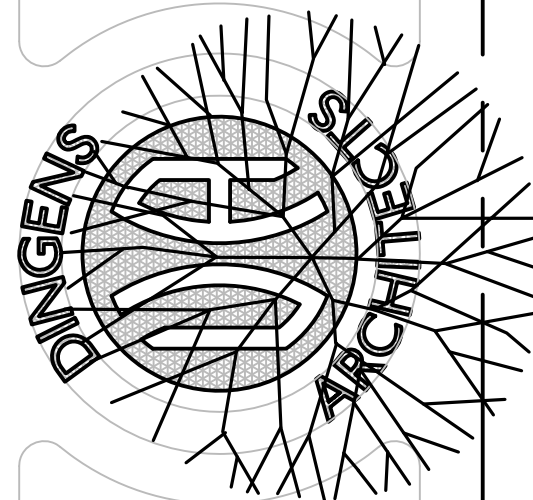
These drawings are provided as part of a Limited Design Service, and are not intended to be complete construction drawings. Additional information regarding materials and methods are to be determined by the Contractor, Sub-contractors and/or Owner.

Jennett Building
Rezoned R-1 to Adjacent OS-1
900 Ada St., Owosso, MI 48867-1606

Date: Dec. 21, 2023



1210 W. Oliver Street
Owosso, MI 48867
Kindness, Integrity



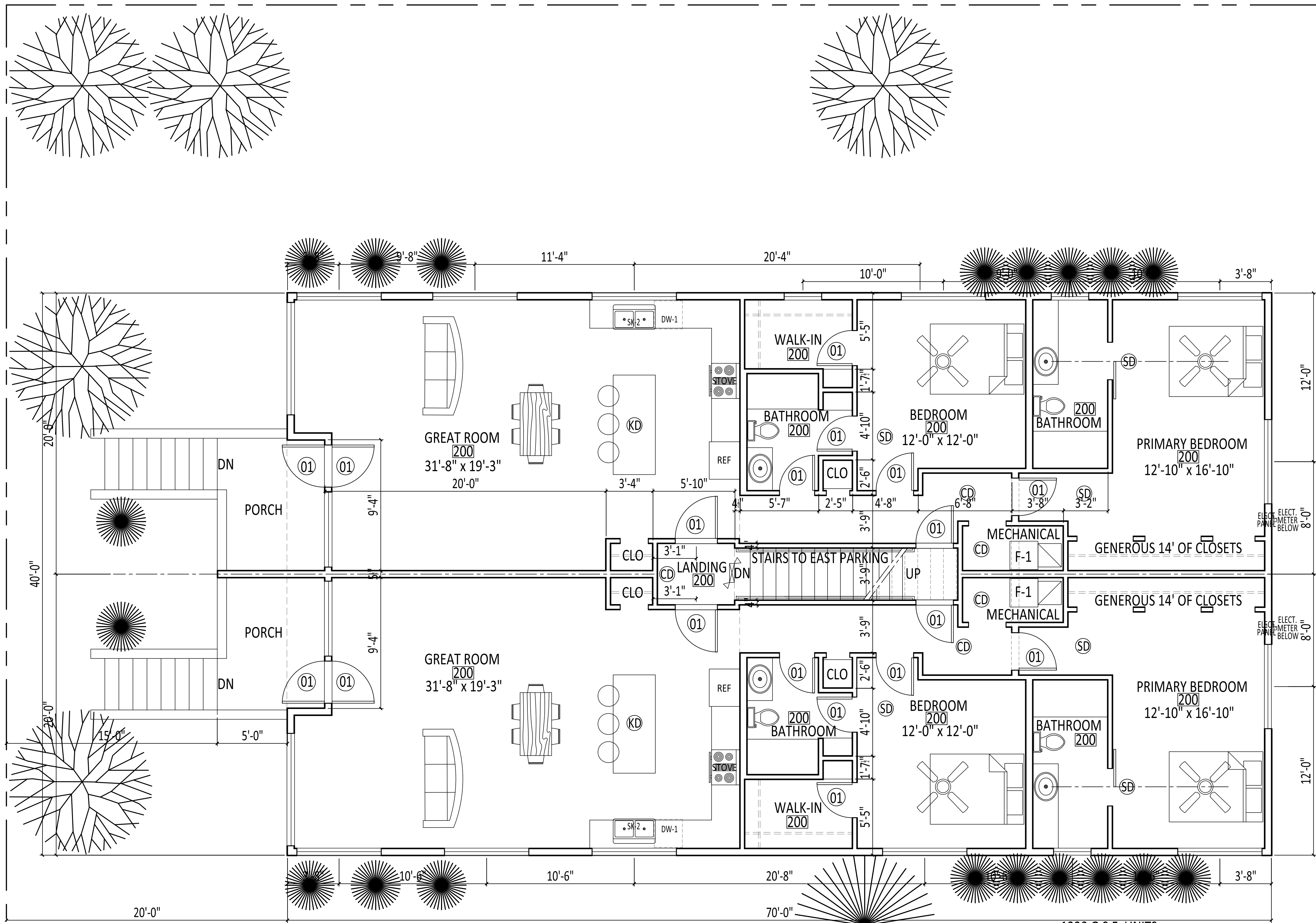
Jed Dingens, AIA
Cell: 989.277.5919
jed@dingensarchitects.com



