

Scott Dzurka
Mayor

Brad Gurski
Vice Mayor

Eric Hufnagel
Commissioner

Chris Hyzer
Commissioner

Chris DeLiso
Commissioner



Vacant
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
CITY COMMISSION MEETING
PROPOSED AGENDA**

**Monday, February 23, 2026, 6:00 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.**

(Times for agenda items are estimated times)

A. OPENING: (6:00 pm – 6:05 pm)

1. Invocation
2. Pledge of Allegiance
3. Consent Agenda (**Action Item**)

The staff proposes the following items for the Consent Agenda. If any Commissioner wishes to discuss any of these items, it should be placed on the regular agenda. The remaining items and recommendations may be approved en masse:

- a. Approval of Minutes
 - Special meeting minutes of January 26, 2026
 - Regular meeting minutes of January 26, 2026
- b. Receipt of Warrants
 - In the amount of \$693,862.57
- c. Walsh Municipal Services – City Manager Search Contract
 - Staff recommends the city commission approve the search contract for city manager with Walsh Municipal Services and authorize the mayor to sign.
- d. 2026 Manhole Lining
 - Staff recommends the city commission award the contract for sanitary manhole lining services to Advanced Rehab in an amount not to exceed the budgeted project total of \$99,855. This agreement has been reviewed and approved by the city attorney.

- e. PSD/DDA Director Contract Reapproval
 - Staff recommends the city commission reapprove the employment agreement for Heather Hanover for the position of PSD/DDA Executive Director with the corrected annual amount and authorize the mayor to sign the contract.
- f. Cass Street Water Main Replacement
 - Staff recommends the city commission approve the Cass Street watermain project being awarded to Miller Brothers Excavating in the amount of \$245,862.44.
- g. Utility Operator Budget Adjustment
 - Staff recommends the city commission approve the budget adjustment in the total amount of \$24,480 to facilitate the addition of the Utility Operator position to the Water and Wastewater Divisions.
- h. LEAP Community Enhancement Grant Approval
 - Staff recommends the city commission approve the grant agreement with LEAP and authorize the Mayor to sign.
- i. Downtown Area Street Improvements
 - Staff and Wolverine Engineering and Surveyors, as noted in the recommendation letter, recommend the city commission approve the proposal from Michigan Paving and Materials in the amount of \$245,495 and authorize the Mayor to sign the Notice of Award.

4. Approval of Agenda: *(6:05 pm – 6:07 pm) Action Item*

B. PUBLIC HEARINGS:

C. PRESENTATIONS:

- 1. Presentation of Compensation Study (6:07 pm – 6:25 pm) *Action Item*
(Presenters: Katy Yee, MGT; Scott Dzurka, Mayor & Chris Hyzer, Commissioner)

D. PERSONS WISHING TO PRESENT TESTIMONY:

- 1. Public comment - agenda & non-agenda items (6:25 pm – 6:28 pm) *Discussion only*
Each speaker is only entitled to one (1) three-minute time during each Public Comment period.

E. COMMUNICATIONS:

F. OLD BUSINESS:

G. NEW BUSINESS:

- 1. Receive Capital Improvement Plan (6:28 pm – 6:45 pm) *Action Item*
(Presenter: Kristina Kinde, Interim City Manager/Treasurer)
- 2. Resolution #5-2026 – Introduce an Ordinance to Amend Section 134.01 Disturbances (6:45 pm – 6:55 pm) *Action Item*
(Presenter: David Kirk, Police Chief)
- 3. Resolution #6-2026 – Motor Pool Deficit Elimination Plan (6:55 pm – 7:00 pm) *Action Item*
(Presenter: Kristina Kinde, Interim City Manager/Treasurer)

4. Resolution #7-2026 – Rental Inspection Fee
(7:00 pm – 7:05 pm) Action Item
(Presenter: Kristina Kinde, Interim City Manager/Treasurer)
5. Bendzinski Engagement Letter – Governance and Intermunicipal Contract Agreement and Authority Rate Study *(7:05 pm – 7:25 pm) Action Item*
(Presenters: Scott Dzurka, Mayor & Brad Gurski, Vice Mayor)
6. City Manager Comments *(7:25 pm – 7:35 pm) Discussion only*
7. Commissioner Comments *(7:35 pm – 7:45 pm) Discussion only*

H. ADJOURNMENT: (7:45 pm)

(Next Regular Meeting Scheduled for Monday, March 23, 2026, 6:00 p.m.)

NOTICE: People with disabilities needing accommodation 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 provide reasonable accommodation.



CONSENT AGENDA

CITY OF ST. JOHNS

CITY COMMISSION MINUTES

SPECIAL MEETING

JANUARY 26, 2026

The special meeting of the St. Johns City Commission was called to order by Mayor Dzurka at 4:02 p.m. at the Clinton County Courthouse, 100 East State Street, 2nd Floor, Suite #2200, St. Johns, Michigan.

COMMISSIONERS PRESENT: Eric Hufnagel, Brad Gurski, Scott Dzurka, Chris Hyzer, Chris DeLiso

COMMISSIONERS ABSENT: None

STAFF PRESENT: Kristina Kinde, Interim City Manager/Treasurer; Mindy J. Seavey, City Clerk; Justin Smith, Director of Public Services; David Kirk, Police Chief; Bill Schafer, Parks & Recreation Director; Jeremy Ritter, DPW Supervisor; Jordan Whitford, Wastewater Supervisor; Calvin Galecka, Water Supervisor; Kevin Douglas, Fire Chief

Agenda

Mayor Dzurka asked if there were any additions or deletions to the agenda.

Motion by Commissioner Gurski seconded by Commissioner Hyzer that the city commission approve the agenda as presented.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

Public Comments

Mayor Dzurka asked if there were any public comments.

There were none.

Welcome, Meeting Overview

Interim City Manager Kinde discussed:

**CITY COMMISSION MINUTES
SPECIAL MEETING**

JANUARY 26, 2026

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- The meeting will proceed with department heads presenting their CIP's.
- Organize four stations for police; fire & public works; wastewater & water department; and administration and parks to discuss CIPs. Commissioners will have approximately 15 minutes at each station.

Breakout Sessions of Commissioners with Individual Department and Divisions

4 breakout sessions were set for commissioners to go from table to table for more details with the individual departments:

1. Police
2. Fire & Public Works
3. Wastewater & Water
4. Administration & Parks

Commission Discussion of CIP and General Comments

Mayor Dzurka thanked the team. He discussed needs versus wants in the CIP.

The commission discussed:

- If any items from last year that were cut were asked to be restored.
- Get prioritization of the CIP items.
- Information regarding how a project makes things better going forward.

Wrap Up and Next Steps

Interim City Manager Kinde thanked staff for their time and said it was a lot of work. She asked the commission to reach out with any comments or questions.

Adjournment

Motion by Commissioner Hyzer seconded by Commissioner Gurski that the meeting be adjourned.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

The meeting was adjourned at 5:27 p.m.

CITY OF ST. JOHNS

CITY COMMISSION MINUTES

JANUARY 26, 2026

The regular meeting of the St. Johns City Commission was called to order by Mayor Dzurka at 6:02 p.m. at the Clinton County Courthouse, 100 East State Street, 2nd Floor, Suite #2200, St. Johns, Michigan.

