

Scott Dzurka
Mayor

Brad Gurski
Vice Mayor

Eric Hufnagel
Commissioner

Jean Ruestman
Commissioner

Chris Hyzer
Commissioner



Chad A. Gamble, P.E.
City Manager

Mindy J. Seavey
City Clerk

Kristina Kinde
City Treasurer

Michael Homier
City Attorney

Justin Smith
Director of Public Services

**CITY OF ST. JOHNS
SPECIAL JOINT CITY COMMISSION & PLANNING COMMISSION MEETING
PROPOSED AGENDA**

**Monday, February 26, 2024, 4:00 p.m.
Room 2200 – Clinton County Courthouse**

***Listen to Meeting Via Telephonic Conference
Dial 1 929 205 6099
<https://zoom.us/j/2050014286>
Meeting ID: 205 001 4286**

***Please note, you will not be able to make public comments through Zoom;
only in-person attendees will be able to participate in public comments.**

- 1. Call to Order (city commission, then planning commission) (4:00 pm – 4:02 pm)**
- 2. Approval of Agenda (city commission, then planning commission) (4:02 pm – 4:03 pm)**
- 3. Public Comments (4:03 pm – 4:06 pm)**
- 4. Welcome, Meeting Overview (4:06 pm – 4:10 pm)**
(Presenter: Chad A. Gamble, P.E., City Manager)
- 5. Brief Review of 2020 City Master Plan & 2023/2024 City Action Plan (4:10 pm – 4:20 pm)**
(Presenter: Chad A. Gamble, P.E., City Manager)
- 6. Presentation of Capital Improvement Plan (4:20 pm – 5:00 pm)**
 - a. Police Department – Chief David Kirk**
 - b. Parks and Recreation Supervisor – Bill Schafer**
 - c. Public Services Department – Supervisor Jeremy Ritter & Director Justin Smith**
 - d. Wastewater Division – Supervisor Jordan Whitford**
 - e. Fire Department – Chief Jordan Whitford**
 - f. Water Division – Supervisor Calvin Galecka**
- 7. Approval of the CIP and Forwarding to the City Commission for their Approval (planning commission only) (5:00 pm – 5:15 pm)**

8. Adjournment (*city commission, then planning commission*) (5:15 pm)

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the city clerk 989-224-8944 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodation.



MEMORANDUM

To: City Commissioners and City Planning Commissioners

From: Chad A. Gamble, P.E., City Manager

Date: February 20, 2024

Subject: Joint CIP Presentation to the City and Planning Commission – February 26, 2024

The Capital Improvement Plan (CIP) developed each year, in conjunction with the overall City budget process, is one of the most important planning and operational documents the City produces. This document conveys to residents, businesses, and the bodies governing the City, what the initial considerations are related to all CIP's in all funds associated with, in this case, the fiscal year 2024/2025 budget. CIP's are capital expenditures over \$5,000 that speak to projects/purchases related to maintenance, expansion, service, efficiencies, safety and overall operational needs of all City Departments.

At this year's first ever joint meeting of the commissions, Department Heads will present the top CIP proposed in this year's budget. All of these proposed CIP's will not be able to be included in the adopted budget, however this will provide the short-listed needs we are prioritizing for the City this year.

After the joint presentation, the planning commission will consider approving the CIP list and forwarding this onto the ensuing regular Commission meeting for their consideration. The detailed CIP presentations from the following departments are attached for your information along with additional supplemental information helpful in reviewing the CIP projects for the City.

1. Police Department
2. Parks and Recreation
3. Public Services Department
4. Wastewater Division
5. Fire Department
6. Water Division

We look forward to discussing the exciting CIP's that are proposed in the FY 24/25 budget.

Att: -Departmental CIP presentations
-5-year CIP Plan



City Commission

Strategic Planning Workshop

February 5, 2024, 5:00 p.m.

Presenter & Moderator: Chad A. Gamble, P.E., City Manager

4. Welcome & Overview

- **Discussion of proposed schedule for strategic session for next budget cycle**

5. Brief Review of

- 2020 City Master Plan
- 2023/2024 Action Plan

6. Presentations of Draft Department Strategic Purchase Objectives

- Police
- Park and Recreation
- Public Services Department
- Wastewater Division
- Fire Department
- Water Division

7. Proposed strategic opportunities and targets in FY 24/25

8. Breakout sessions of Commissioners with into groups with Department Directors and Supervisors

9. Commissioner Comments

10. Wrap up and next steps!



2020 Master Plan



ACTION PLAN

Action Plan

This section identifies and describes actions and tools available to implement the vision.

KEY

PRIORITY	A	Most Important
	B	Very Important
	C	Important

TIMEFRAME	1	W/in one year
	2	1-3 years
	3	3+ years

RESPONSIBILITY (COLOR)	 	Project Lead
	 	Key Participant
	 	Contributor

RESPONSIBILITY (ABBREVIATION)

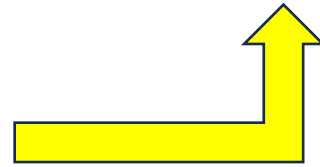
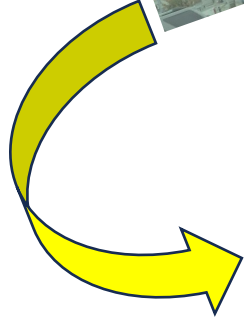
BO	Business Owners
BT	Bingham Township
CATA	Capital Area Transit Authority
CLC	Clinton County
CC	City Council
CCRC	Clinton County Road Commission
CM	Community Members
CS	City Staff
CSJ	City of St. Johns
DDA	Downtown Development Authority
DEV	Developers
MDOT	Michigan Department of Transportation
MT	Meijer Trail
PC	Planning Commission
PO	Property Owners
SM	State of Michigan
TCRPC	Tri-County Regional Planning Commission

FUNDING

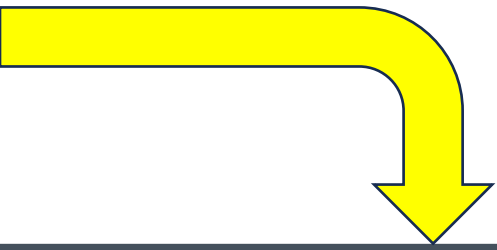
PUBLIC	Includes public funds from the Township operating budget, County, and State funding. May also include local government bonds and grants.
PRIVATE	Includes funds from private sources such as grant monies, corporate funding, or property owners.
DDA/TIF	Tax increment financing provided by an authorized body. Please refer to the summary of economic development tools.

REDEVELOPMENT ACTION PLAN

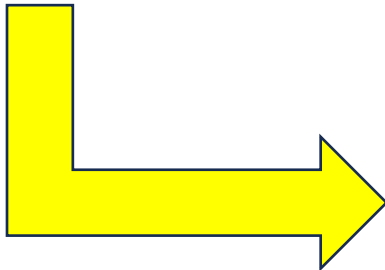
PROJECT	PRIORITY	TIMEFRAME	RESPONSIBILITY			FUNDING		
			CITY	OTHER GOV'T	PRIVATE	PUBLIC	PRIVATE	TIF/DDA
Work with property owners at the Federal Mogul/FC Mason site and along the Meijer Trail to prepare properties for redevelopment.	A	1	CC PC CS	CLC	PO CM DEV	●	●	●
Implement the Zoning Action Plan.	A	1	CC PC CS			●		
Work with Bingham Township to lay the groundwork for development in the Joint Planning Areas, as envisioned by this plan.	A	1	CC PC	BT		●	●	●



23/24 City Action Plan



REDEVELOPMENT ACTION PLAN									
PROJECT	PRIORITY	TIMEFRAME	RESPONSIBILITY			FUNDING			
			CITY	OTHER GOV'T	PRIVATE	PUBLIC	PRIVATE	TIF/IDA	
Work with property owners at the Federal Mogul/FC Mason site and along the Meijer Trail to prepare properties for redevelopment.	A	1	CC PC CS	CLC	PO CM DEV	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Implement the Zoning Action Plan.	A	1	CC PC CS			<input type="checkbox"/>			
Work with Bingham Township to lay the groundwork for development in the Joint Planning Areas, as envisioned by this plan.	A	1	CC PC	BT		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	



ST. JOHNS CITY COMMISSION: ROADMAP TO ACTION

OBJECTIVE	ACTIVITY
GOAL #1: INTENTIONALLY PURSUE ECONOMIC DEVELOPMENT	
1.1 Strengthen branding	1.1.1 Develop a brand identity. 1.1.2 Implement and communicate new brand identity.
1.2 Focus on strategic growth	1.2.1 Identify growth/development segments (industry, housing, and business). 1.2.2 Explore incentives and barrier reductions. 1.2.3 Establish metrics to measure achievement.
1.3 Facilitate business development for local developers and business owners	1.3.1 Become a business development hub.
GOAL #2: ELEVATE PLACEMAKING OPPORTUNITIES	
2.1 Strengthen wayfinding	2.1.1 Develop a wayfinding improvement plan.
2.2 Develop resident awareness	2.2.1 Improve communication between city, residents, and businesses.
GOAL #3: STRENGTHEN COMMUNITY BONDS	
3.1 Focus on intergovernmental partnerships	3.1.1 Prioritize partnership list.
3.2 Increase community engagement	3.2.1 Support events that promote social engagement, intergenerational connectivity, and diversity in the community. 3.2.2 Support community engagement in city governance, development, and partnerships.