Limited Services

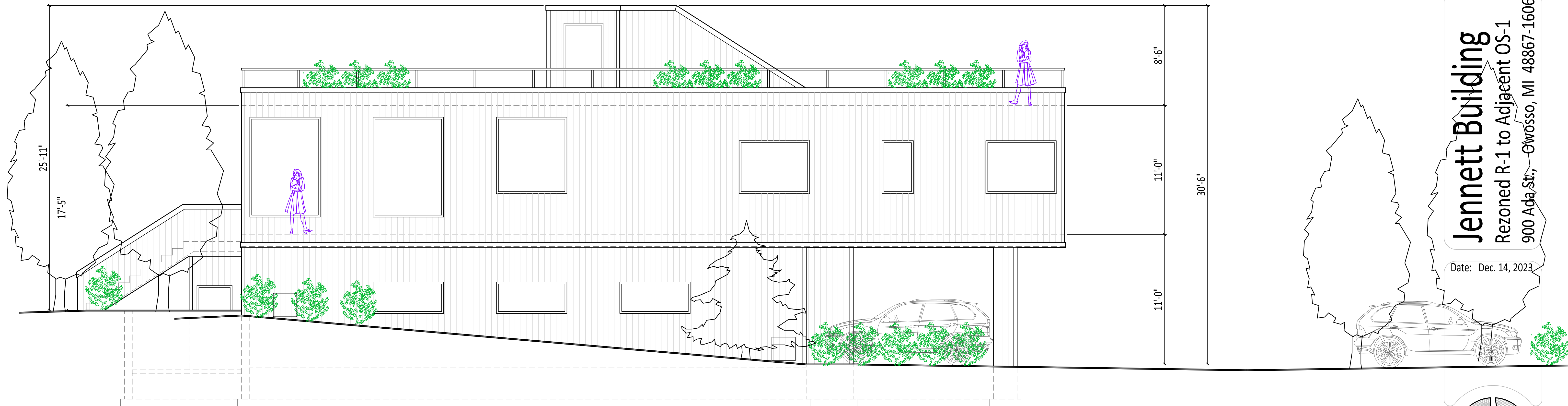
Second Floor Plan

Sheet: **A-2**

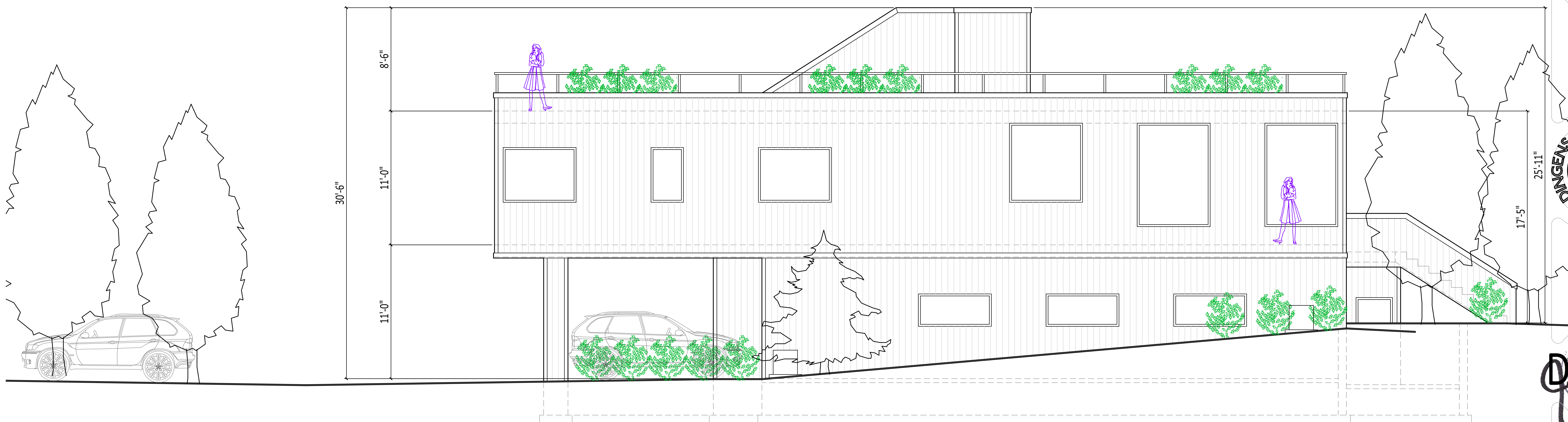


- SD SMOKE DETECTOR - INTERCONNECTED - HARD WIRED - BATT. BACK-UP
- CD COMBO SMOKE/CM DETECTOR - INTERCONNECTED - HARD WIRED - BATT. BACK-UP
- KD KITCHEN COMBO SMOKE/CM DETECTOR - INTERCONNECTED - HARD WIRED - BATT. BACK-UP - EQ. TO KIDDE P1010K-CO 10 YEAR

1330 G.S.F. UNITS
DRAFT
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
A-3 SCALE: 1/8" = 1'-0"



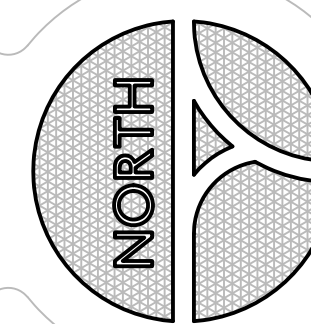
2 NORTH ELEVATION
A-3 SCALE: 1/8" = 1'-0"

Jennett Building

Rezoned R-1 to Adjacent OS-1

900 Ada St., Owosso, MI 48867-1606

Date: Dec. 14, 2023



1210 W. Oliver Street
Owosso, MI 48867
Kindness, Integrity



Jed Dingers, AIA
Cell: 989.277.5919
jed@dingensarchitects.com



Limited Services
South & North
Exterior Elevations

Sheet: **A-3**



2023 PLANNING COMMISSION ANNUAL REPORT

Planning Commission Membership		
Member	Title	Term Expires
William Wascher	Chair	06/30/2024
Francis Livingston	Vice Chair	06/30/2024
Janae Fear	Secretary	06/30/2024
Daniel Law	Council Representative	11/12/2024
Allen Martin	Commissioner	06/30/2026
Christopher Owens	Commissioner	06/30/2025
Linda Robertson	Commissioner	06/30/2025
Stephen Schlaack	Commissioner	06/30/2025
Thomas Taylor	ZBA Representative	06/30/2026

Planning Commission Attendance (X = Present)									
	Wascher	Fear	Livingston	Law	Martin	Owens	Robertson	Schlaack	Taylor
Jan	X	X	X		X	N/A		X	X
Feb	No meeting – lack of a quorum								
Mar	X		X	X	X	Appointed		X	X
Apr	X		X	X	X	X	X	X	
May	No meeting – lack of agenda items								
June	No meeting – lack of agenda items								
July	X	X	X					X	X
Aug	X		X	X	X	X	X	X	X
Sept	No meeting – lack of agenda items								
Oct	No meeting – lack of agenda items								
Nov	X	X	X		X			X	X
Dec	No meeting – lack of agenda items								

Planning Commission Meetings (4 th Monday of each month at 6:30 pm)			
Meeting Date	Agenda Items	Purpose	Action
Jan. 23	Zoning Ordinance	Review and discussion	N/A
	2022 Planning Commission Report	Review	Approved
Feb. 27	No meeting – lack of a quorum		
Mar. 27	2023-2029 Capital Improvement Plan (CIP)	Review	Approved
April 24	200 S Washington	Site Plan Review	Approved
	Planning Commission By-Law Amendments	Review	Approved
May 22	No meeting – lack of agenda items		
June 26	No meeting – lack of agenda items		
July 24	Zoning Ordinance	Review	N/A
Aug. 28	Zoning Ordinance	Public Hearing	Approved
Sept. 25	No meeting – lack of agenda items		
Oct. 23	No meeting – lack of agenda items		
Nov. 27	Zoning Ordinance Map	Public Hearing	Approved
	Zoning Ordinance	Review and discussion	N/A
Dec. 11	No meeting – lack of agenda items		

Master Plan Review

The Master Plan was adopted in June of 2021. Following the plan's adoption, the City hired a consultant to lead City Council and staff through three strategic planning sessions centered on the Master Plan. One of the outcomes from these sessions was staff correlating Council agenda items with Master Plan Goals. Each agenda item now clearly states which Master Plan goals it will work towards. This keeps the Master Plan and the identified goals front and center as the City moves forward.

The City has made significant strides towards a new Zoning Ordinance and Map. Final adoption is expected at the March 4, 2024 City Council meeting.

The City has received Safe Routes to School funding to enhance walkable neighborhoods.

In the Summer of 2023, the City of Owosso received a grant to hire a fellow from the Cook Family Foundation. This fellow was tasked with tracking City Council's progress on implementing the Master Plan. It is the City's intention in 2024 to expand this tracking system to all boards and commissions. This information will provide a quantitative measurement of the City's Master Plan implementation. Preliminary results of Council's progress will be presented to Council and Planning Commission in Spring of 2024.

Master Plan Goals the City Continues to Promote:

Goal 1: Protect health, safety, and general wellbeing of the community

Goal 2: Provide excellent customer service to residents and investors

Goal 3: Maintain fiscal responsibility and sustainability

Goal 4: Identify, preserve and enhance the community's character

Goal 5: Increase quality of life and quality of place for all

Goal 6: Boost local economy

Goal 7: Strengthen public and private partnerships

Economic Development Strategy Review

The Economic Development Strategy was adopted as part of the Master Plan in June of 2021.