COMMISSIONERS PRESENT: Eric Hufnagel, Brad Gurski, Scott Dzurka, Chris Hyzer, Chris DeLiso

COMMISSIONERS ABSENT: None

STAFF PRESENT: Kristina Kinde, Interim City Manager/Treasurer; Mindy J. Seavey, City Clerk; Justin Smith, Director of Public Services; Anne Seuryneck, City Attorney (Zoom); Chris Khorey, McKenna (Zoom)

Mayor Dzurka asked if any of the commissioners or persons present wished to discuss any of the items on the consent agenda.

Commissioner DeLiso asked that items h. and i. be taken off the consent agenda.

Mayor Dzurka asked for item f. to be moved. He placed items f., h. and i. after item number 6 on New Business.

Motion by Commissioner Gurski seconded by Commissioner DeLiso that the consent agenda be approved as amended.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

a. Approval of Minutes

Motion by Commissioner Gurski seconded by Commissioner DeLiso that special meeting minutes of January 8, 2026 be approved as presented.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

b. Receipt of Warrants

Motion by Commissioner Gurski seconded by Commissioner DeLiso that warrants be approved as presented in the amount of \$ 3,904,880.45.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

c. West End Storm Sewer Ditch Cleaning

Motion by Commissioner Gurski seconded by Commissioner DeLiso that the city commission approve the bid from Miller Brothers Excavating to complete stump removal and ditch cleaning.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

d. Mid-Year Budget Adjustments

Motion by Commissioner Gurski seconded by Commissioner DeLiso that the city commission approve all mid-year budget adjustments attached.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

e. PSD/DDA Director Contract Approval

Motion by Commissioner Gurski seconded by Commissioner DeLiso that the city commission approve the employment agreement for Heather Hanover for the position of PSD/DDA Executive Director and authorize the mayor to sign the contract.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

g. IROL Agreement Signing

Motion by Commissioner Gurski seconded by Commissioner DeLiso that the city commission approve Fire Chief Douglas to sign the Service Level Agreement with Inspections Report Online as the Department Head of the Authority Having Jurisdiction.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

AGENDA

Mayor Dzurka asked if there were any additions or deletions to the agenda.

Motion by Commissioner Hyzer seconded by Commissioner Hufnagel that the city commission approve the agenda as amended.

AGENDA

A. OPENING:

1. Invocation
2. Pledge of Allegiance
3. Consent Agenda

The staff proposes the following items for the Consent Agenda. If any Commissioner wishes to discuss any of these items, it should be placed on the regular agenda. The remaining items and recommendations may be approved en masse:

- a. Approval of Minutes
 - Special meeting minutes of January 8, 2026
- b. Receipt of Warrants
 - In the amount of \$3,904,880.45
- c. West End Storm Sewer Ditch Cleaning
 - Staff recommends the city commission approve the bid from Miller Brothers Excavating to complete stump removal and ditch cleaning.
- d. Mid-Year Budget Adjustments
 - Staff recommends the city commission approve all mid-year budget adjustments attached.
- e. PSD/DDA Director Contract Approval
 - Staff recommends the city commission approve the employment agreement for Heather Hanover for the position of PSD/DDA Executive Director and authorize the mayor to sign the contract.
- f. ~~Budget Amendment for Ladder Truck Repairs~~ **Moved to Agenda**
 - ~~-Staff recommends the city commission approve a budget amendment of \$30,000 from equipment reserves to 136-336-933.000 for repairs needed on St. Johns Fire Department Truck 36.~~
- g. IROL Agreement Signing
 - Staff recommends the city commission approve Fire Chief Douglas to sign the Service Level Agreement with Inspections Report Online as the Department Head of the Authority Having Jurisdiction.
- h. ~~Bendzinski Water and Sewer Rate Study~~ **Moved to Agenda**
 - ~~-Staff recommends the city commission accept the five-year contract with Bendzinski and Co. for the 26/27 water/sewer rate analysis in the amount of \$9,000 and approval of the cap fees review of \$500.~~
- i. ~~Police Department Lawn Service Renewal~~ **Moved to Agenda**

~~Staff recommends the city commission authorize the Mayor to sign and approve the 24-month renewal of Police Department lawn maintenance services with Smith Lawncare.~~

4. Approval of Agenda:

B. PUBLIC HEARINGS:

C. PRESENTATIONS:

1. Recognition of Bill Tennant
2. Friendship City Update and Upcoming Goodwill Mission from Shiga in Summer of 2026
3. Audit Presentation
4. Quarterly Budget Report

D. PERSONS WISHING TO PRESENT TESTIMONY:

1. Public comment - agenda & non-agenda items

E. COMMUNICATIONS:

F. OLD BUSINESS:

G. NEW BUSINESS:

1. Resolution #1-2026 Adopting Guidelines for Poverty Exemptions to be Implemented by the Board of Review
2. Resolution #2-2026 Adopting Alternate Start Dates for March, 2026; July, 2026; and December, 2026 Board of Review
3. Resolution #3-2026 Adopting Taxpayers & Non-Resident Taxpayers to Protest in Writing by Letter or Email for Board of Review
4. Resolution #4-2026 - to Adopt the Master Plan and Parks and Recreation Plan for St. Johns
5. Clinton Area Ambulance Service Authority Budget & Request for Funding
6. Interim City Manager Compensation
7. Budget Amendment for Ladder Truck Repairs (*Moved from Consent Agenda*)
8. Bendzinski Water and Sewer Rate Study (*Moved from Consent Agenda*)
9. Police Department Lawn Service Renewal (*Moved from Consent Agenda*)
10. City Manager Search Proposals
11. Review of Rental Inspection Fee
12. City Manager Comments
13. Commissioner Comments

H. ADJOURNMENT:

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

PUBLIC HEARINGS

PRESENTATIONS

1. Recognition of Bill Tennant

Mayor Dzurka said at the recent school board meeting, one of the items was a joint award created between the city and school to recognize people within the community. He said it would not be an annual award but will be a legacy award for people who do outstanding service in the community.

Mayor Dzurka presented the award to Bill Tennant.

Bill Tennant was present. He said he is extremely honored and humbled by the recognition. He said it is more special because it comes from the city and the school. He said he started teaching in St. Johns in 1968 and thought he would be here 2 or 3 years and it has almost been 60 years. He said it's really about the people here and it has been an incredible journey and a blessing giving back to my city, my community. Thank you.

2. Friendship City Update and Upcoming Goodwill Mission from Shiga in Summer of 2026

Mayor Dzurka introduced Linda Beeman.

Linda Beeman, Vice President, Michigan Shiga Sister State Board, was present. She discussed: she is the St. Johns representative to the board, but she lives in Ovid. She said we need other people here on the board. She said the exchanges ended because of the pandemic. She had a short presentation: introducing Shiga; 1968 sister city agreement was signed in Michigan; last year group went to Shiga; school art exchange; this year Shiga visitors come here from November 12-19; engagement from St. Johns is really important; they need hosts in the fall; sister state board has an endowment; and maybe we could have an informational meeting at the Japanese Garden by the library.

There was a discussion of the exchanges.

Mayor Dzurka discussed Rotary, Kiwanis, Lions and the Chamber and said we could get information to those groups if there are packets. He said the superintendent is still trying to work out the art exchange. He thanked her for the information.