23/24 City Action Plan

ST. JOHNS CITY COMMISSION: ROADMAP TO ACTION

Status & Activity

OBJECTIVE	ACTIVITY	
GOAL #1: INTENTIONALLY PURSUE ECONOMIC DEVELOPMENT		
1.1 Strengthen branding	1.1.1 Develop a brand identity.	Completed
	1.1.2 Implement and communicate new brand identity.	Completed
1.2 Focus on strategic growth	1.2.1 Identify growth/development segments (industry, housing, and business).	IP 2.0 proposal, Magnibeam, Wilson, next steps?
	1.2.2 Explore incentives and barrier reductions.	Started – Requested focused direction
	1.2.3 Establish metrics to measure achievement.	Not started – developed in FY 24/25
1.3 Facilitate business development for local developers and business owners	1.3.1 Become a business development hub.	Passed PACE program – collaborative approach to DDA & Chamber
GOAL #2: ELEVATE PLACEMAKING OPPORTUNITIES		
2.1 Strengthen wayfinding	2.1.1 Develop a wayfinding improvement plan.	Proposed in FY 24/25 budget
2.2 Develop resident awareness	2.2.1 Improve communication between city, residents, and businesses.	Successful & ongoing using King & Interns
GOAL #3: STRENGTHEN COMMUNITY BONDS		
3.1 Focus on intergovernmental partnerships	3.1.1 Prioritize partnership list.	Started & positive trajectory
3.2 Increase community engagement	3.2.1 Support events that promote social engagement, intergenerational connectivity, and diversity in the community.	Working Collaboratively with DDA/Chamber Opportunities with Wilson Center programming
	3.2.2 Support community engagement in city governance, development, and partnerships.	Wilson Center & Fantasy Forest Examples - Ongoing

FC Mason – Phase 3 Development



26 - 1-2 bedroom
apartment Units



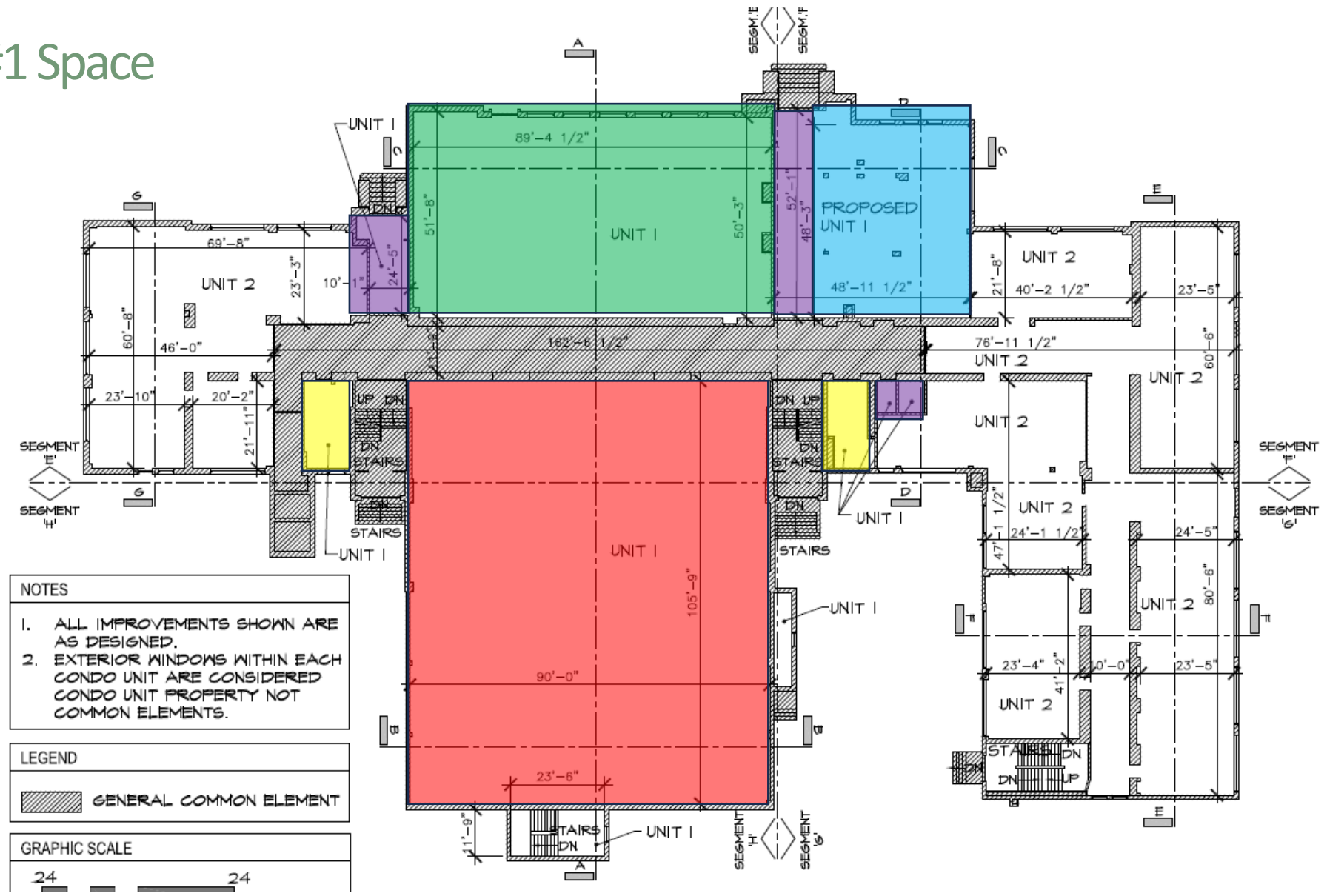
Wilson Center Project

- 1st City Community Center
- 49 Apartment units (1-3 bedroom)

WILSON CENTER UPDATE

1. Detail Diagram of Unit #1 Space

- Auditorium
- community room, concession area/kitchen, storage (1,728 square feet +/-)
- Gymnasium
- Bathrooms
- Hallways/Storage



NOTES

1. ALL IMPROVEMENTS SHOWN ARE AS DESIGNED.
2. EXTERIOR WINDOWS WITHIN EACH CONDO UNIT ARE CONSIDERED CONDO UNIT PROPERTY NOT COMMON ELEMENTS.

LEGEND

GENERAL COMMON ELEMENT

GRAPHIC SCALE

24 24

Community Informational Open House
Fantasy Forest 2.0

Wednesday, January 24th
3:00 p.m. - 7:00 p.m.

All Ages Welcome!



Located at
AgroLiquid
3055 W M-21,
St. Johns

Stop in anytime during the open house and share your ideas for this project.

Fantasy Forest 2.0 Updates!!

What do you want Fantasy Forest to look like!!??

What playground equipment do you want the City to install??