Steps the City has taken towards achieving economic development goals include:

- **Continuing to work toward Redevelopment Ready Community Certification**
- **The City will adopt a new Zoning Ordinance in March of 2024**
- **The City continues to employ 2 code enforcement staff members for the health, safety and blight issues that arise**
- **The City continues to maintain an online Guide to Development**
- **The City continues to partner with the Shiawassee Economic Development**
- **The City has been awarded multiple grants for exterior repairs to upgrade homes**

Zoning Ordinance Amendments

- a. Zoning Ordinance: Final adoption will be at the March 4, 2024 by the City Council
- b. Rezoning Requests: No requests received

Zoning Board of Appeals Membership		
Member	Title	Term Expires
Matthew Grubb	Chair	06/30/2024
Justin Horvath	Vice Chair	06/30/2026
Thomas Taylor	Secretary	06/30/2024
Robert Teich	Alternate	06/30/2025
Charles Suchanek	Alternate	06/30/2026

Zoning Board of Appeals Attendance (X = Present)					
	Grubb	Horvath	Taylor	Teich	Suchanek
Jan	No meeting – lack of agenda items				
Feb	No meeting – lack of agenda items				
Mar	No meeting – lack of agenda items				
Apr	X		X	X	X
May	No meeting – lack of agenda items				
June	No meeting – lack of agenda items				
July	No meeting – lack of agenda items				
Aug	No meeting – lack of agenda items				
Sept	No meeting – lack of agenda items				
Oct	No meeting – lack of agenda items				
Nov	No meeting – lack of agenda items				
Dec	No meeting – lack of agenda items				

Zoning Board of Appeals Meetings (3rd Tuesday of each month at 9:30 am)			
Meeting Date	Agenda Items	Purpose	Action
Jan. 17	No meeting – lack of agenda items		
Feb. 21	No meeting – lack of agenda items		
Mar. 21	No meeting – lack of agenda items		
April 18	1306 Stinson – Dimensional Variance	Public Hearing	Approved
May 16	No meeting – lack of agenda items		
June 20	No meeting – lack of agenda items		
July 18	No meeting – lack of agenda items		
Aug. 15	No meeting – lack of agenda items		
Sept. 19	No meeting – lack of agenda items		
Oct. 17	No meeting – lack of agenda items		
Nov. 21	No meeting – lack of agenda items		
Dec. 11	No meeting – lack of agenda items		

Training

Planning Commission meetings for Zoning Ordinance rewrite workshops

Joint Meetings

The annual joint meeting with City Council, Planning Commission, Downtown Development Authority and Staff was held in March of 2023 for the budget workshop.

Public Participation Plan

The City's Public Participation Plan was updated in March of 2022.

In 2022, the City approved an updated the Parks and Recreation Master Plan. This planning process followed recommendations laid out in the Participation Plan. The Parks and Recreation Commission held numerous public meetings to gather public feedback. They held public meetings in City parks to gain knowledge on the state of the City parks. Staff conducted a presentation to the Owosso Rotary Club regarding the plan and reached out directly to key stakeholders for feedback. There was also a public survey.

The City continues to live stream the Council meetings.

The City's social media presence includes Facebook, Instagram and Twitter.

The City continues to use an email-marketing platform to send out monthly newsletters, bid notifications, employment opportunities, and emergency alerts. The mailing list has grown to over 400 individuals.

Staff continues to use traditional methods of communication as well, such as newspaper postings, mailing letters, and using door hangers when applicable.

Survey Review and Development Process Assessment

This section of the annual report is for the Commission to discuss and review the development process. Some helpful questions to cover include:

- Did the Commission receive any surveys regarding the development process?
- Is there anything the Commission can do to receive more surveys?
- Are there changes the Commission can make to address concerns mentioned in the surveys?
- How does the Commission feel the process is working?

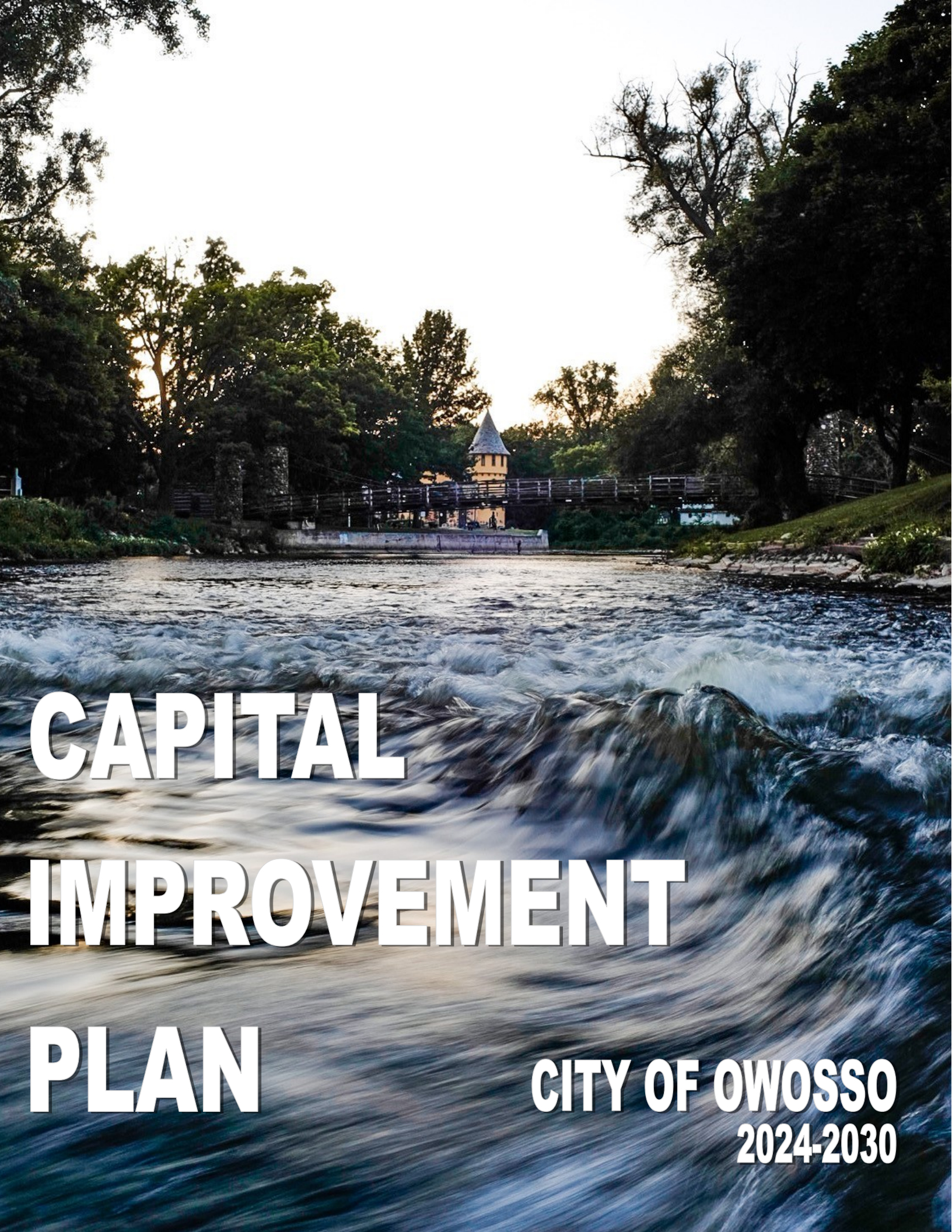
As of December 2023, the forms have been reviewed by staff and updated in terms of readability and process flow. Now having one dedicated employee to complete the review process, there seems to be fewer issues in communication and obtaining the appropriate department feedback required for the Planning Commission. This in turn puts a full packet together for the Planning Commission members to make educated decisions.

Redevelopment Ready Communities

Based on feedback from communities and partners, the MEDC redesigned the Redevelopment Ready Communities (RRC) program in February 2021. The new program has two paths, the Essentials Path and the Certified Path. Owosso has selected the Certified Path, which will have more requirements but will also offer enhanced benefits to the community.

The largest task to complete prior to RRC certification is the updated Zoning Ordinance.

Additionally the City needs to complete a Marketing Plan, host joint meetings, clearly document the internal review process, update its Board and Commission recruitment process, and complete a training strategy for Boards and Commissions.



CAPITAL IMPROVEMENT PLAN

**CITY OF OWOSSO
2024-2030**

City Council

Robert Teich, Mayor
Susan Osika, Mayor Pro-Tem
Janae Fear
Jerry Haber
Daniel Law
Emily Olson
Nicholas Pidek

Planning Commission

William Wascher, Chair
Francis Livingston, Vice Chair
Janae Fear, Secretary
Linda Robertson
Daniel Law
Thomas Taylor
Allan Martin
Chris Owens
Stephen Schlaack

Capital Improvement Review Committee

Lizzie Frederick, Main Street, DDA
Amy Fuller, Assistant City Manager
Ryan Suchanek, Director of Public Services
Brad Barrett, Finance Director
Nathan Henne, City Manager
Amy Kirkland, City Clerk
Kevin Lenkart, Director of Public Safety
Jessica Unangst, Human Resources & IT Director

CAPITAL IMPROVEMENT PLAN (CIP) OVERVIEW

WHAT IS A CIP?