Ms. Beeman said their annual meeting is next Saturday and she can send the Zoom link.

3. Audit Presentation

Jordan Smith, Maner Costerisan, was present. He thanked the staff for all their work. He discussed: the Independent Auditor's Report (pages 10-13); Governmental Funds Financial Statements (pages 28 & 30); General Fund bar graph for last 5 years; line graph with GFOA minimum of 17% fund balance (the city was at 41% fund balance and the average in Michigan is 43%); revenue and where it comes from; expenditures; major and local streets fund balance; water and sewer fund financial statements (pages 32-35); net position; unrestricted net position; net pension liability; upcoming accounting pronouncements; and reported deficiencies.

There was a discussion of:

- Deficiencies:
 - Changes with the account clerk role; changes last year with pooled cash accounts; switched cash receipting process; and in the upcoming year we should not have issues.
- Intergovernmental under General Fund.
 - ARPA in 2024 and we didn't have ARPA in 2025.
- Water/sewer savings and trying not to bond out projects.
- Trash fund
 - Substantial increase in the fund balance in trash fund and we made changes last year.
 - We may be able to lower the garbage millage amount that we collect next budget.
 - 4 years left in the contract.
 - This fund is not just garbage, it includes brush pick up, street cleaning, etc. We carried over an expense relating to the brush pile.

Motion by Commissioner Hyzer seconded by Commissioner Hufnagel that the city commission accept the audit as presented.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

4. Quarterly Budget Report

Interim City Manager Kinde presented the Quarterly Budget Report. She discussed:

- Report is through December 31, 2025.
- Budget use is around 50%.

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- Revenues are above 50%; collect property taxes in the summer.
 - Fantasy Forest Fund – waiting on remainder of Spark Grant funds.
 - City has not yet made the final contribution that was approved by the city commission.
 - Wilson Center Fund – continuing to earn interest on the bonds; we earned \$150,000 interest on the bonds.

There was a discussion of:

- The fire fund.
 - Large transfer from the General Fund of \$382,000.
 - The fire truck transfer is not in there yet and we will need to budget adjust the \$240,000.

PERSONS WISHING TO PRESENT TESTIMONY

1. Public Comment

Mayor Dzurka asked if there were any public comments regarding agenda or non-agenda items. He discussed the rules regarding public comment.

Ann O'Rourke was present regarding the tree removal by the McConnell Street ditch. She discussed: they were disappointed this was done without notification except for those adjacent to the ditch; it has a direct effect on property values and quality of life; change in wind and snow drifts noticeable; they spent \$10,000 on their porch and discussed their view now; it has altered the quaint feel of the neighborhood; they sent an email on December 22nd to the city and it went unanswered; and her husband spoke to Justin Smith.

Devin O'Rourke was present. He discussed: the urgency of the project, which was started the week of Christmas, but noted a lack of urgency in cleaning up the resulting piles of debris. Hopefully something gets done about it.

Tina Predmore, Cass Street resident, was present. She seconded what they said. She discussed: their lot was compromised; the back of the house faces M-21 and doesn't feel safe anymore; and they had no idea this was going to happen.

Craig and Carolyn Smith, Cass Street, were present. Craig discussed: they have been there 36 years; if maintenance would have been done over 30 years it wouldn't have been needed to the extent it was now; the tree line provided wind barrier; they are experiencing drifted snow and dirt; it helped with the lights and dust when a farmer was working the fields; and the lack of communication from the city.

Carolyn discussed if you would have sent a letter; they emailed Chad Gamble 2-3 weeks before he was let go; their bay window and lights coming from the Mahle parking lot; it was a big change and very disappointing; and she hopes you get trees up there in a timely fashion.

Ed Thelen was present. He gave a shout out to Bill and the Recreation Department for the \$150,000 grant for pickleball courts. Also, for coordinating on the Labyrinth project with the school kids.

Mayor Dzurka asked Justin to make comments regarding the communication received.

Director Smith discussed:

- Project execution was complicated by access issues and the necessity of removing trees for safety.
- A detailed restoration plan is in place to mitigate the impact of the tree removal and ditch work.
- Project logistics and next steps were discussed, including timing and material disposal.
- The timeline for planting replacement trees and grass was confirmed for the spring.

COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

1. Resolution #1-2026 Adopting Guidelines for Poverty Exemptions to be Implemented by the Board of Review

Interim City Manager Kinde said these 3 resolutions are related to assessing and annually approved by the commission. She corrected the RCA and said the Board of Review actually gets paid \$275 total.

Motion by Commissioner Hyzer seconded by Commissioner Gurski that the city commission adopt Resolution #1-2026.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

2. Resolution #2-2026 Adopting Alternate Start Dates for March, 2026; July, 2026; and December, 2026 Board of Review

Motion by Commissioner Hyzer seconded by Commissioner Hufnagel that the city commission adopt Resolution #2-2026.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

3. Resolution #3-2026 Adopting Taxpayers & Non-Resident Taxpayers to Protest in Writing by Letter or Email for Board of Review

Motion by Commissioner Hyzer seconded by Commissioner Hufnagel that the city commission adopt Resolution #3-2026.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

4. Resolution #4-2026 - to Adopt the Master Plan and Parks and Recreation Plan for St. Johns

Chris Khorey, McKenna, was present by Zoom. He said this has been an ongoing process for the past year with the Planning Commission and Parks and Recreation Board. He said the city commission has already adopted the parks portion, and the entire document is in front of you tonight.

Ethan Senti, McKenna, was present by Zoom. He discussed several revisions made since the December 3rd meeting:

- Mobility Chapter: A new section was added to Chapter 6 (page 108) to expand on “Safe Routes to School.” It details how the mobility plan contributes to the program and outlines a path to securing grant funding.
- Placemaking Chapter: A new section was added to Chapter 5 (page 83) describing a tree planting program. This program allows residents to request a tree in the public right-of-way adjacent to their property and partner with the city for installation and maintenance.
- General Edits: The document was reviewed for typos, and references to “Blue Water Highway” were corrected to “State Street.”
- Appendix: Survey results from a past planning effort were moved from the body of the Parks and Recreation chapter to the appendix to avoid confusion with the most recent survey results.

The commission discussed:

- A commissioner noted that the action plan (page 6) incorrectly lists the “Capital Area Transit Authority” (CATA) as a responsible party. It was agreed that this should be corrected to “Clinton Transit,” as CATA does not service the area.
- A related point was raised that maps within the document still show County Farm Road being diverted.
 - Some maps use the road’s center line as the base.
 - The commission is presented with three options regarding the depiction of the County Farm realignment in the Master Plan:
 - Edit the map on page 101 to show County Farm not being realigned. This map is noted as the only one that actively states the city’s intent to realign the road.
 - Edit all maps to completely remove the right-of-way.
 - Add a disclaimer clarifying that the maps merely show the existing right-of-way and do not indicate a definitive city plan to proceed with the road change.
- A commissioner pointed out that the report (page 28, section 5.6.4) suggests the city should “consider” a social district, when one already exists.
 - It was proposed to amend the language to state that the city has established a social district and continues to evaluate its effectiveness, boundaries, and impact on business and public safety.
- The action plan references a two-year timeline for an agreement with Bingham Township over water and sewer.
 - A commissioner expressed concern that this language might be too limiting and doesn’t reflect the ongoing, multi-step nature of the collaboration.
 - The language will be revised to be more general, such as “evaluate the ongoing agreement and make changes as necessary,” to reflect that the current agreement is a first step with more potential work to be done.
- A discussion arose about the inconsistent naming of a road (e.g., Business 127, Old 127, Whittemore Street).
 - The road will be consistently referred to as “Business Route 127” within the Master Plan.