Fantasy Forest 2.0 Crazy Schedule

Proposed Fantasy Forest Replacement/Reconstruction

Process and Timeline

(Revised 1/03/24)

- 1) Begin development of Prime Professional Selection Process - November 15, 2023 (City Staff)
- 2) Define Vision and Goals – November 15 - December 15, 2023 (Fantasy Forest Core Team (FFCT))
 - a. Scope of Work
 - b. Realistic Fundraising Goals
- 3) Begin Vendor Recommendation Process – Begin December 1, 2023 (City Staff led reporting to FFCT)
 - a. Interview operations and maintenance staff
 - b. Interview vendors
- 4) Issue RFP for Prime Professional January 8, 2024 (City Staff)
- 5) Conduct a Community Needs Assessment - Public Engagement Planning Session- Complete by January 15, 2024 (City Staff)
 - a. Use the information collected at the planning session to guide preliminary budget and master plan.
- 6) Prime Professional RFP due – January 31, 2024 (City Staff)
- 7) Send Recommended Prime Professional to Commission – February 26, 2024 (City Staff)
- 8) Select Preferred Vendor and Begin Master plan of Playground amenities – February 15, 2024 (FFCT)
- 9) St. Johns area Community fund to Finalize and Present Fundraising/Marketing Plans – Complete by March 15, 2024 (FFCT)
- 10) Finalize Development of Fantasy Forest Master Plan using Realistic Funding Goals April 1, 2024 (FFCT)
 - a. Recommended Sponsorship areas
 - b. Recommended specifications
 - c. Playground surface treatments
- 11) Present Draft Master Plan to the City Parks and Recreation Board – April 17th (OR SPECIAL MEETING) (City Staff)
- 12) Approval of Fantasy Forest Master Plan by City Commission – April 22, 2024 (City Commission)
- 13) Begin Crowd Funding / Formal Sponsorship of sections/areas of Fantasy Forest – April 23 – August 1, 2024 (St. Johns Area Community Fund)
- 14) Begin Development of Bid Documents, Construction Specifications, and Construction Plans. - Complete by June 1, 2024 (City Staff/Prime Professional)
- 15) Draft Final Plans, specifications Submitted to DNR Website for Approval - July 1, 2024 (City Staff)
 - a. Including Additive Bid Alternates
- 16) Crowd Funding and Sponsorship status presented to City staff to provide final scope to City of Bidding Documents – September 15, 2024 (St. Johns Area Community Fund)
- 17) Presentation of Phase 1 of Construction Project and Status of Fundraising – September 23, 2024. (City Commission)
 - a. Approval of Scope and Overall Project Construction Budget for Phase 1
- 18) Issue Bids for Phase 1 of FF Project – October 1, 2024 (City Staff)

Proposed Fantasy Forest Replacement/Reconstruction Process and Timeline - Continued

Revised 11/13/23)

- 19) Bid Docs Due – November 1, 2024 (City Staff)
- 20) Bid Tab Sent to DNR – November 10, 2024 (City Staff)
- 21) Place Owner Direct Purchase/Playground Equipment Order November 2024 (City Staff)
- 22) Bid Recommendation and Contract Award Presented – November 25, 2024 (City Commission)
- 23) Contract Signed and Issuance of Purchase Order – December 6, 2024 (City Staff)
- 24) Demolition of Old Fantasy Forest & New Construction Commences Spring 2025 (City Staff)
- 25) Targeted Construction Completion date of August 1, 2025. (Contractor)



Magnibeam Development Updates



1. Three Stage Development
 - a. **Stage 1** – 2024-2026 – 20 Million investment – 100 jobs created
 - b. **Stage 2** – 2026-2029 – additional 10-15 million investment – additional 100 jobs created
 - c. **Stage 3** – single crystal production facility – constructed in or around St. Johns – additional investment of unknown millions of dollars - additional 200 jobs created (for a total of 400 job



Double Down on Social Media and Marketing Efforts



Double Down on Social Media and Marketing Efforts

New Downtown Attractions Map /Mural Tour and Scavenger Hunt!!



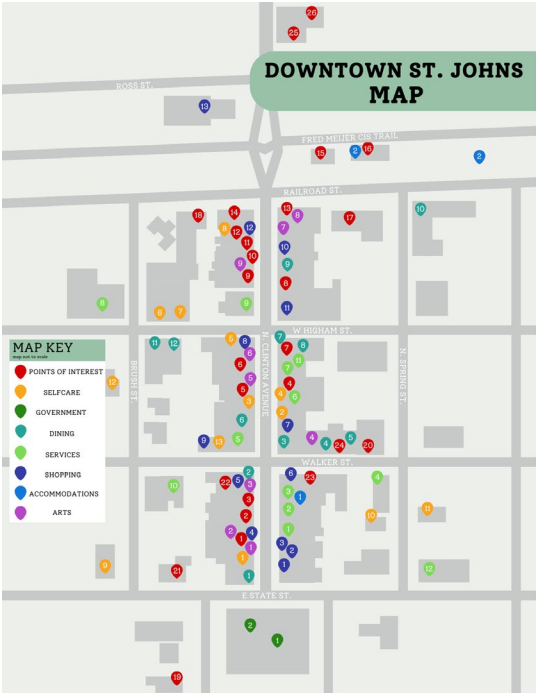
- POINTS OF INTEREST**
 1. BiLift Cybersecurity
 2. Tam's Tutoring LLC
 3. St. Johns Book Exchange
 4. Beltone Hearing Aid Center
 5. The Basic Needs Center
 6. Kurt's Appliance Center
 7. Max's Endzone Party Store
 8. Country Citters Pet Grooming
 9. Jet Speed Printing
 10. A+ Tinting
 11. Pierson 319-Event Building
 12. Woodbury's Flower Shop
 13. PESA Karate St. Johns
 14. SafeCenter
 15. St. Johns Rotary Park
 16. St. Johns Trap Dept
 17. Briggs District Library
 18. Gas Ave Garage
 19. Paine Gillam Scott Museum
 20. Back Alley Pet Grooming
 21. United States Postal Service
 22. UAW
 23. IC Electric
 24. 48North Digital Marketing
 25. La Chicanita
 26. Fab and V-Twin
- GOVERNMENT**
 1. Cliton County Courthouse
 2. Cliton County Cooperative MSU Extension Office
- DINING**
 1. Domino's Pizza
 2. Global Coffee Co.
 3. St. Johns Brewing Co.
 4. Cupcakes and Kisses
 5. Sirena Bar
 6. Main Street Cafe/Pizza
 7. Bruno's Bar
 8. Deano's Pizzeria
 9. Sweeney Pub & Grub
 10. Waypoint Coffee Co.
 11. Dewberry's Cafe
 12. Oh Mi Organic
 13. Ink Craft Studio
 14. Art & Soul
 15. Haskins Dance Co.
 16. Studio Retreat
 17. Fab Five Design @ Whimical pARTY gallery
- ACCOMMODATIONS**
 1. Heritage Place Hotel
 2. Public Bathrooms
- ARTS**
 1. Courtney Bradley Photography
 2. Alyssa's Dance Elite
 3. Aerobark Tattoo & Body Piercing
 4. Ink Craft Studio
 5. Art & Soul
 6. Haskins Dance Co.
 7. Studio Retreat
 8. Fab Five Design @ Whimical pARTY gallery
- SELF-CARE**
 1. Lotus Health & Hydration
 2. The Hair Club
 3. Noodle Salons and Day Spa
 4. Appearance Salon
 5. Unique Reflections
 6. St. Johns Internal Medicine
 7. Allergy & Asthma Clinic of East Lansing
 8. Ask Counseling
 9. Ingression Salon
 10. Courthouse Cuts Barberhop
 11. Redwood Barber Shop
 12. Into Wish's Hair Salon
 13. St. Johns Barber Lounge
- SHOPPING**
 1. Nina's Notions and Paper Crafting
 2. Sports Stop/Crown Traps
 3. Nesting Feather Boutique/Unimaginable
 4. Red Rose White Magnolia Boutique
 5. Run Up Co.
 6. Rehaman's Clothing
 7. The Mint Door Boutique
 8. The Minty Mitten
 9. Kymora Kandles Outlet

QUESTIONS ABOUT DOWNTOWN ST. JOHNS:
 VISIT: WWW.DOWNTOWNSTJOHNSMI.COM
 EMAIL: HEATHER@DOWNTOWNSTJOHNSMI.COM
 PHONE: (989) 224-8944, EXT. 223

QUESTIONS ABOUT THE CITY OF ST. JOHNS:
 VISIT: WWW.CITYOFSTJOHNSMI.COM
 EMAIL: CEJ@STJOHNSMI.GOV
 PHONE: (989) 224-8944



"Partnership of people and businesses working to strengthen the environment of Downtown St. Johns, MI"



Mint City Murals

Located on the East side of Gil-Roy's Hardware store

Located at the St. Johns Community Spray Park

Located on the North side of The Minty Mitten

Located on the East side of the St. Johns Fire Department

The City of St. Johns is quite the colorful little town. Everywhere you go there will always be a beautiful work of art to rest your eyes on. All of these extravagant murals were created by Tracie Davis Art and Murals.

Photo Scavenger Hunt

Explore the beautiful streets of Downtown St. Johns by completing this fun photo scavenger hunt. Take photos with you and the following items and post them to Facebook or Instagram using #SJHUNT. Each month we will pick some of our favorite photos and highlight them on our social media.



- Cozy coffee shop
- Favorite mural
- Favorite clothing shop
- Redwings t-shirt
- Cannon
- Train
- Freeze dried candy
- Favorite smelling candle
- Drinking your favorite coffee
- Courthouse
- First responder
- Museum
- Dog
- Hair salon
- Shopping bags
- Donut
- Charcuterie board
- Painted purple flower
- Reading your favorite book
- Redwing symbol
- Railroad track
- Old Fire Bell
- Silo
- Bicycle Band statue
- Favorite food



Videos Informing our Residents and Region



Our New Fire Truck!!!