The Capital Improvement Plan (CIP) serves as the city's multi-year planning instrument used to identify needs and financing sources for public infrastructure improvements. Preparation of the CIP is performed under the authority of the Michigan Planning Enabling Act:

"The capital improvements program shall show those public structures and improvements, in the general order of their priority that in the commission's judgment will be needed or desirable and can be undertaken within the ensuing 6-year period. The capital improvements program shall be based upon the requirements of the local unit of government for all types of public structures and improvements. Consequently, each agency or department of the local unit of government with authority for public structures or improvements shall upon request furnish the planning commission with lists, plans, and estimates of time and cost of those public structures and improvements."

A comprehensive CIP is an essential tool for the planning and development of the social, physical, and economic wellbeing of the community. This process is a necessary step in an organized effort to strengthen the quality of public facilities and services; provide a framework for the realization of community goals and objectives; and provide a sound basis on which to build a healthy and vibrant community.

Some of the many benefits that the CIP provides the residents and stakeholders include:

- Use as a tool to optimize the use of revenue
- Focus attention on community goals, needs, and capabilities
- Guide future growth and development
- Encourage efficient government
- Improve intergovernmental and regional cooperation
- Help maintain a sound and stable financial program
- Enhance opportunities for the participation in federal and/or state grant programs

A CIP project is defined as a major expenditure that includes one or more of the following:

1. Any construction of a new facility (i.e. public building, water/sewer mains, storm sewers, roads, and recreation facilities), an addition to, or an extension of such a facility, provided that the cost is \$20,000 or more and will have a useful life of one year or more.
2. Any rehabilitation of all or a part of a building, its grounds, a facility, or equipment, provided that the cost is \$20,000 or more and will have a useful life of one year or more.
3. Any purchase or replacement of major equipment to support community programs provided that the cost is \$20,000 or more, will have a useful life of one year or more and will be considered a capital asset
4. Any planning, feasibility, engineering, or design study provided that the cost is \$20,000 or more.
5. Any acquisition of land for a public purpose.

CIP AND BUDGET PROCESS

The CIP process precedes the budget process and is used by City Council when developing the annual budget. Recommending approval of the CIP by the Planning Commission does not mean that they grant final approval of all projects contained within the plan. Rather by recommending approval of the CIP, the Planning Commission acknowledges that these projects represent a reasonable interpretation of the upcoming needs for the community and that projects contained in the first year of the plan are suitable for inclusion in the upcoming budget, if funding is available.

Priority rankings do not necessarily correspond to funding sequence. For example, a road project which is ranked lower than a park project may be funded before the park project because the road project has access to a road millage revenue source, whereas a park project may have to compete for funding from other revenue sources, like grants or general fund dollars.

It is important to keep in mind that the CIP is a planning tool, a guide that deals with physical condition and improvements throughout the City over a six year period of time. It is subject to changing priorities based on needs, wants reflected in our community and its citizenry.

CIP DEVELOPMENT PROCESS

In the fall, the CIP Plan Group members submitted proposed projects for the CIP. A draft list of projects was then created by the CIP Project Lead. The list of projects was then reviewed by the CIP Plan Group and the Year 1 projects were ranked based on the following:

1. Is the proposed project already in process due to its inclusion in the current budget year? Is the project under construction, under contract, and is there a continuing debt obligation payable?
2. Is the project mandated by law or court action?
3. Is there a relationship between the proposed project and the City's goals and objectives and/or the goals and objectives of the appropriate board or commission?
4. Is alternative funding available? Is funding available through other sources or is funding available through land contract or bonding to minimize annual cost requirement?
5. Does the proposed project generate revenue for the general fund and/or other funds? This item should be determined based upon an annual forecast and the schedule of revenues should be designated by the appropriate fund.
6. Does the proposed project result in the use of supplementary funds for "leverage" using matching funds with other funding sources.

Once the Committee members ranked the Year 1 projects, the list was then forwarded to the Administrative Team for final scoring of the projects requested prior to the draft CIP being created. Once the draft CIP document is compiled, it is forwarded on to Planning Commission for adoption after review during an open meeting. City Council adopts the CIP after the Planning Commission and prior to the budget adoption. CIP should be used as a tool by City Council during the budget process.

FUNDING

Each year during the Budget process City Council will review the CIP Year 1 projects and evaluate the available revenue to determine the feasibility of funding projects. While recommended funding sources are listed in the CIP, those may change during the budget process. Some Year 1 projects may also remain unfunded during the Budget process.

Below you will find a brief description of the possible funding sources for the six year CIP:

Major and Local Street Fund – The major and local street funds are considered special revenue funds which utilize state and weight tax revenues for the maintenance and improvements to city streets.

Bond - When the City sells bonds, purchasers are, in effect, lending the community money. The money is repaid, with interest, from taxes or fees over the years. The logic behind issuing bonds (or “floating a bond issue”) for capital projects is that the citizens who benefit from the capital improvements over a period of time should help the community pay for them.

Grants/Other - The federal and state governments make funds available to communities through numerous grants and aid programs. The City has no direct control over the amount of grant money awarded to the City or if a grant is awarded. MMRMA, our liability/property insurer, also offers grants. These are risk avoidance grants, as well as, some training grants.

Special Assessment District - Capital improvements that benefit particular properties, rather than the community as a whole, may be financed more equitably by a special assessment, i.e., by those who directly benefit. Local improvements often financed by this method include street improvements (including pavement, curb and gutter, sidewalks, etc.).

General Fund – The general fund is the City’s primary operating fund. The general fund is a government fund that generates revenues to cover general operational expenses and is accounted for on the modified accrual basis. Modified accrual basis of accounting is a blend of both cash and full accrual. Revenue is recognized when it is considered available and measurable, while expenses are recognized when the liability has occurred.

Motor Pool/Fleet - This fund operates like a business by purchasing and maintaining much of the city vehicles and equipment. When other funds require the use of this equipment or vehicles, they are charged rental income.

Sewer Fund – The sewer fund collects user fees to operate and maintain the city’s sewer system.

Water Fund – The water fund collects user fees to operate and maintain the city’s water system.

Wastewater Treatment Fund – This fund accounts for the treatment of waste water utilizing user fees from the city’s water fund and user fees from the Mid-County service area participants.

Downtown Development Authority (DDA) Fund – The DDA collects revenues from taxes generated by a 2-mil levy and a tax increment financing district. Proceeds from these revenues are used as operating monies and as debt service for physical improvements and other activities in the DDA boundary.

Donations & Private Sponsorship – This funding source is based on dollars or in-kind donations received from individuals or businesses for specific projects or to specific organizations.