Motion by Commissioner Gurski seconded by Commissioner Hufnagel that the city commission adopt Resolution #4-2026.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

5. Clinton Area Ambulance Service Authority Budget & Request for Funding

Vice Mayor Gurski discussed the ambulance authority:

- The Ambulance Authority is facing significant financial struggles, a common issue for services across the state and country.
- A major contributing factor to the recent, rapid change in finances was the loss of transfer revenue from U of M Health-Clinton, which now uses its own ambulance service.
- An immediate, one-time infusion of \$2 per capita is requested from all member communities to cover operations and payroll.
- A long-term budget increase from the current \$17 per capita to \$22 per capita is also proposed.
- It is emphasized that if the member communities do not act, the authority will run out of money.
- The authority's budget was previously cut by approximately \$850,000.
- Due to financial pressures, two full-time positions were eliminated, reducing services.
- A significant, across-the-board pay reduction has been agreed to for one year to rebuild financial reserves and reassess the plan, effectively a four-year step back.
- Financial difficulties are exacerbated by current costs and a dramatic decrease in reimbursement rates.
- Approximately six years ago, the reimbursement rate was around 60%.
 - The rate has now fallen to about 40% of the actual cost.
- The speaker notes that ambulance services are frequently subsidized by municipalities for these reasons and hopes the broader community can identify a more sustainable, less burdensome funding mechanism.

Ed Thelen, ambulance board member, was present. He discussed:

- The service's fiscal year runs from April 1st to March 30th.
- Call volume has dropped from over 4,300 in the previous year to a projection of approximately 3,000 for the current year.
- A primary source of remaining calls is transfers, which have a higher collection rate because patients are already in a hospital and insurance arrangements are in place.
- Significant salary reductions were taken by leadership to mitigate the financial shortfall:
 - The Director took a 50% pay cut, amounting to \$60,000.
 - The Assistant Director took a pay cut of approximately \$11,000 to \$12,000.

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- Two other administrative positions were lost, with their responsibilities being absorbed by remaining staff.

There was a discussion of:

- The service's current per capita funding is significantly lower than that of neighboring communities.
- The current budget is a one-year emergency measure, and a long-term solution is urgently needed.
- The financial burden for ambulance services is expected to fall on municipalities, as evidenced by a competitor's pricing strategy.
- A collaborative, regional approach is proposed as the necessary long-term solution for funding emergency services.
- The value of having a local, rapidly responding ambulance service is highlighted as a key benefit not reflected on paper.
- The long-term viability of a competitor's service model in the southern county is questioned.
- The service's run times are expected to remain consistent despite budget cuts, and existing assets will be retained.
- A broader, county-level and multi-stakeholder effort is needed to address systemic issues with reimbursement and funding.

Mayor Dzurka said we have a great ambulance service, and it is an essential service. He and Vice Mayor Gurski spoke with Senator Slokin about reimbursement rates. He said we are going to look at the county to get involved in this conversation as well.

Motion by Commissioner Gurski seconded by Commissioner Hyzer that the city commission approve of the additional \$2 per capita in retro for last year's contribution, \$15,396.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

Motion by Commissioner Gurski seconded by Commissioner Hufnagel that the city commission approve of the Clinton Area Ambulance Service 2026/27 budget at \$22 per capita.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

6. Interim City Manager Compensation

Mayor Dzurka said we have done this in the past and asked the commission to make a consideration as Kristina fills the role as city manager. He said he discussed with Commissioner Hufnagel (Personnel Advisory) and they propose during time she is filling in an additional \$1,000 per month be paid.

Motion by Commissioner DeLiso seconded by Commissioner Gurski that the city commission approve compensating Kristina Kinde an additional \$1,000 per month during the time she is filling in as city manager.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

7. Budget Amendment for Ladder Truck Repairs

Mayor Dzurka said he knows repairs that are going to have to happen. He said he was trying to track the payback.

Fire Chief Douglas said rescue #32 is a 2011 or 2012 with less than 7,000 miles on it. He said he will come to the March meeting asking permission to get rid of it. He said that it will bring funds back into the equipment fund (\$55,000 to \$60,000 value).

Commissioner Hyzer said the estimate is back from October and asked what has taken so long to bring it to us.

Fire Chief Douglas said in September it had a catastrophic failure. We received it just after the Santa Parade and realized we had the second issue, and it took them time to get the parts in.

Motion by Commissioner Gurski seconded by Commissioner Hufnagel that the city commission approve a budget amendment of \$30,000 from equipment reserves to 136-336-933.000 for repairs needed on St. Johns Fire Department Truck 36.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

8. Bendzinski Water and Sewer Rate Study

Commissioner DeLiso asked what the need is for them to tell us what our water rates should be.

Interim City Manager Kinde discussed: The annual rate study analyzes maintenance costs and future infrastructure needs to determine appropriate rates, ensuring costs are covered and money is set aside for future improvements. We meet with them and go over all of our CIP's.

Commissioner DeLiso asked why we have to do it annually.

Director Smith discussed: the study considers factors like I&I (Inflow and Infiltration) changes and the water usage of major industrial users like Midwest Cheese, which has stabilized its consumption. The goal is to not have a large jump in rates.

Commissioner Hufnagel said it is good stewardship for us to have this done. We are trying to be transparent with users, and they want to know the logic behind decisions made.

Motion by Commissioner Hufnagel seconded by Commissioner Gurski that the city commission accept the five-year contract with Bendzinski and Co. for the 26/27 water/sewer rate analysis in the amount of \$9,000 and approval of the cap fees review of \$500.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

9. Police Department Lawn Service Renewal

Commissioner DeLiso asked why we need to approve something like this.

Interim City Manager Kinde said according to our Charter, all contracts have to be approved by the city commission.

There was a discussion of:

- According to the purchasing policy, a third bid was requested.
- The bid from Smith's was slightly higher (less than 5%) than another bid, but they were chosen because they are a local city business and have provided great service.
- A question was raised about why the city doesn't handle this maintenance internally.
 - The response indicated that time constraints have been an issue since the police department moved to their new building.
 - The service includes care for shrubbery and weed control in the parking lot.

Motion by Commissioner DeLiso seconded by Commissioner Hyzer that the city commission authorize the Mayor to sign and approve the 24-month renewal of Police Department lawn maintenance services with Smith Lawncare.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

10. City Manager Search Proposals

Mayor Dzurka said we received a variety of proposals.

The commission discussed:

- The commission reviewed multiple proposals for a recruitment firm, noting two were very high-priced and one was lower.
- One speaker noted that while some proposals included “executive coaching,” they believed all firms were qualified.