Winter Weather & Driving

The History of St. Johns



2024 CAPITAL IMPROVEMENT PLAN

Draft Proposal





POLICE DEPARTMENT LOCKER ROOM UPDATE

- Update Lockers
- Update Seating
- Create storage solutions for issued equipment





POLICE DEPARTMENT Locker Room Update

\$14,003.00

Current Locker(s)

- Do not fit necessary equipment
- Over 25yrs Old
- Mechanically failing



Proposed Locker System(s)

- Provide needed space and solutions for unique police equipment assigned to personnel



POLICE DEPARTMENT Locker Room Update



New seating to provide personnel a surface to change in and out of uniform that looks professional



↑
SJPD
Evidence
Garage

MIDWEST STEEL
You Envision. We Build.

20' W x 94' L x 7'x12' H
Approximate center clearance: 12'



PATROL VEHICLE
PARKING & EVIDENCE GARAGE
WITHOUT UTILITIES
ESTIMATED EXPENSE:
\$31,805.00

PATROL VEHICLE CARPORTS & GARAGE WITH UTILITIES

Providing covered parking for patrol vehicles

- Eliminates snow/ice build-up on vehicles
- Will expedite response times for emergencies
- Provide additional evidence storage on site
- Budgetary impact estimated at \$150,000*





POLICE DEPARTMENT SECURITY

REPLACE HOLLOW CORE DOORS WITH
SECURITY RATED SOLID DOORS

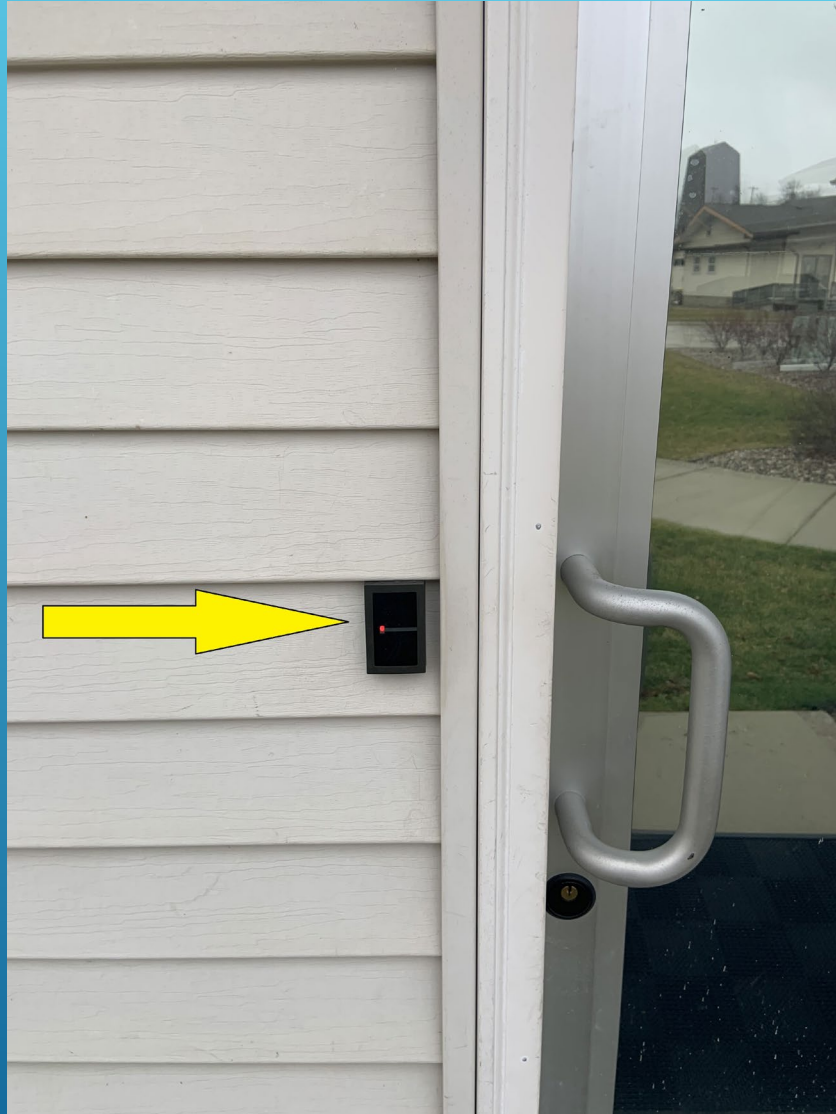
ESTIMATED EXPENSE: \$5,450



ALL DEPARTMENT DOORS SIMILARLY SECURED

- Expanding Electronic Access Control to comply with Law Enforcement building best practice guidelines
- Track building access for evidence and audit purposes

Estimated Expense: \$10,340.00





Re-Painting
Police Department
Parking Lot



POLICE DEPARTMENT PARKING LOT
IMPROVEMENT: \$2,000.00



POLICE DEPARTMENT BUILDING ADDITIONAL PARKING

- Increase the number of available parking spaces at the police department
- Estimated cost(s) to be developed in cooperation with Department of Public Works





Mural Example in main lobby



POLICE DEPARTMENT VISUAL IMPROVEMENTS WITH MURAL ADDITIONS

(THROUGHOUT BUILDING)

ESTIMATED COST: \$4,200.00

*Estimate is for complete project. Could be complete in 2 phases with the initial phase expense of \$2,500.00.



PARKS AND RECREATION

OPFOR2024 25



2024 - 25 CIP PROJECT SCHEDULE

Capital Improvement Master Plan Goals

2024-2029 CAPITAL IMPROVEMENT PLAN																						
Project Number	Project Title	New/Replacement	Potential Funding Source	Project Total	City Share	Other funding	INFORMATIONAL PURPOSES ONLY											After 6th Year				
							Summary		FY23/24		FY24/25		FY 25/26		FY 26/27		FY 27/28		FY 28/29		FY 29/30	
							Project Total	City Share	Project Total	City Share	Project Total	City Share	Project Total	City Share	Project Total	City Share	Project Total	City Share	Project Total	City Share	Project Total	City Share
	PR-0003	Multi-use trail extension - Scott Road (Steel Street to Seafair Estates)	New	GEN	PR-EFI	PR-EFI																
	PR-0004	Multi-use trail extension - Lansing St (Townsend Rd to Galaxy Way)	New	GEN	PR-EFI	PR-EFI																
1, 1, 2	PR-0005	Pref Shell - Building addition (NE side)/window shutter/food booth (east entrance)	New	GEN	PR-EFI	PR-EFI			\$ 50,000	\$ 40,000												
1, 1, 2	PR-0006	Park House improvements	Replacement	GEN	PR-EFI	PR-EFI	\$ 30,000	\$ 30,000	\$ 25,000	\$ 25,000												
1, 1, 2	PR-0007	Replace spray park fixtures	Replacement	GEN	PR-EFI	PR-EFI	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000												
1, 1, 2	PR-0008	Performance Shell - roof	Replacement	GEN	PR-EFI	PR-EFI			\$ 20,000	\$ 20,000												
	PR-0009	Indoor Center - indoor hitting cage	New	GEN	PR-EFI	PR-EFI					\$ 10,000	\$ 10,000										
1, 1, 2	PR-0010	Drinking fountains	Replacement	GEN	PR-EFI	PR-EFI	\$ 7,500	\$ 7,500	\$ 7,500	\$ 7,500												
1, 1, 2	PR-0011	Sofball field irrigation	New	GEN	PR-EFI	PR-EFI	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000												
	PR-0012	Basketball/Tennis/Pickleball court improvements - Park Street - ADA accessibility	New	GEN	PR-EFI	PR-EFI	\$ 500,000	\$ 250,000						xxxx	xxxxxx							
4, 1, 2	PR-0013	Neighborhood Parks updates	Replacement	GEN					\$ 15,000	\$ 15,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000				
1, 1, 2	PR-0014	Depot improvements	Replacement	GEN					\$ 75,000	\$ 75,000												
	PR-0015																					
	PR-0016																					
	PR-0017																					
	PR-0018				PR-EFI	PR-EFI																
	Subtotal				PR-EFI	PR-EFI	\$	\$ 562,500	\$ 312,000	\$ 217,500	\$ 207,000	\$ 630,000	\$ 830,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000				

Parks and Recreation Master Plan

Goal 1. Provide safe, inclusive, community-based recreational opportunities that improve the overall quality of life for all St. Johns-area residents.