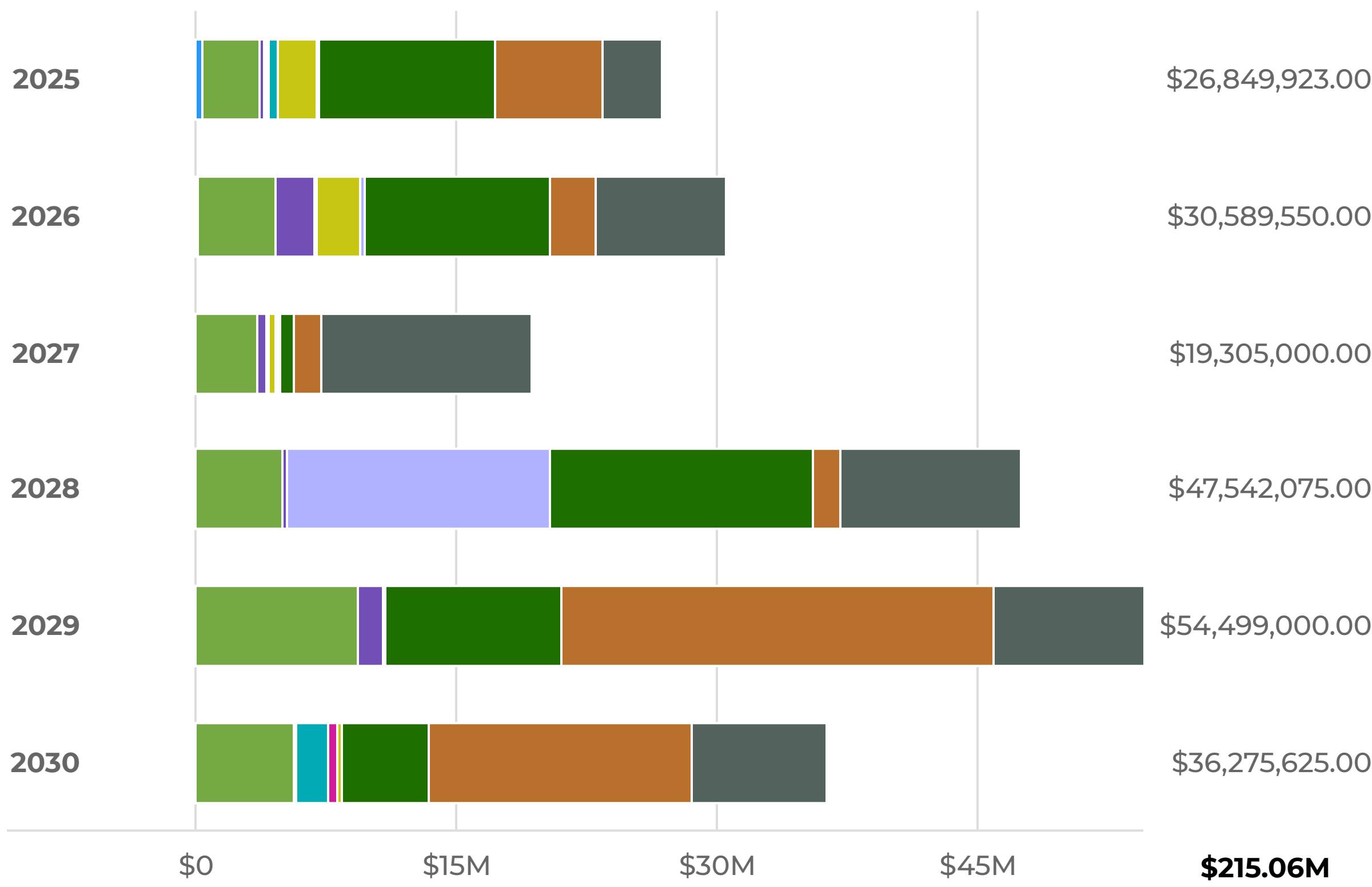
American Rescue Plan Act (ARPA) – This funding source comes from the United States government in response to the COVID-19 pandemic's effects on local services. There are rules for the appropriation of these funds that limit spending to government services listed in the US Department of Treasury Final ARPA Rule.

CIP COMPONENTS

The components of the CIP have been established as follows:

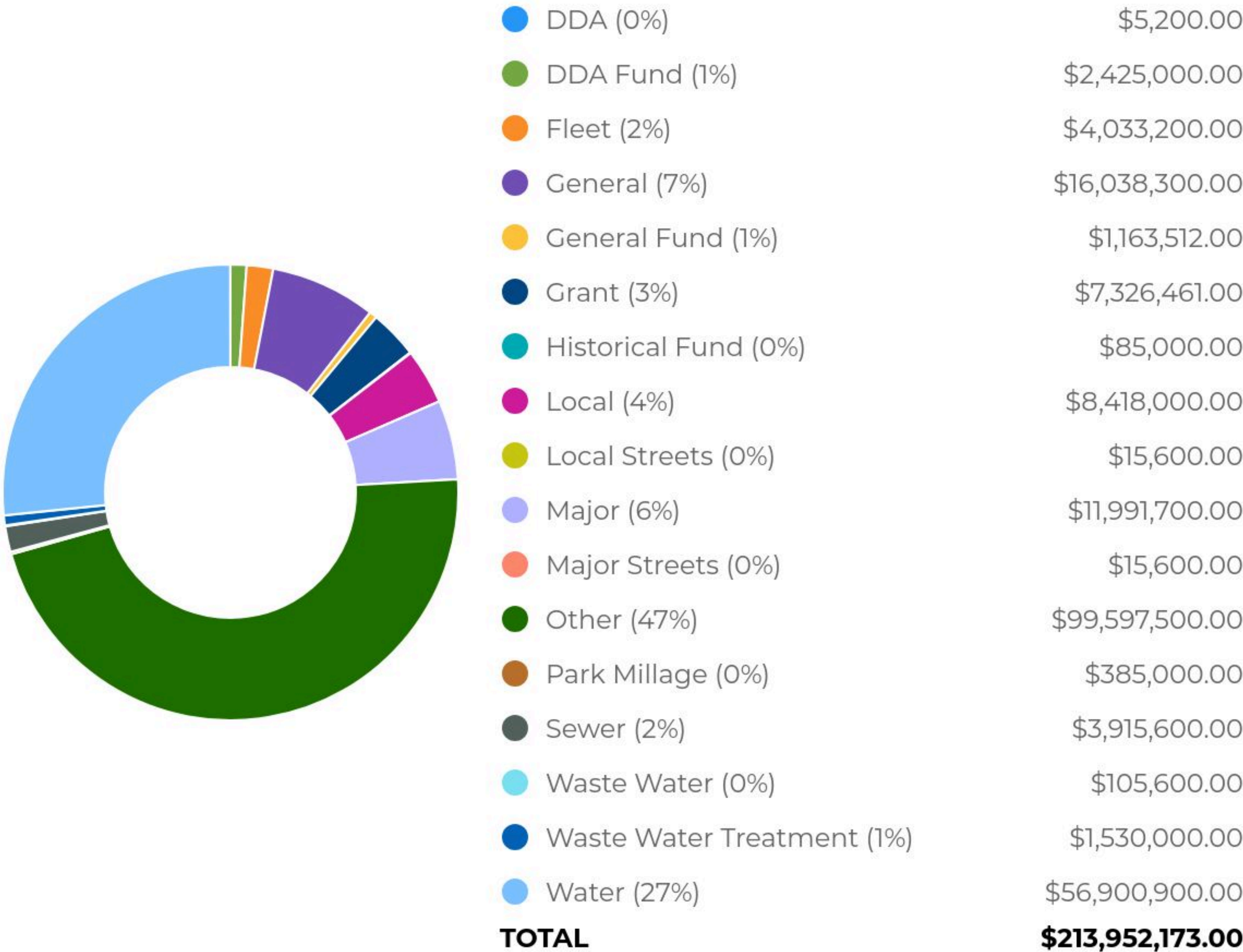
FUNDING CATEGORY
DDA Fund
Fleet Fund
General Fund
Grant or Loan Forgiveness
Historical Fund
Local Streets
Major Streets
Park Millage (potential)
Sewer Collection
Waste Water Treatment Plant
Water Fund

Capital Costs By Department (per year)



- Building & Grounds
- Construction
- Fire
- Historical Commission
- Other Financing Sources (Uses)
- Parks
- Public Works
- Water Filtration
- Fleet Maintenance
- Information & Technology
- Parking
- Police
- Wastewater Operations
- Water Underground