Motion by Commissioner Hufnagel seconded by Commissioner Hyzer that the city commission go forward with Walsh for the search process.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

8. Review of Rental Inspection Fee

Interim City Manager Kinde discussed:

- The first three-year cycle of the rental inspection program has concluded, and round two is about to begin.
- Total revenue generated was approximately \$95,000.
- Total costs were approximately \$120,000, resulting in a net loss of nearly \$25,000, primarily attributed to initial set-up costs.
- Future projections show a significant drop in inspection costs now that they are being conducted by a city employee instead of an external firm. The cost analysis was based on the second half of this calendar year, with a projected 3% annual wage increase for the inspector.
- Tammy Wright handles the program’s administration, and her time is expected to become more efficient, reducing administrative costs.
- The total number of rental units has decreased to just over 510, as some landlords have sold their properties.

-
- To cover program costs and previous losses, a fee of approximately \$184 per inspection would be required.
 - Key Decision: A recommendation was made to keep the fee at \$175 to avoid being overfunded at the end of the next three-year cycle, with the expectation that further efficiencies will be found.
 - The first year of the new cycle involves re-inspecting all single-family rentals, which is expected to be efficient.

The commission discussed:

- One member stated that the city should not try to recoup initial program setup costs through the annual fee.
- A question was raised about whether the \$300 rental registration fee is part of the ongoing cost calculation.
 - The \$300 fee was a one-time charge for landlords who did not register their properties during the initial free registration period. It was designed to incentivize immediate compliance.
 - New landlords have 30 days to register a property before the \$300 fee is applied.
 - Very few landlords have actually been charged the \$300 fee, with most instances occurring during the initial program startup with non-responsive property owners.
- A concern was raised that the current fee structure is unfair to smaller landlords, as a landlord with a 10-unit building pays a disproportionately higher cost per unit than a landlord with a 40-unit building where only a portion of units are inspected.
 - It was noted that this concern was previously raised with the commission after the first year of inspections. At that time, the decision was made to maintain the fee and inspection structure.
 - Another member argued against changing the structure, citing the program's high success rate (85-100% of inspections passing without issue) and a desire to not overburden larger landlords.
- It was mentioned that Chief Douglas has the discretion to identify and address problematic landlords, providing a "tool in the toolbox" to handle bad actors without penalizing everyone.
- One member argued that making the fee proportional does not overburden good landlords and better aligns costs, as the landlord's time and expense are determined by the condition of their units, not the inspection fee itself.
- It was suggested that the program should incentivize good landlords.
- A distinction was made between the previous system of paying an external contractor per unit and the current system of using salaried city employees.

- The topic of re-inspection fees was raised. A fee exists for failures, but staff is lenient on quick fixes (e.g., missing carbon monoxide detectors) and will often return shortly after without charging, reserving the fee for major repairs. The re-inspection fee is \$50.

Motion by Commissioner Hyzer seconded by Commissioner DeLiso that the city commission set the inspection fee at \$150.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

9. City Manager Comments

Interim City Manager Kinde discussed:

The Wilson Center

- A project timeline from the developer, Dymaxion, was distributed.
- Bill and Kristina met with Dymaxion to get a status update. Dymaxion is currently working on Part 2 approval with the National Park Service (NPS).
 - The NPS has requested additional items. The response from Dymaxion's architect, Studio Intrigue, is complete but is being withheld pending payment from Dymaxion.
 - Once submitted, NPS approval is expected to take 30-45 days.
 - After NPS approval, Dymaxion can finalize agreements with the Michigan Economic Development Corporation (MEDC). A buyer for the tax credits is already in place.
- Dymaxion is required to start work within 90 days of receiving MEDC approval.
- The speaker noted that if the city starts its own work on the project before Dymaxion receives both NPS and MEDC approvals, the developer could lose their credits and grants.
 - Kristina recommended the City Commission consider setting a firm deadline for Dymaxion to secure approvals before the city proceeds with its own work. This does not require an immediate decision.
- The contract with Copper Rock for the city's portion of the work has been reviewed by attorneys. It will be brought back to the commission for approval, hopefully at the February meeting.
 - Kristina will follow up with Lee from Copper Rock this week to update him and confirm pricing.

- If the city's work is done concurrently with Dymaxion's, it will result in an \$80,000 savings for the city.

Wage Study

- The wage study committee met on Thursday to review survey results from 17 comparable communities.
- The team identified anomalies in the data that need correction.
- The committee will meet with the consultant (MGT) this week to go over the findings and requested changes.
- The goal is to have the data ready for the Personnel Advisory meeting scheduled for February 11th.

Budget Calendar

- Thank you for the CIP special meeting.
- A Personnel Committee meeting is scheduled for the upcoming month.
- Departmental budgets are due to Kristina by February 19th.
- A joint meeting with the Planning Commission is scheduled for 4:00 PM on February 23rd to review the Capital Improvement Plan (CIP) cost allocation plan.

Cost allocation plan, health insurance, and election preparations.

- The cost allocation plan is nearly complete, with one small data request remaining from MGT. It is expected to be presented to the Finance Advisory in March.
- The first year of the HSA health insurance plan with reimbursement has been going well and has not been overwhelming for staff.
- Quotes from the West Michigan pool were not financially beneficial, as the current plan was one of the lowest offered and switching would have cost more. This remains an option for the future if costs increase significantly.
- Gallagher is projecting an 8% increase in health insurance costs and recommends budgeting for a 10% increase for the upcoming year.
- For the election, Mindy mailed out all voter cards last week, and a Facebook post was made. There have been a few calls regarding the change, but everything is proceeding smoothly.

M-21 road project

- Director Smith provided an update on a meeting with the M-21 team.
 - PLC Engineering was selected as the prime contractor for the M-21 project.
 - Spicer Group is a subcontractor for PLC, responsible for staking and utilities. This is a positive development as Spicer has the city's existing information.
 - This arrangement will allow the city's water main and sewer plans to be designed and integrated directly into the M-21 project, resulting in considerable cost savings and speeding up the process.
 - The city will also work with Spicer Group's legislative team to seek funding for the project, citing their success in securing a fully funded water

main project for Manistique on M-90 and a substantial grant for Bingham Township.

- The roundabout is still proposed in the current plans.
 - A request was made for MDOT to alert the city when they begin conversations with property owners about property acquisition.
 - The project team will set up stakeholder meetings to present the initial design, particularly for the roundabout, to the commission and Bingham Township.
 - The speaker noted that the city's opposition to the roundabout was communicated during the meeting.

13. Commissioner Comments

Commissioner Gurski thanked the commissioners for their support on the ambulance issues.

Commissioner DeLiso thanked staff for clarifications on items.

Mayor Dzurka said thank you to team for budget meeting, great work by staff. He noted in the audit that when they looked at higher costs, one mentioned was attorney costs. He asked Kristina to take a look at that. We have a resident that keeps asking about the fire whistle and if there is anything to eliminate the fire whistle. He asked for clarity on the Wilson Center piece. He asked if there is anything in the condo agreement we can utilize to spur movement.

Interim City Manager Kinde said there is language in the purchase agreement or condo agreement, and we are long past those dates.

Mayor Dzurka said we need to express that to Dymaxion that we wish to move forward.

ADJOURNMENT

Motion by Commissioner Hyzer seconded by Commissioner Gurski that the meeting be adjourned.

YEA: Hufnagel, Gurski, Dzurka, Hyzer, DeLiso

NAY: None

Motion carried.

The meeting was adjourned at 8:54 p.m.