Parks provide a natural gathering place for the community as well as provide for free or low-cost recreational activities. Therefore, it is important to continue these facilities to provide and improve these facilities. Based on community input, the City will continue to provide and improve

Objective: Continue to improve and upgrade the City of St. Johns recreational and support facilities, based on community feedback, of which residents can be proud.

Objective: Provide increased and better access to and through the City Parks and Trails System.

Objective: Add passive and active programming based on community input and available financing.

Goal 4. Enhance the quality of local neighborhoods through establishment and maintenance of quality neighborhood parks conveniently located to all City residents.

Park facilities are among the most visible indicators of community identity and pride. Every park in the system, except for the Senior Citizen Park, was shown to be the most important park to several responding households, with all parks being used by individuals on a bi-weekly basis or more frequently.

The majority of respondents said clean and quality restrooms and playground areas were the most important features of a park.

Objective: Continue to upgrade playground equipment and access, paying special attention to universal access.

Objective: Keep parks safe and well-maintained.

Objective: Investigate all appropriate methods to provide facilities and for facility improvements, including providing incentives to private developers, promoting donation of property and/or facilities, and the sale of unused/underused assets.

City Master Plan

GOAL #1: ACQUIRE, DEVELOP, MAINTAIN AND PRESERVE SUFFICIENT OPEN SPACE AND RECREATION FACILITIES.

- Maintain and enhance existing recreational resources, ensuring all equipment and facilities meet current ADA standards.
- Pursue cooperative arrangements with other public and private groups for the maintenance of facilities.
- Seek volunteer assistance from residents in planning for and developing additional open space and parks.
- Pursue all available funding sources to implement park improvements and land acquisition.
- Promote, use and increase quality of City parks and other recreational facilities in both jurisdictions.

GOAL #2: CONTINUE TO PROVIDE ALL RESIDENTS OF THE CITY OF ST. JOHNS WITH HIGH QUALITY RECREATION PROGRAMS AND OPPORTUNITIES.

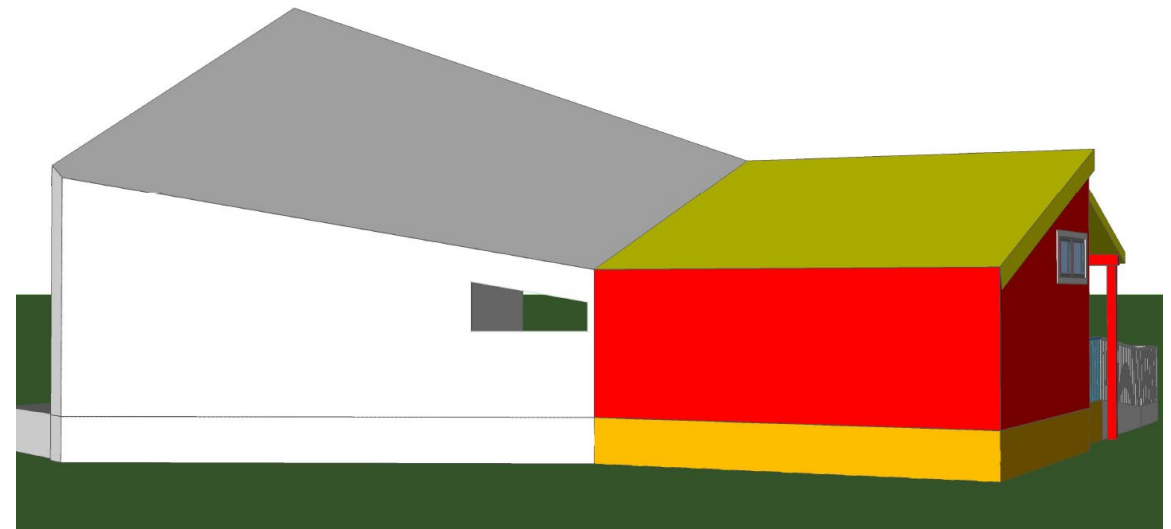
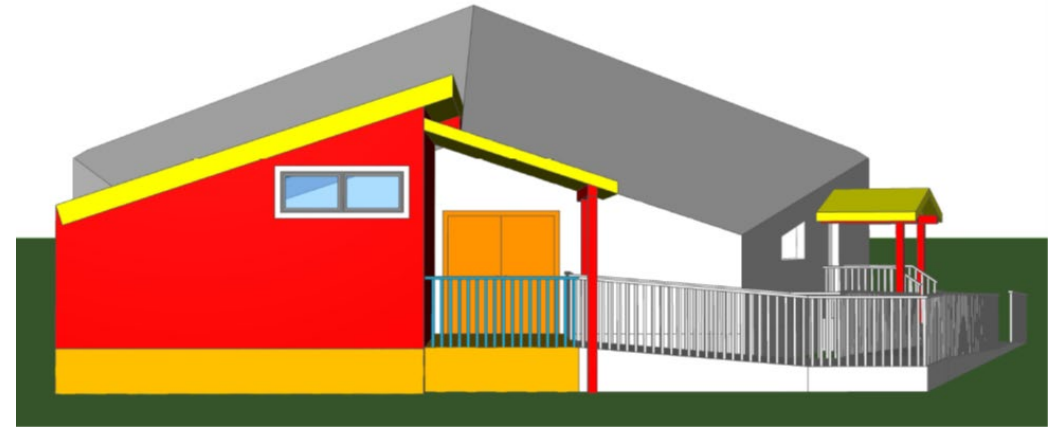
- Update and develop recreational programs that serve the needs of persons of all ages.
- Update the Recreation Master Plan every five years to address the changing population and socio-economic demographics in St. Johns.
- Provide safe, high-quality recreational experiences.
- Improve maintenance of parks to improve recreation services and programs in the City of St. Johns.
- Improve the administrative process for park maintenance, including communication between recreation programs, f



Conceptual Drawing

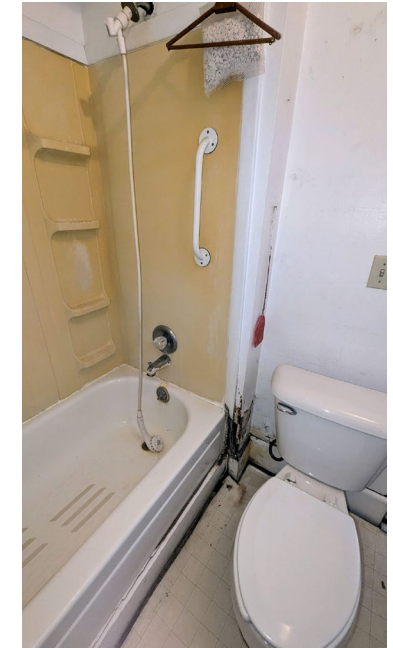
Perform a n c e Shell Addition

Additional area will be used for Performer
changing room and additional storage
of equipment.



Park House Improvements

Renovating of the Kitchen, Bathroom and Electrical
are needed to make this space usable for the public



Depot Floor Im provem en ts

The current floor is deteriorating and
hard to clean and need to be replaced

We run recreation programs here with
people on the floor.

Depot Floor Replacement



Department of Public Works

CIP for the 2024-25 Budget year

Replacement of Dump truck # 81

- Dump truck # 81 is a 2003 Chevy C-7500. This is the last dump truck in the fleet that is a manual shift. The dump truck is 21 years old and parts are not available for some of the drivetrain. This proves difficult to keep the truck capable of being safely operated on the road.



Hoist Power Unit

- The large truck hoist is located inside the Maintenance shop at the Department of Public Works building. The hoist was replaced a couple years ago but not the power unit. The power unit works, it unfortunately limits the hoist from being utilized to the full potential. With the new larger power unit installed, the hoist would be capable to lift vehicles weighing 55,000 lbs. compared to the current 35,000 lbs.