Funding Source By All Years



Funding Source	Request Title	Project Total	FY2025	FY2026	FY2027	FY2028	FY2029	FY2030	Total
DDA Fund	Main Street Plaza Masonry Repair 2.0	\$ 25,000	\$ 25,000						\$ 25,000
	Parking Lot #9 Reconstruction	\$ 500,000						\$ 500,000	\$ 500,000
	General IT Upgrades	\$ 5,200	\$ 2,600				\$ 2,600		\$ 5,200
	Downtown Chairman Light Replacement Project	\$ 1,900,000		\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 1,780,000	\$ 1,900,000
Total DDA Fund		\$ 2,430,200	\$ 27,600	\$ 30,000	\$ 30,000	\$ 30,000	\$ 32,600	\$ 2,280,000	\$ 2,430,200
Fleet	Heavy Service Truck with Vactor capability	\$ 390,000					\$ 390,000		\$ 390,000
	Valve Turner	\$ 97,500					\$ 97,500		\$ 97,500
	Tink Claw - Front End Loader Accessory	\$ 40,000				\$ 40,000			\$ 40,000
	1/2 Ton Pickup	\$ 40,000			\$ 40,000				\$ 40,000
	Purchase Vactor Truck	\$ 1,000,000		\$ 1,000,000					\$ 1,000,000
	Purchase 1 Ton Pickup (2)	\$ 125,000		\$ 125,000					\$ 125,000
	Grader Tire Replacement (6)	\$ 20,000	\$ 20,000						\$ 20,000
	Trailer and Trench Box	\$ 50,000	\$ 50,000						\$ 50,000
	Purchase 3/4 Ton Pickups (2)	\$ 175,000						\$ 175,000	\$ 175,000
	Meter Truck Replacement	\$ 100,000	\$ 100,000						\$ 100,000
	Purchase Two 3/4 DPW Pickup Trucks	\$ 129,500			\$ 59,500		\$ 70,000		\$ 129,500
	Purchase Two 3/4 DPW pickups	\$ 150,000				\$ 150,000			\$ 150,000
	Skid Steer with attachments	\$ 131,000	\$ 131,000						\$ 131,000
	Sewer Vactor Truck	\$ 700,000		\$ 700,000					\$ 700,000
	Public Works Building Improvements	\$ 37,500			\$ 37,500				\$ 37,500
	Street Sweeper	\$ 210,000		\$ 210,000					\$ 210,000
	Purchase Leaf Truck	\$ 245,000			\$ 245,000				\$ 245,000
	Heavy Service Truck	\$ 392,700					\$ 392,700		\$ 392,700
Total Fleet		\$ 4,033,200	\$ 301,000	\$ 2,035,000	\$ 382,000	\$ 190,000	\$ 950,200	\$ 175,000	\$ 4,033,200
General Fund	Replace and Consolidate City Hall Electrical Service Panel	\$ 30,000	\$ 30,000						\$ 30,000
	Replace City Hall Front Steps and Straighten Flag Pole	\$ 150,000	\$ 150,000						\$ 150,000
	Replace FD Garage Driveway	\$ 124,000		\$ 124,000					\$ 124,000
	Remodel locker rooms in Police Department	\$ 100,000		\$ 100,000					\$ 100,000
	Remodel FD kitchen	\$ 100,000		\$ 100,000					\$ 100,000
	Virtual Server w/ Management	\$ 20,000		\$ 20,000					\$ 20,000
	General IT Upgrades	\$ 72,800	\$ 10,400	\$ 13,000	\$ 13,000	\$ 13,000	\$ 10,400	\$ 13,000	\$ 72,800
	Cyber Security Intrusion Detection and Prevention	\$ 31,000	\$ 31,000						\$ 31,000
	WIFI Improvement - Phase 2	\$ 20,000	\$ 20,000						\$ 20,000
	Backup Automation	\$ 18,000	\$ 18,000						\$ 18,000
	Replace City Hall HVAC System	\$ 130,000	\$ 130,000						\$ 130,000
	Public Works Building Improvements	\$ 37,500			\$ 37,500				\$ 37,500
	Replace Library Heating Pipes	\$ 75,000		\$ 75,000					\$ 75,000
	Repair City Hall Basement Storage Room - West	\$ 100,000	\$ 100,000						\$ 100,000
	Public Safety Building Replacement	\$ 15,000,000				\$ 15,000,000			\$ 15,000,000
	Repave Grove Holman Parking Lot	\$ 60,000		\$ 60,000					\$ 60,000

	Barrier Free Kayak/Canoe Landing at Oakwood Bridge	\$ 50,000			\$ 50,000				\$ 50,000
	Adams Park Pavilion	\$ 30,000			\$ 30,000				\$ 30,000
	Detective Vehicle	\$ 23,512	\$ 23,512						\$ 23,512
	Replace City Hall Generator	\$ 70,000	\$ 70,000						\$ 70,000
	Patrol Vehicle Replacements	\$ 560,000	\$ 112,000	\$ 112,000	\$ 112,000	\$ 112,000	\$ 112,000		\$ 560,000
	Rudy Demuth Oakwood Parking Lot	\$ 20,000			\$ 20,000				\$ 20,000
	Rosevear to Collamer Park Connection Path	\$ 350,000			\$ 350,000				\$ 350,000
	Rosevear Parking Lot	\$ 40,000		\$ 40,000					\$ 40,000
	Park Entrance Signage	\$ 30,000	\$ 30,000						\$ 30,000
	Replace Battery Backup	\$ 30,000	\$ 30,000						\$ 30,000
Total General Fund		\$ 17,271,812	\$ 754,912	\$ 644,000	\$ 612,500	\$ 15,125,000	\$ 122,400	\$ 13,000	\$ 17,271,812
Grant or Loan	Heavy Service Truck with Vactor capability	\$ 210,000					\$ 210,000		\$ 210,000
	Valve Turner	\$ 52,500					\$ 52,500		\$ 52,500
	Barrier Free Kayak/Canoe Landing at Oakwood Bridge	\$ 50,000			\$ 50,000				\$ 50,000
	Splash Pad Enlargement	\$ 150,000		\$ 150,000					\$ 150,000
	Detective Vehicle	\$ 12,661	\$ 12,661						\$ 12,661
	King Street Reconstruction	\$ 385,000				\$ 385,000			\$ 385,000
	Chipman Street Reconstruction	\$ 375,000			\$ 375,000				\$ 375,000
	Stewart Street Reconstruction	\$ 385,000	\$ 385,000						\$ 385,000
	Safe Routes to School - Sidewalk Project (MAJOR)	\$ 155,500	\$ 155,500						\$ 155,500
	Safe Routes to School - Sidewalk Project (LOCAL)	\$ 155,500	\$ 155,500						\$ 155,500
	Purchase Two 3/4 DPW Pickup Trucks	\$ 55,500			\$ 25,500		\$ 30,000		\$ 55,500
	Skid Steer with attachments	\$ 49,000	\$ 49,000						\$ 49,000
	Sewer Vactor Truck	\$ 50,000		\$ 50,000					\$ 50,000
	Street Sweeper	\$ 90,000		\$ 90,000					\$ 90,000
	Purchase Leaf Truck	\$ 105,000			\$ 105,000				\$ 105,000
	Heavy Service Truck	\$ 168,300					\$ 168,300		\$ 168,300
	Patrol Vehicle Replacements	\$ 140,000	\$ 28,000	\$ 28,000	\$ 28,000	\$ 28,000	\$ 28,000		\$ 140,000
	Connection to CIS Trail	\$ 4,400,000	\$ 2,100,000	\$ 2,300,000					\$ 4,400,000
	Downtown Chairman Light Replacement Project	\$ 300,000	\$ 300,000						\$ 300,000
	Downtown Mural Project	\$ 37,500		\$ 37,500					\$ 37,500
	Plant Improvements - Phase 1: Filtration, Disinfection, Electrical, SCADA	\$ 20,000,000	\$ 10,000,000	\$ 10,000,000					\$ 20,000,000
	Electrical System and Grounding Improvements	\$ 500,000		\$ 500,000					\$ 500,000
	SCADA Controls - WTP - Phase 1 (DWSRF 7497-01)	\$ 925,000	\$ 925,000						\$ 925,000
	Transmission Water Main Replacement Project	\$ 7,500,000		\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 7,500,000
	Exchange Street Water Main Replacement	\$ 833,750		\$ 833,750					\$ 833,750
	Campbell Drive Water Main Replacement	\$ 474,000					\$ 474,000		\$ 474,000
	Broadway Avenue Water Main Replacement	\$ 241,000				\$ 241,000			\$ 241,000
	S Chestnut Street Drainage Improvements	\$ 1,150,000	\$ 150,000	\$ 1,000,000					\$ 1,150,000
	King Street Water Main Replacement	\$ 718,750				\$ 718,750			\$ 718,750
	Water Street Water Main Replacement	\$ 695,750						\$ 695,750	\$ 695,750
	Martin Street Water Main Replacement	\$ 709,000					\$ 709,000		\$ 709,000