SEARCH CONTRACT

The City of St. Johns ("Municipality") and Walsh Municipal Services, LLC ("Contractor") hereby agree:

1. Municipality agrees to hire Contractor to conduct a search to recruit a City Manager. This search includes the following services to be performed by the Contractor in accordance with all applicable laws, rules and regulations: (1) developing a recruitment advertisement and recruiting materials; (2) vetting candidate applications; (3) preliminary candidate phone interviews and background vetting; (4) discussing finalists with the City; (5) reviewing candidate references; (6) aiding the City with interviewing candidates; (7) assisting the City with contract drafting and negotiations; and (8) all services referenced in Contractor's January 1, 2026 Request for Proposal. In addition, the schedule is subject to change by the City.

2. Contractor is and shall perform under this Agreement as an independent contractor with complete control over Contractor's employees or agents, if any, and operations, and the means of providing the Contractor's services consistent with and in compliance with this contract. Contractor is not an employee of the Municipality and shall not make any representations, claims, assertions or statements that suggest otherwise. No employee, agent or representative of Contractor shall represent, act or be considered as an agent, representative or employee of the Municipality.

3. Contractor will make a good-faith effort to conclude the City Manager search by April 27, 2026.

4. In consideration of Contractor's services, Municipality agrees to pay contractor total compensation as follows: (1) pay Contractor \$8000 upon signing of this contract; (2) pay \$500 for a comprehensive final candidate background check (billed directly to municipality); (3) pay up to \$900 for posting job announcements (billed directly to municipality when applicable) and; (4) pay Contractor \$4500 at the time the City finally executes a contract with a new City Manager. All other costs associated with the Contractor's services to Municipality shall be paid by Contractor.

5. Either party may terminate this Agreement, with or without cause, upon thirty (30) days' prior written notice to the other party. In the event of termination, Municipality shall pay Contractor for all services performed up to the date of termination.

6. This contract constitutes the entire agreement between both parties and supersedes any prior agreements and understandings between the parties, both oral and written, related to Contractor performing a City Manager search for Municipality. Any modifications to this contact must be agreed to by both Contractor and Municipality in writing. If one provision of this Contract is deemed void by a court of competent jurisdiction, such finding shall not effect the remainder of this Contract which shall remain in effect. This contract may be executed in separate identical counterparts and is effective on the date last executed.

7. Both Contractor and Municipality represent and warrant they have the legal authority to enter into this contract.

Frank L. Walsh
Walsh Municipal Services, LLC
By: Frank L. Walsh ("Contractor")

January 27, 2026
Date

City of St. Johns ("Municipality")
By:

Date

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Francis Lowden Walsh

2 Business name/disregarded entity name, if different from above
Walsh Municipal Services LLC

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

Individual/sole proprietor or single-member LLC C Corporation S Corporation Partnership Trust/estate

Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

Other (see instructions) ▶ _____

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3).
Exempt payee code (if any) _____
Exemption from FATCA reporting code (if any) _____
(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
33 Shoshoni Pass

6 City, state, and ZIP code
Coldwater, MI 49036

7 Last account number(s) here (optional)

Requester's name and address (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

-			-						

OR

Employer identification number

8	3	-	2	9	8	2	8	2	6
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Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ *Frank L Walsh* Date ▶ **January 27, 2026**

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See *What is backup withholding*, later.

**CITY OF ST. JOHNS, MICHIGAN
REQUEST FOR COMMISSION ACTION
February 23rd, 2026**

Department: Wastewater	Attachments:	Submitted to CA for Review
Subject: 2026 Manhole Lining	[X] Advanced Rehab Bid/Agreement [X] Midwest Infrastructure Bid [X] Summit Infrastructure Bid [X] GFL Bid	[X]
Prepared by: Jordan Whitford, Wastewater Division Supervisor	Approved by: Kristina Kinde Deputy City Manager	

SUMMARY/HIGHLIGHT: Staff is requesting Commission approval to award the contract for the lining of sanitary manholes to Advanced Rehab. This project will protect existing sanitary sewer infrastructure by preventing groundwater infiltration, reducing hydrogen sulfide degradation, preventing root intrusion, and restoring structural integrity to deteriorating block manholes.

A total of \$100,000 was included in the current operating budget for this work. A formal bid opening was held on February 4, at which time four bids were received. Of the bids submitted, Advanced Rehab was the only bidder to come in under the project budget with a bid totaling \$99,855. Staff has previously worked with Advanced Rehab and has been extremely satisfied with both the product performance and the quality of the completed work.

BACKGROUND/DISCUSSION: Sanitary manholes are critical components of the wastewater collection system and are subject to long-term deterioration from environmental exposure, hydrogen sulfide gas corrosion, groundwater infiltration, and root intrusion. Numerous manholes within the system have already been identified through our manhole inspection program as candidates for rehabilitation due to one or many of the above characteristics.

Polyurea lining provides a protective structural barrier that extends the service life of manholes while reducing future maintenance costs and infiltration into the sanitary system. This preventative maintenance approach supports long-term infrastructure reliability and system efficiency.

Following the formal bid opening on February 4, staff reviewed all submitted bids for completeness, cost, and contractor experience. Based on pricing and prior successful project outcomes, Advanced Rehab is recommended for award of the contract.

STRATEGIC PLAN OBJECTIVE: Public Facilities – Goal #1: Continue to offer High Quality Services and Facilities for Residents

FISCAL IMPACT: Funds for this project were budgeted in the current fiscal year in account 592-560-818.077. The project cost submitted by Advanced Rehab is below the approved \$100,000 budget, and funds are available for this work.

RECOMMENDATION: Staff recommends that the Commission award the contract for sanitary manhole lining services to Advanced Rehab in an amount not to exceed the budgeted project total of \$99,855. This agreement has been reviewed and approved by the city attorney.



Advanced Rehabilitation Technology

525 Winzeler Dr. Unit 1
Bryan OH 43506
419-636-2684

Submitted By:

Alex Lantz
Business Development
419-799-1308
Alex@artcoatingtech.com



REQUEST FOR PROPOSALS (RFP)

RFP ID: Manhole Lining

Issue Date:
January 15, 2026

Proposal Due Date:
February 4, 2026

Issued By: City of St. Johns

RFP ID: Manhole Lining

Direct Inquiries To: Jordan Whitford
Wastewater Division Supervisor
Via e-mail: jwhitford@stjohnsmi.gov

Proposal Due Date: February 4, 2026, 2:00 PM

Delivery of Submissions:

By Mail:

City of St. Johns
100 E. State St.
Suite 1100
P.O. Box 477
St. Johns, MI 48879
Attn: Mindy Seavy
Re: Manhole Lining

Hand-Delivery:

100 E. State St.
Suite 1100
St. Johns, MI 48879
Attn: Mindy Seavy
Re: Manhole Lining

Project Description:

This project consists of the inspection, preparation, and rehabilitation of existing sanitary sewer manholes through the installation of a spray-applied manhole lining system. The intent of the project is to restore structural integrity, eliminate infiltration and exfiltration, and extend the service life of the manhole structures.

All work shall be performed in accordance with the **Project Specifications contained in the attached document**, which governs materials, installation methods, quality control, and acceptance requirements.