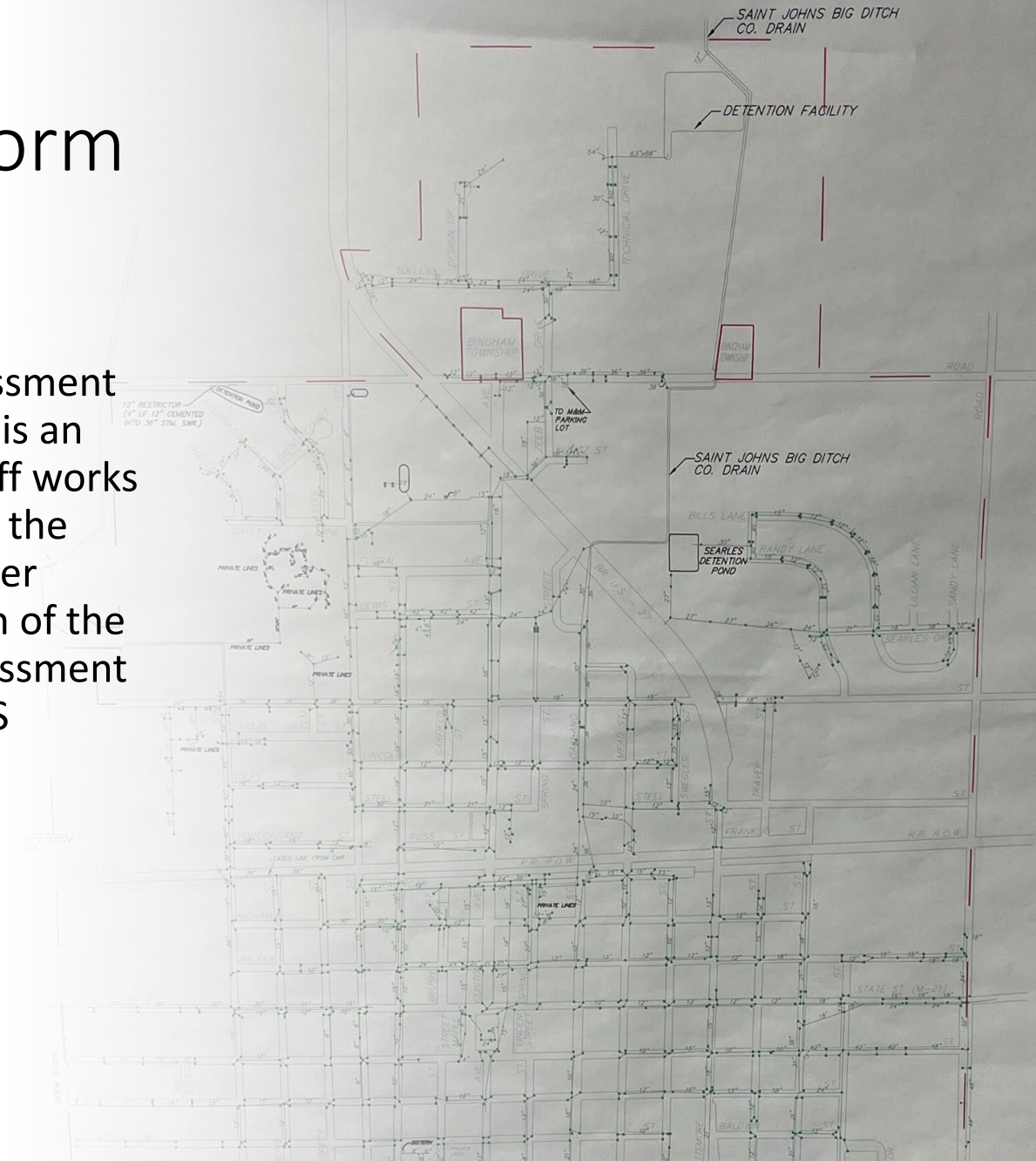
Replacement of Dump truck # 78

- Dump truck # 78 is a 2007 Chevy 7500. This dump truck also is becoming hard to locate parts for repairs. Staff is looking at the option to find a quality used dump truck to replace this unit until a new dump truck can be purchased.



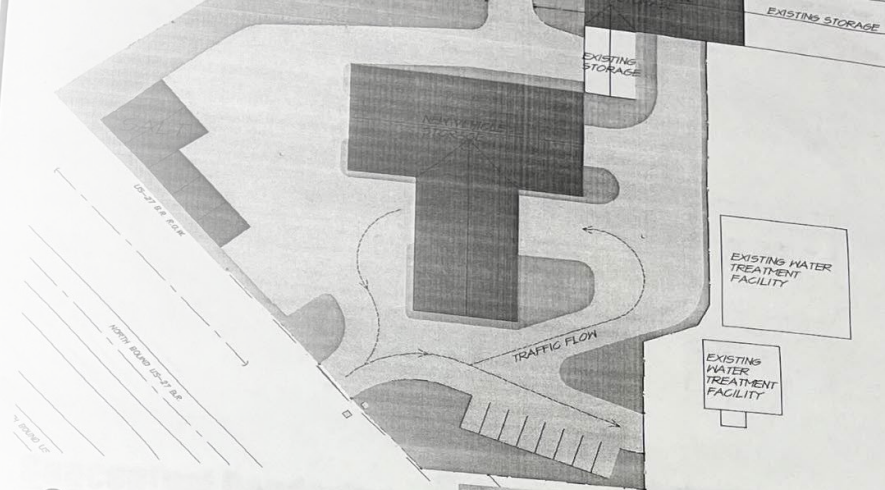
Mapping and Televising of Storm Water System

- The GIS mapping and assessment of the Storm water system is an ongoing yearly project. Staff works with a contractor to access the condition of the storm sewer within a designated section of the system. The condition assessment data is plugged into the GIS mapping layer.



Public Works building design

- Staff is looking at getting a design and a conceptual drawing for a new building at the department of public works. Also, an engineered estimated cost for the build.



Site Plan
After meeting with the superintendent and proposing a number of different options we eventually agreed on a plan for a single larger building near the water treatment site. The new site plan offers new facilities for vehicle storage and repair as well as new office space and enhanced storage capabilities for maintenance materials and many smaller items. The site constraints were mitigated by borrowing from the water treatment site and are used efficiently to provide for large vehicle traffic flow and coordination with the space and utilities of the water treatment facility. New, larger storage space is included for vehicle storage, maintenance, records and materials storage. The new salt storage building will be big enough to drive into and unload, creating a labor and salt savings. The existing public composting area will remain available where it currently is.

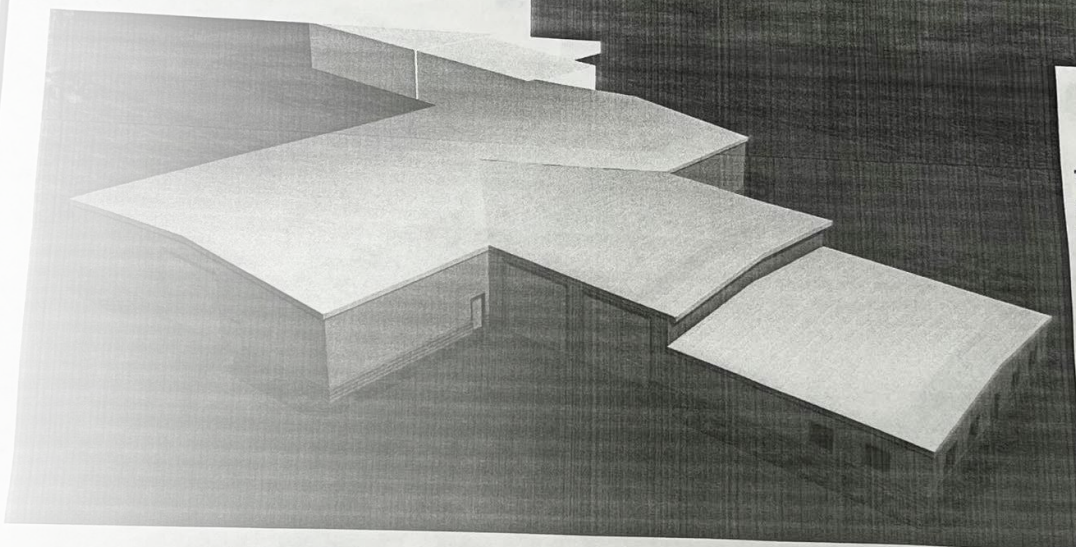
Conceptual Rendering

The new office, maintenance, and vehicle storage building has enough space to provide all of the required facilities of the department of public works all under one roof. The building shell is a cost effective metal building with a bump resistant band of concrete block around the bottom. Alternative building designs could include an integration of the brick and patterning from the water treatment buildings.



Conceptual Rendering

The salt and materials storage area will be new and larger to provide covered storage for all road repair materials. The salt barn especially needs to be well designed and built to handle unloading trucks inside. An addition would also be made between the records storage building and the existing water treatment storage building to accommodate additional vehicle and equipment storage.





Wastewater Dept 2024-2025 CIP Schedule

RBC (Rotating Biological Contactor) Train #1 Replacement. \$1,800,000

- The RBCs are the primary treatment component of the wastewater plant. They were installed in the late 90's and have surpassed their 20 year replacement cycle.



Cured In Place Lining of Sanitary Sewer. \$200,000

Addressing sanitary sewer mains that are in poor structural condition or are showing significant sources of infiltration, CIP lining is a process that increases the structural integrity of a pipe and seals off infiltration without having to excavate the roadway.