	Huntington Drive Water Main Replacement	\$ 488,750					\$ 488,750		\$ 488,750
	Dewey Street Water Main Replacement	\$ 1,644,500					\$ 1,644,500		\$ 1,644,500
	Elm Street Water Main Replacement	\$ 320,000						\$ 320,000	\$ 320,000
	Comstock Street Water Main Replacement	\$ 1,782,500					\$ 891,250	\$ 891,250	\$ 1,782,500
	Monroe Street Water Main Replacement	\$ 1,150,000				\$ 1,150,000			\$ 1,150,000
	Ball Street Water Main Replacement	\$ 1,725,000				\$ 1,725,000			\$ 1,725,000
	Mason Street Water Main Replacement	\$ 569,250			\$ 569,250				\$ 569,250
	2025 Water Main Replacement Project	\$ 1,238,000	\$ 343,000	\$ 895,000					\$ 1,238,000
	Gilbert Street Water Main Replacement	\$ 391,000	\$ 391,000						\$ 391,000
	Clinton Street Water Main Replacement	\$ 635,375	\$ 635,375						\$ 635,375
	Stewart Street Water Main Replacement	\$ 300,000	\$ 300,000						\$ 300,000
	2028 Water Main Replacement Project	\$ 2,581,000				\$ 1,344,000	\$ 1,237,000		\$ 2,581,000
	Sanitary Sewer Interceptor	\$ 3,600,000					\$ 3,600,000		\$ 3,600,000
	2027 Water Main Replacement Project	\$ 4,709,375			\$ 2,412,250	\$ 2,297,125			\$ 4,709,375
	2029 Water Main Replacement Project	\$ 2,651,625						\$ 2,651,625	\$ 2,651,625
	Chipman Street Water Main Replacement (2)	\$ 1,075,250			\$ 1,075,250				\$ 1,075,250
	Chipman Street Water Main Replacement (1)	\$ 569,250			\$ 569,250				\$ 569,250
	Cedar Street Water Main Replacement	\$ 2,530,000			\$ 2,530,000				\$ 2,530,000
	Woodlawn Avenue Water Main Replacement (Local)	\$ 460,000		\$ 460,000					\$ 460,000
	2026 Water Main Replacement Project	\$ 3,840,000		\$ 1,798,000	\$ 2,042,000				\$ 3,840,000
	Shady Lane Water Main Replacement	\$ 690,000		\$ 690,000					\$ 690,000
	2024 Water Main Replacement Project	\$ 599,375	\$ 599,375						\$ 599,375
	WTP Filter Rehab (DWSRF 7497-01)	\$ 1,500,000	\$ 1,500,000						\$ 1,500,000
	Well House LW1, P@ & P1 and mechnacial equipment improvements	\$ 500,000		\$ 500,000					\$ 500,000
	Nitrification Towers Rehabilitation Project	\$ 15,000,000				\$ 15,000,000			\$ 15,000,000
	Secondary Clarifier Replacement	\$ 5,000,000					\$ 5,000,000		\$ 5,000,000
	Retention Basin	\$ 5,000,000					\$ 5,000,000		\$ 5,000,000
	Sludge Dryer	\$ 5,000,000						\$ 5,000,000	\$ 5,000,000
	Downtown Chairman Light Replacement Project	\$ 300,000	\$ 300,000						\$ 300,000
Total Grant or Loan		\$ 106,923,961	\$ 18,329,411	\$ 20,832,250	\$ 11,281,500	\$ 24,388,875	\$ 21,033,300	\$ 11,058,625	\$ 106,923,961
Historical Fund	Curwood Castle HVAC Replacement	\$ 85,000	\$ 85,000						\$ 85,000
Total Historical Fund		\$ 85,000	\$ 85,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,000
Local Streets	Water Street Rehabilitation	\$ 368,000						\$ 368,000	\$ 368,000
	Martin Street Rehabilitation	\$ 612,000					\$ 306,000	\$ 306,000	\$ 612,000
	Huntington Drive Rehabilitation	\$ 330,000					\$ 110,000	\$ 220,000	\$ 330,000
	Elm Street Reconstruction	\$ 436,000						\$ 436,000	\$ 436,000
	Ball Street Rehabilitation	\$ 702,000					\$ 702,000		\$ 702,000
	Gilbert Street Reconstruction	\$ 544,000		\$ 544,000					\$ 544,000
	Clyde Street Resurfacing	\$ 130,000		\$ 130,000					\$ 130,000
	Broadway Avenue Rehabilitation	\$ 450,000			\$ 225,000	\$ 225,000			\$ 450,000
	Ada Street Rehabilitation	\$ 292,500					\$ 97,500	\$ 195,000	\$ 292,500

	Campbell Drive Rehabilitation	\$ 510,000					\$ 170,000	\$ 340,000	\$ 510,000
	Chip Seal Program	\$ 600,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 600,000
	Sidewalk Replacement Project	\$ 450,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 450,000
	Storm Sewer Lining	\$ 450,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 450,000
	Woodlawn Avenue Rehabilitation (Local)	\$ 390,000		\$ 195,000	\$ 195,000				\$ 390,000
	Shady Lane Rehabilitation	\$ 618,000		\$ 309,000	\$ 309,000				\$ 618,000
	Exchange Street Rehabilitation	\$ 420,000		\$ 210,000	\$ 210,000				\$ 420,000
	Safe Routes to School - Sidewalk Project (MAJOR)	\$ 54,500	\$ 54,500						\$ 54,500
	Safe Routes to School - Sidewalk Project (LOCAL)	\$ 54,500	\$ 54,500						\$ 54,500
	Lynn Street Resurfacing	\$ 48,000		\$ 48,000					\$ 48,000
	Howell Street Resurfacing	\$ 103,000		\$ 103,000					\$ 103,000
	Division Street Rehabilitation	\$ 125,000	\$ 125,000						\$ 125,000
	Clinton Street Rehabilitation	\$ 672,000	\$ 336,000	\$ 336,000					\$ 672,000
	Carmody Street Resurfacing	\$ 58,500		\$ 58,500					\$ 58,500
	General IT Upgrades	\$ 15,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 15,600
Total Local Streets		\$ 8,433,600	\$ 822,600	\$ 2,186,100	\$ 1,191,600	\$ 477,600	\$ 1,638,100	\$ 2,117,600	\$ 8,433,600
Major Streets	King Street Reconstruction	\$ 895,000				\$ 255,000	\$ 640,000		\$ 895,000
	Dewey Street Reconstruction	\$ 1,748,000					\$ 874,000	\$ 874,000	\$ 1,748,000
	Monroe Street Rehabilitation	\$ 828,000				\$ 414,000	\$ 414,000		\$ 828,000
	Ball Street Rehabilitation	\$ 628,000				\$ 628,000			\$ 628,000
	Mason Street Rehabilitation	\$ 786,000			\$ 393,000	\$ 393,000			\$ 786,000
	Comstock Street Rehabilitation	\$ 670,500					\$ 583,000	\$ 87,500	\$ 670,500
	Gould Street Rehabilitation	\$ 620,000					\$ 207,000	\$ 413,000	\$ 620,000
	Chip Seal Program	\$ 600,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 600,000
	Sidewalk Replacement Project	\$ 450,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 450,000
	Storm Sewer Lining	\$ 450,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 450,000
	Jerome Street Resurfacing	\$ 412,000		\$ 206,000	\$ 206,000				\$ 412,000
	Chipman Street Rehabilitation	\$ 778,000				\$ 778,000			\$ 778,000
	Chipman Street Reconstruction	\$ 254,200				\$ 254,200			\$ 254,200
	Cedar Street Rehabilitation	\$ 1,646,000			\$ 823,000	\$ 823,000			\$ 1,646,000
	Woodlawn Avenue Rehabilitation (Major)	\$ 206,000	\$ 103,000	\$ 103,000					\$ 206,000
	Stewart Street Reconstruction	\$ 770,000	\$ 770,000						\$ 770,000
	Division Street Rehabilitation	\$ 250,000		\$ 250,000					\$ 250,000
	General IT Upgrades	\$ 15,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 15,600
Total Major Streets		\$ 12,007,300	\$ 1,125,600	\$ 811,600	\$ 1,674,600	\$ 3,797,800	\$ 2,970,600	\$ 1,627,100	\$ 12,007,300
Park Millage (potential)	Splash Pad Enlargement	\$ 215,000		\$ 215,000					\$ 215,000
	Hugh Parker Field Improvements	\$ 40,000	\$ 40,000						\$ 40,000
	Hugh Parker Equipment Storage Building	\$ 30,000	\$ 30,000						\$ 30,000
	Baseball / Softball Field Light Replacement	\$ 250,000						\$ 250,000	\$ 250,000
Total Park Millage (potential)		\$ 535,000	\$ 70,000	\$ 215,000	\$ -	\$ -	\$ -	\$ 250,000	\$ 535,000