The project is anticipated to include **approximately 315 vertical feet of manhole lining across an estimated 30 manholes**. These quantities are approximate and may increase or decrease slightly based on final bid results.

Pre-Construction Inspections

Pre-lining manhole inspection videos and written condition reports will be provided to the awarded contractor after the project is awarded.

Post-Construction Inspections

All lined manholes shall be inspected following completion of lining using 360-degree video inspection equipment to verify workmanship, lining coverage, and overall quality.

The contractor shall provide a separate line-item, per-manhole cost for performing the post-lining 360-degree video inspection and for furnishing all associated video files and inspection reports to the Owner. All post-lining inspection documentation shall be submitted as part of the project close-out package.

Bid Proposal

I/We agree to the installation of the manhole lining project per the attached specifications.

TOTAL: \$ 99,855.00

Total amount in words

Ninety - Nine Thousand Eight Hundred and Fifty Five and Zero Cents

The undersigned agrees that this proposal shall be effective for a period of thirty (30) days from the date established for opening of all bids.

Signature  Date 01/30/2026

Print Name Alex Lantz Fax _____

Company Advanced Rehabilitation Tech. Cell 419-799-1308

Address 525 Winzeler Dr. Unit 1 , Bryan OH 43506

Email alex@artcoatingtech.com

FED ID# 26-0421499 Company Phone Number 419-636-2684



St Johns - Manhole Lining

Job Location: St Johns MI

St Johns, City of
PO Box 477
St Johns, MI 48879-0477
USA

Advanced Rehabilitation Technology
525 Winzeler Drive
Bryan, Ohio 43506
United States

Jordan Whitford
Wastewater Division Supervisor
jwhitford@stjohnsmi.gov
(989) 224-8944

Prepared by:

Alex Lantz

Business Development | Michigan & Northern Indiana

alex@artcoatingtech.com
+14197991308

Reference: 20260123-112613454
Quote created: January 23, 2026
Quote valid till: February 22, 2026

PRODUCTS & SERVICES	UNIT QUANTITY	UNIT PRICE	TOTAL
OBIC Multi Layer System 4' DIA Manhole	315	\$307.00	\$96,705.00
Post Lining Manhole Inspection	30	\$105.00	\$3,150.00

Total	\$99,855.00
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**The OBIC Multi Layer Liner System Provides a 10 Year Labor & Material Limited Warranty
Lining of 30 Manholes of Approximately 315 Vertical Feet.
@ \$307.00 per vertical Foot.
Total: \$96,705.00**

**Post Lining Video Inspection via 360 Camera
30 Inspections @ \$105.00 Each
Total: \$3,150.00**

Notes:

- Owner/Contractor to provide Application Truck access within 100' of the structure.
- This proposal is based on one mobilization. If additional mobilizations are required, an additional \$5,000 may be added for each.
- Off road locations may require assistance from the owner/contractor to access.
- Grout costs \$150.00 per gallon and \$275.00 per hour after first 2 gallons used.
- DOT traffic control to be supplied by others if needed. Our crews will supply cones for immediate area.
- By-pass pumping is not included.
- Owner/Contractor must provide a water supply near the work site via hydrant or spigot (with water meter use free of charge).

General Terms and Conditions:

- The quoted prices are exclusive of applicable state and local sales taxes.
- Payment terms: Net 30 days. Interest may be added to balances outstanding after 30 days.
- Pricing is contingent on the work as stated in this proposal. Advanced Rehabilitation Technology (ART) reserves the right to adjust unit rate and/or overall bid proposal accordingly to account for any changes (increase or decrease) from this scope.
- ART's bid proposal shall be incorporated into the subcontract agreements. ART will initiate this project upon receipt of this signed proposal as well as, receipt of a subcontract or purchase order agreeing to this proposal.
- Pricing does not include working nights, holidays, or weekends. Additional cost will be required for these situations.
- Non-weather-related delays (may include job site not prepared to allow ART to begin; road closures due to community, city, or private events; traffic control not ready or any work stoppages outside the control of ART) may result in a \$5,000/day mobilization fee.

Purchase Order Number: _____

Billing Contact Email: _____

CPR Email (when applicable) _____

Signature

Signature

Date

Printed name



MIDWEST

INFRASTRUCTURE COATINGS

STOP THE INFILTRATION

St. Johns MH Rehab

Jordan Whitford
jwhitford@stjohnsmi.gov

Reference: 20260119-084303686

Quote created: January 19, 2026

Quote expires: March 20, 2026

Quote created by: Asa Baker

Regional Director AR / OK - Operations Director

abaker@midwestinfrastructurecoatings.com

+15734663530

Comments from Asa Baker

The OBIC Multi Layer Liner System Provides a 10 Year Labor & Material Limited Warranty Lining of 30 Manholes of Approximately 315 Vertical Feet.

@ \$375.00 per vertical Foot.

Total: \$132,125.00

Notes:

- Pricing for installation of OBIC Liner System includes: surface preparation, average leak stoppage materials for minor concrete patching (up to 1 gallon of chemical grout), installation, and supervision.
- Requires Application Truck access within 200' of the structures to be provided.
- Off road locations may require assistance from the owner for access.
- DOT Traffic Control to be provided by others if required. Our crew will supply cones for the immediate work area.
- By-pass Pumping and bypass of the structure to be in place prior to our arrival and provided by others.
- Water source, nearest hydrant, or spigot to be made available.
- Permits, Fees and Inspector Rates are not included in this quote.
- The client is responsible for all applicable sales tax.
- Midwest Infrastructure Coatings will not be responsible for any of the needed by-pass pumping and/or vacuum truck scheduling, or rental during this process

Products & Services

Item & Description	Quantity	Unit Price	Total
Mobilization	1	\$8,000.00	\$8,000.00
OBIC Armor Multi-Layer System 4' DIA Manhole	315	\$375.00	\$118,125.00
Post Construction Reports	30	\$200.00	\$6,000.00
	One-time subtotal		\$132,125.00
	Total		\$132,125.00

Purchase terms



- The quoted prices are exclusive of applicable state and local sales taxes.
- Payment terms: Net 30 days. Interest may be added to balances outstanding after 30 days.
- Pricing is contingent on the work as stated in this proposal. Midwest Infrastructure Coatings (MIC) reserves the right to adjust unit rate and/or overall bid proposal accordingly to account for any changes (increase or decrease) from this scope.
- MIC's bid proposal shall be incorporated into the subcontract agreements. MIC will initiate this project upon receipt of this signed proposal as well as, receipt of a subcontract or purchase order agreeing to this proposal.
- Pricing does not include working nights, holidays, or weekends. Additional cost will be required for these situations.
- Non-weather-related delays (may include job site not prepared to allow MIC to begin; road closures due to community, city, or private events; traffic control not ready or any work stoppages outside the control of MIC) may result in a \$5,000/day mobilization fee.
- A 3% cost increase may be applied to any project(s) where bonds are required.

Signature

Signature

Date

Printed name

Questions? Contact me



Asa Baker

Regional Director AR / OK - Operations Director

abaker@midwestinfrastructurecoatings.com

+15734663530

Midwest Infrastructure Coatings

10007 Marina Rd

Jefferson City, MO 65101

United States

Bid Proposal

I/We agree to the installation of the manhole lining project per the attached specifications.