Wastewater Pickup 147 Replacement. \$40,000

This truck is a 2009 with over 100,000 miles on it. It's used daily on everyday wastewater tasks.



Maintenance Building Overhead Door Replacement. \$10,000

Replacement of two overhead doors on the wastewater maintenance building. The bottoms of these doors have rusted and rotted away and are no longer efficient.



Replacement of Two RBC Pillow Blocks \$12,000

Pillow blocks are the bearings that the RBC shafts rotate through and rotate 24/7-365. These bearings are over 20 years old and a failure of one could be detrimental to the entire RBC.



Sludge Transfer Pump Replacement \$15,000

This piece of equipment does what its name implies, transfers sludge from one tank to another. Its nearing the end of its lifespan and needs to be replaced prior to a failure.



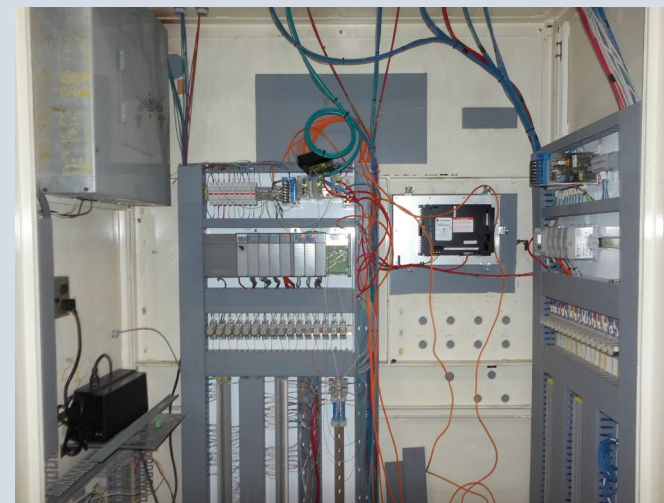
Boiler and Blower Building Roof Replacement \$75,000

Both of these buildings have flat roofs that are well over 30 years old. Each of them have begun showing their age, plaguing us with small leaks which have required patches to be installed.



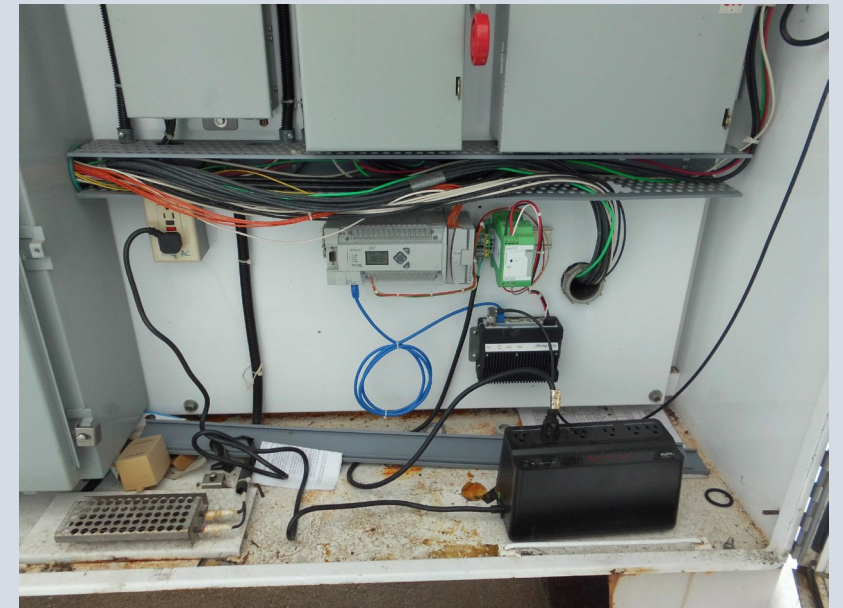
SCADA System Improvements \$50,000

SCADA(Supervisory Control and Data Acquisition) The SCADA system is an intricate network that allows for the monitoring and controlling of wastewater equipment. Key components of the SCADA system are being phased out and becoming obsolete.



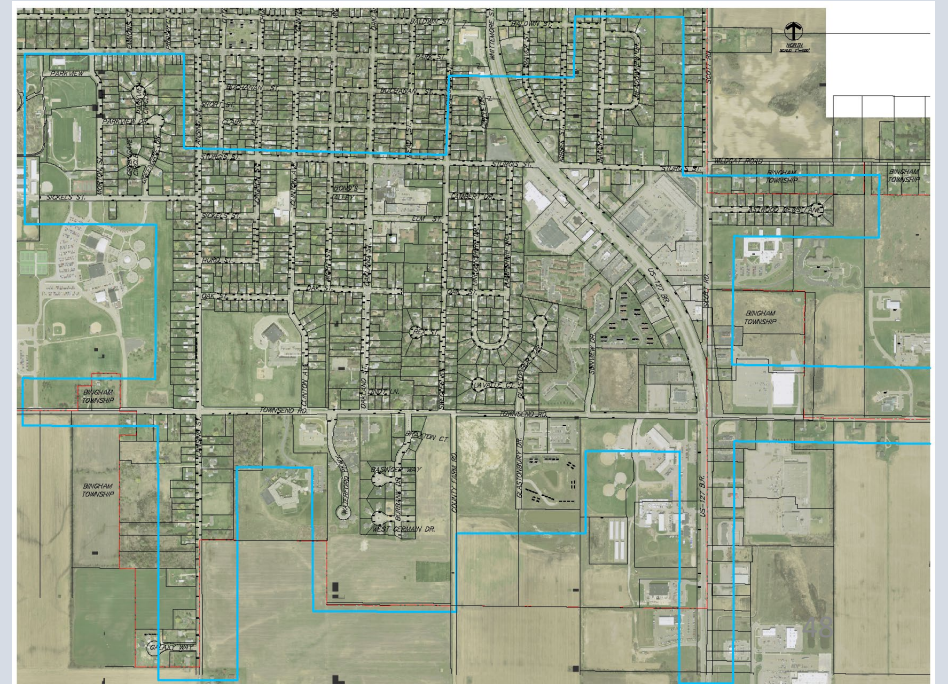
Lift Station PLC Improvements \$16,000

Similar to the SCADA system improvements at the wastewater plant. Many of the key components amongst our five lift stations are also dated and being phased out. We are looking to replace these components prior to a failure.



Townsend Road Service Area Flow Monitoring \$50,000

Monitoring the Townsend road lift station service area to identify and focus on areas posing high levels of I&I (inflow and infiltration)



Pump Building Heat Pump Replacement \$30,000

The main pump building at the WWTP is heated with two geothermal heat pumps. One unit had to be replaced this year unexpectedly. The intent is to replace the second unit prior to its failure as both units were installed at the same time in 2008.





Fire Dept 2024-2025 CIP Schedule

New SCBAs (Self Contained Breathing Apparatus) \$185,000

- SCBAs are what allows firefighters to breathe in uninhabitable conditions. Our current SCBAs are from the late 90s and replacement parts are no longer available.



New Cascade Bottles \$12,000

In conjunction with an air compressor, the cascade bottles are needed in the refilling of the SCBA bottles once firefighters deplete them of air. These bottles will need to be upsized to meet the needs of the new SCBAs.





Water Department 2024-2025 CIP

NEW MAIN POWER POLE AND METERS AT THE WATER PLANT

- The replacement of the power pole and meters for the water plant main power including eliminating overhead wires with new underground.



REPLACE DRIVEWAYS AT WELL #2, #7, #8

- **Replace, driveways at well #2, #7 and #8 with asphalt and concrete turn arounds for chemical deliveries and more efficient snow removal and maintenance**
- **Remove old gravel and replace with 6 inches of asphalt and concrete turns for trucks**



New Service Truck

- Replace our old service truck #51 with a new water department service truck to better suit the water team on water main breaks, service line replacement, hydrant maintenance, meter changes and more room for parts and supplies needed on site.