Sewer Collection	General IT Upgrades	\$ 15,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 15,600
	Sanitary Sewer River Crossing at M-52 Bridge	\$ 1,500,000				\$ 750,000	\$ 750,000		\$ 1,500,000
	Sanitary Sewer Rehab - Open Cut	\$ 2,400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 2,400,000
Total Sewer Collection		\$ 3,915,600	\$ 402,600	\$ 402,600	\$ 402,600	\$ 1,152,600	\$ 1,152,600	\$ 402,600	\$ 3,915,600
Waste Water Treatment	Security Cameras	\$ 30,000			\$ 30,000				\$ 30,000
	Tertiary and Roughing Tower Pumps Rehabilitation	\$ 300,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 300,000
	Auxiliary Roof Replacement	\$ 300,000		\$ 300,000					\$ 300,000
	Administration Building / Lab Rehab	\$ 250,000		\$ 250,000					\$ 250,000
	Primary Clarifier Steel Coating	\$ 150,000			\$ 150,000				\$ 150,000
	Digester Demo / Drying Bed Expansion / Paving / Parking	\$ 500,000			\$ 500,000				\$ 500,000
	General IT Upgrades	\$ 15,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 15,600
	Pump and Motor Replacement (WWTP)	\$ 90,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 90,000
Total Waste Water Treatment		\$ 1,635,600	\$ 67,600	\$ 617,600	\$ 747,600	\$ 67,600	\$ 67,600	\$ 67,600	\$ 1,635,600
Water	Lime Residuals Mechanical Dewatering	\$ 15,000,000						\$ 15,000,000	\$ 15,000,000
	Aerator Improvements	\$ 260,000			\$ 260,000				\$ 260,000
	Rehabilitate Juniper #1 Well	\$ 45,000						\$ 45,000	\$ 45,000
	Rehabilitate Palmer Well #3A	\$ 45,000					\$ 45,000		\$ 45,000
	Replace Chlorine Distribution Tanks	\$ 1,500,000					\$ 1,500,000		\$ 1,500,000
	Palmer #2 Well Rehab	\$ 50,000				\$ 50,000			\$ 50,000
	Sub-basement Sump Pump Improvements	\$ 50,000			\$ 50,000				\$ 50,000
	Electrical System and Grounding Improvements (possible DWSRF)	\$ 500,000		\$ 500,000					\$ 500,000
	WTP Replacement Project (tentative) - Membrane Plant Design and Permit	\$ 400,000	\$ 200,000	\$ 200,000					\$ 400,000
	Internal Pipe Cleaning - Clarifier Effluent to Filter Influent	\$ 150,000	\$ 150,000						\$ 150,000
	Hi Service Pneumatic Controller	\$ 30,000	\$ 30,000						\$ 30,000
	SCADA Controls - WTP - Phase 1 (DWSRF 7497-01)	\$ 925,000	\$ 925,000						\$ 925,000
	General IT Upgrades	\$ 15,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 2,600	\$ 15,600
	Water Service Line Replacement Project	\$ 8,700,000	\$ 1,200,000	\$ 1,300,000	\$ 1,400,000	\$ 1,500,000	\$ 1,600,000	\$ 1,700,000	\$ 8,700,000
	Jerome Street Water Service Line Replacement	\$ 69,300		\$ 69,300					\$ 69,300
	WTP Filter Rehab (DWSRF 7497-01)	\$ 1,500,000	\$ 1,500,000						\$ 1,500,000
	Plant Effluent Prop Meter	\$ 25,000	\$ 25,000						\$ 25,000
	Lagoon 2 & 3 - Lime Sludge Removal	\$ 496,000	\$ 496,000						\$ 496,000
	WTP Well Rehab (2) LW13 and LW1	\$ 90,000	\$ 45,000	\$ 45,000					\$ 90,000
	Backwash Lagoon No 1 Rehab	\$ 60,000		\$ 60,000					\$ 60,000
	Backwash Lagoon No 2 Rehab	\$ 60,000		\$ 60,000					\$ 60,000
	WTP Hintz Well Rehab	\$ 50,000			\$ 50,000				\$ 50,000
	Booster Station Upgrade	\$ 1,000,000			\$ 1,000,000				\$ 1,000,000
	Well House LW1, P@ & P1 and mechancial equipment improvements	\$ 500,000		\$ 500,000					\$ 500,000
	Altitude Valves (2) - Replace or rebuild	\$ 50,000			\$ 50,000				\$ 50,000
	CO2 Distribution System Rehab	\$ 380,000				\$ 380,000			\$ 380,000
	WTP Filter Rehab (basement level equipment/control panels on first floor)	\$ 500,000				\$ 500,000			\$ 500,000
	WTP Reservoir Design/Rehab/Replacement	\$ 20,000,000					\$ 20,000,000		\$ 20,000,000

	Filter valves, actuators & meters installed with controls	\$ 500,000				\$ 500,000			\$ 500,000
	Equipment Storage Building (WTP)	\$ 85,000			\$ 85,000				\$ 85,000
	Lagoon 1 - Lime Sludge Removal	\$ 266,000		\$ 266,000					\$ 266,000
	Lagoon 4 - Lime Sludge Removal	\$ 664,000					\$ 664,000		\$ 664,000
	WTP River Crossing Raw Water Main Replacements	\$ 1,000,000					\$ 1,000,000		\$ 1,000,000
	Chlorine Distribution Tanks	\$ 1,000,000					\$ 1,000,000		\$ 1,000,000
	Fluoride Distribution System	\$ 250,000					\$ 250,000		\$ 250,000
	Lagoon Security Fence	\$ 85,000			\$ 85,000				\$ 85,000
	Roof Replacement	\$ 470,000					\$ 470,000		\$ 470,000
	Filter Effluent Piping Replacement	\$ 130,000				\$ 130,000			\$ 130,000
Total Water		\$ 56,900,900	\$ 4,573,600	\$ 3,002,900	\$ 2,982,600	\$ 3,062,600	\$ 26,531,600	\$ 16,747,600	\$ 56,900,900
Total Funding Sources		\$ 214,172,173	\$ 26,559,923	\$ 30,777,050	\$ 19,305,000	\$ 48,292,075	\$ 54,499,000	\$ 34,739,125	\$ 214,172,173