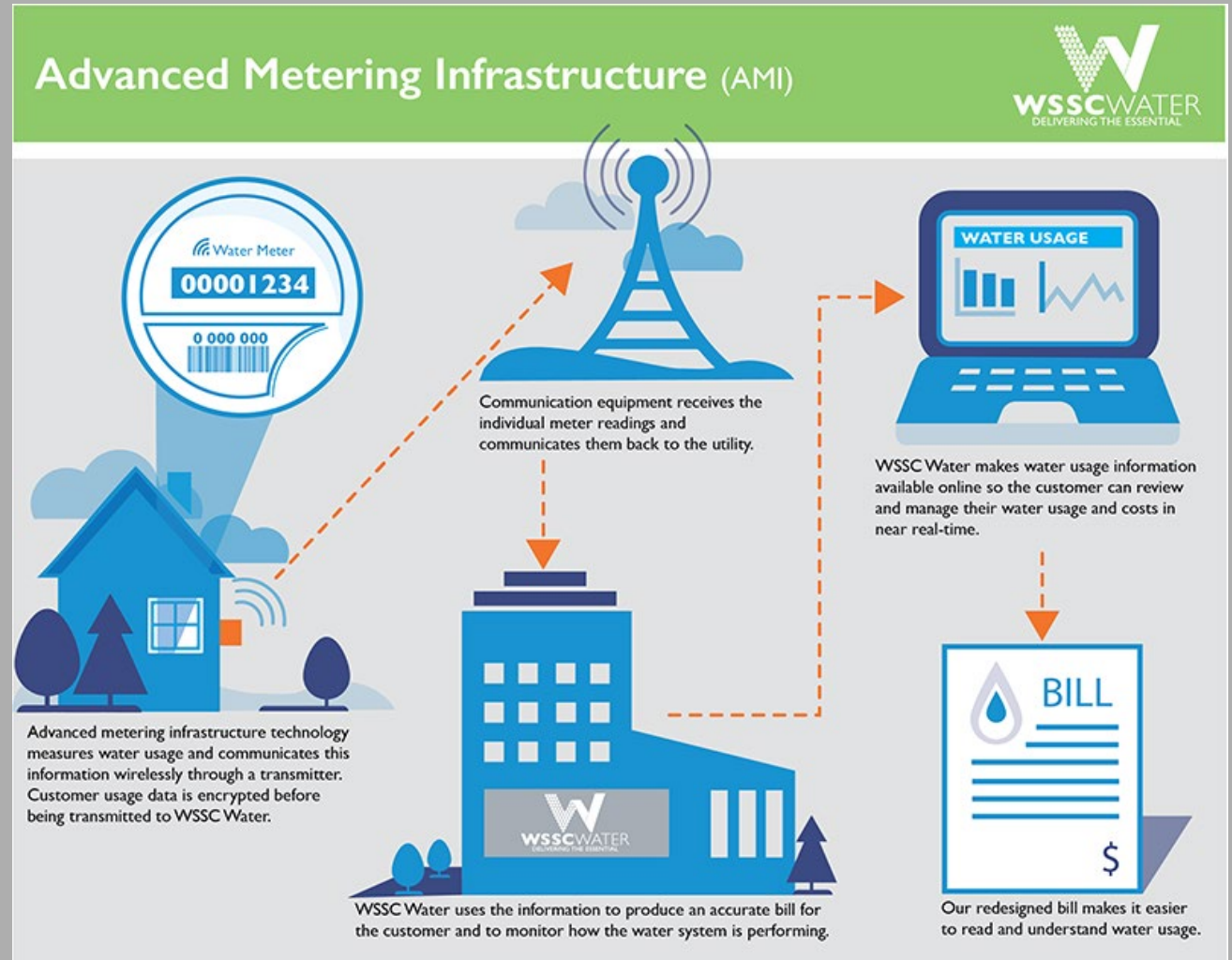
Installation Of New 8" Water Main On Cass St

- The installation of new 8-inch water main on Cass St. from Wight St. to Lansing St. replacing the old 4" Cass iron pipe with new 8" C900 water main with all new fire hydrants, isolation valves and 1" services to all home along the 2 blocks.



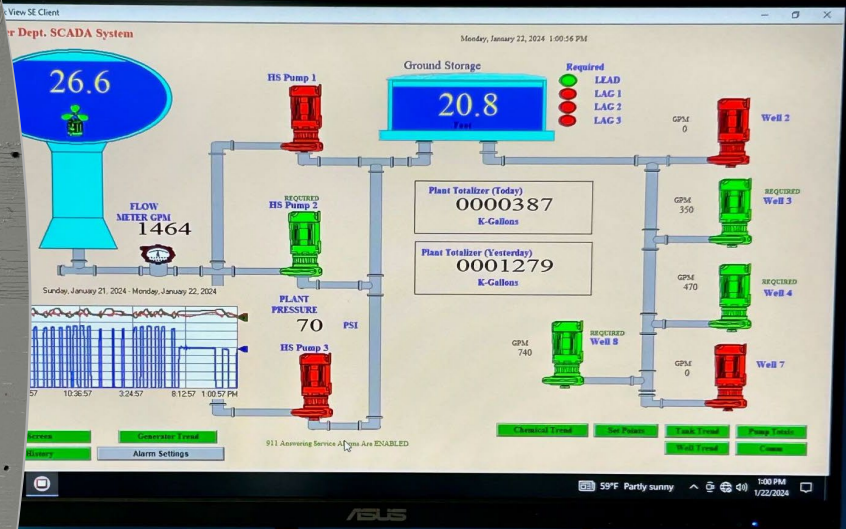
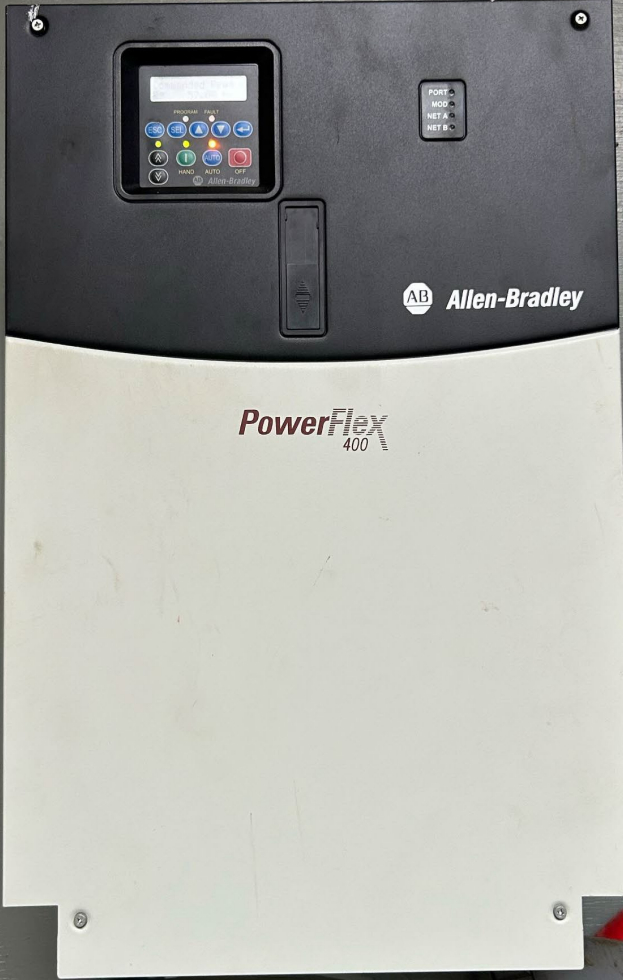
INSTALLATION OF AMR, AMI METER READERS

- To add productivity and efficiency of our meter reading with the installation of 3 AMR, AMI communication tower to our water production system



UPGRADES TO THE WATER TREATMENT PLANT SCADA SYSTEM

- In a 3-phase plan to upgrade all the wells, water tower and water treatment plant communications of are SCADA equipment including PLC's, Communication radios and monitors



Water Main Installation CIS Trail to Searles Estate Dr.



- With the plan to connect new 12-inch water main from Searles Estate Dr. to tie into the existing water main by the CIS Trail for a continuous water flow eliminating dead ends.

Lead And Copper Service Line Replacement

- To ensure safe drinking water for the City Of St. Johns continuing to replace lead service lines when found continues to follow the lead and copper rule for the State Of Michigan and EGLE



Strategic Considerations for the FY 24/25 Budget

- Downtown investments (streetscape, brick repairs, depot property activation etc. . .)
- Wilson Center programming and operations
- Fantasy Forest 2.0 – double down?
- Highway/downtown way finding – upgrade City welcome signs
- Continued investments in road infrastructure – short & long term strategy
- Inflow and infiltration (I & I) study – Townsend Road lift station service area
- Targeting financial positioning to cash fund major projects – impacts to utility rates
- Investments in our most valuable assets – our employees.



Strategic Considerations - FY 26/26 through FY 29/30

- Possible new elevated water tower – (\$2.5 million)
- Continued RBC replacement at WWTP (\$8 million)
- Succession planning for upcoming retirees
- DPW construction cost savings account
- M-21 reconstruction costs & utility replacement coordination (\$1.5 million)
- Townsend Road lift station replacement (\$4.0 million)
- Inflow and infiltration (I & I) removal plan – Townsend Road lift station service area (\$2.0 million)
- Tertiary filtration improvements (\$4.0 million)
- Street millage (\$3.2 million through 2027) Renewal in 2029?





Thank you for your attention and being engaged in the happenings of our Community!