TOTAL: \$ 132,125.00

Total amount in words

ONE Hundred and thirty two Thousand, One hundred and Twenty five.

The undersigned agrees that this proposal shall be effective for a period of thirty (30) days from the date established for opening of all bids.

Signature A.B. Date 1/22/2026

Print Name ASA BAKER Fax _____

Company Midwest Infrastructure Coatings Cell 573-466-3530

Address 10007 Parma RD Selkirk City, MO 65101

Email abaker@midwestinfrastructurecoatings.com

FED ID# 84-4051628 Company Phone Number 573-466-3530



REQUEST FOR PROPOSALS (RFP)

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Via e-mail: jwhitford@stjohnsmi.gov

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By Mail:

City of St. Johns
100 E. State St.
Suite 1100
P.O. Box 477
St. Johns, MI 48879
Attn: Mindy Seavy
Re: Manhole Lining

Hand-Delivery:

100 E. State St.
Suite 1100
St. Johns, MI 48879
Attn: Mindy Seavy
Re: Manhole Lining

Project Description:

This project consists of the inspection, preparation, and rehabilitation of existing sanitary sewer manholes through the installation of a spray-applied manhole lining system. The intent of the project is to restore structural integrity, eliminate infiltration and exfiltration, and extend the service life of the manhole structures.

All work shall be performed in accordance with the **Project Specifications contained in the attached document**, which governs materials, installation methods, quality control, and acceptance requirements.

The project is anticipated to include **approximately 315 vertical feet of manhole lining across an estimated 30 manholes**. These quantities are approximate and may increase or decrease slightly based on final bid results.

Pre-Construction Inspections

Pre-lining manhole inspection videos and written condition reports will be provided to the awarded contractor after the project is awarded.

Post-Construction Inspections

All lined manholes shall be inspected following completion of lining using 360-degree video inspection equipment to verify workmanship, lining coverage, and overall quality.

The contractor shall provide a separate line-item, per-manhole cost for performing the post-lining 360-degree video inspection and for furnishing all associated video files and inspection reports to the Owner. All post-lining inspection documentation shall be submitted as part of the project close-out package.

CORROSION AND INFILTRATION PROTECTION COATING

Issued for Bid
St. Johns, MI
Manhole Lining
01/2026

PART 1 – GENERAL

1.01 SCOPE

- A. This section covers work, materials and equipment required to install a monolithic multi-layer/component concrete manhole lining system to provide infiltration and corrosion protection.
- B. This section includes procedures for surface preparation, cleaning, application and testing.
-

1.02 SUBMITTALS

- A. Submit technical data sheets on each product used, including ASTM test results indicating the product conforms to and is suitable for its intended use per these specifications.
- B. Material Safety Data Sheets (MSDS) for each product used.
- C. Submit technical data sheets and project specific data for repair materials to be top coated with the coating products including application, cure time and surface preparation.
- D. Provide samples of the cured system including stepped samples showing stages of multi-layer/component applications.
- E. Applicator Qualifications:
1. Manufacturer and Contractor specializing in the performance of work specified in this section with a minimum of three (3) years documented experience and 3,000 vertical feet of application.
 2. Three (3) references of municipal sanitary sewer projects successfully performed within the past three years for projects similar in size and scope.
-

1.03 QUALITY ASSURANCE

- A. Coating material shall be produced in an ISO 9001 certified facility.
- B. Furnish materials of quality required by ASTM standards or other approved standards and specification.
- C. Coating products shall be capable of being installed and curing properly within the specified environments. Coating products shall be resistant to all forms of chemical or bacteriological attack found in municipal sanitary sewer systems and capable of adhering to the substrates and repair products.
- D. Coating products must have been tested by and passed ASTM G210-13 Severe Wastewater Analysis Testing (SWAT).
- E. Repair product(s) shall be fully compatible with coating product(s) including ability to bond effectively to the host substrate and coating product(s) forming a composite system.
- F. Contractor shall utilize equipment for the spray application of the coating product(s) which has been approved by the coating product manufacturer; and, Contractor shall have received training on the operation and maintenance of said equipment from the coating product manufacturer.
- G. Contractor shall be trained by, or have their training approved and certified by, the coating product manufacturer for the handling, mixing, application and inspection of the coating product(s) to be used as specified herein.
- H. Contractor shall be trained in the use of testing or inspection instrumentation and knowledgeable of the proper use, preparation and installation of the coating products to be used as specified herein.
- I. Provide guarantee against defective materials and workmanship in accordance with the requirements of these specifications.

1.04 DELIVERY, STORAGE AND HANDLING

- A. Delivery and Handling: Prevent moisture damage and contamination of materials during delivery and handling.
- B. Storage: Store materials in undamaged condition with seals and labels intact as packaged by the manufacturer.
1. Liquid products shall be protected from freezing while being stored.
-

1.05 DEFINITIONS

A. Cleaning: Removal of sand, dirt, roots, grease and all other solid or semi-solid material from the structures as required for proper application of patching and coating products.

B. Faults: Leaking joints, cracks, breaks or other imperfections in the structure.

1.06 JOB CONDITIONS

A. Environmental Requirements:

1. Do not apply materials when surface and ambient temperatures are outside the temperature ranges required by the Manufacturer. Do not apply the products of this Section to frozen surfaces.
2. Do not apply coatings during rain or snow, or when relative humidity is outside the humidity ranges required by the Manufacturer.

B. Protection:

1. Public Safety: If public safety is endangered during the progress of the rehabilitation work, provide adequate protective measures to protect public pedestrian and vehicular traffic on streets and walkways.

a. Signs, signals and barricades used shall conform to requirements of Federal, State and Local laws, rules, regulations, precautions, orders, and decrees.

2. Existing Facilities Protection: Protect existing structures from damage due to operations associated with work of this Section.
 3. Personnel Protection: It is the responsibility of the Contractor to provide appropriate protective measures to ensure that chemicals are under the control of the Contractor at all times and are not available to unauthorized personnel or animals.
-

1.07 WARRANTY

A. Manufacturer and Applicator warrant the liner system against failure for a period of 10 years. "Failure" will be deemed to have occurred if the protective lining fails to prevent the internal deterioration or corrosion of the structure or prevent groundwater infiltration. If any such failure occurs within 10 years of initial completion of work on a structure, the damage will be repaired at no cost to the Owner. "Failure" does not include damage resulting from mechanical or chemical abuse or act of God. Mechanical or chemical abuse means exposing the lined

surfaces of the structure to any mechanical force or chemical substance not customarily present.

PART 2 – PRODUCTS

2.01 MANUFACTURERS

A. Subject to compliance with requirements, manufacturers that may be used include:

1. OBIC, LLC.
-

2.02 PROTECTIVE LINING SYSTEM MATERIALS

A. The protective lining system shall be a multi-layer/component protective lining system, including:

1. Polyurea Adhesion Coating
 2. Polymer Surfacer Layer
 3. Final Polyurea Armor Layer
-

2.03 LINER SYSTEM ARMOR LAYER

A. 100% solids, no volatile organic compound (VOC), moisture tolerant, elastomeric polyurea coating to provide infiltration and corrosion protection. Material shall be capable of curing properly given the project site conditions and temperatures conforming to the following minimum physical requirements:

Property	Value
Hardness, D-2240	D 48
Tensile strength, D-412	3315 psi
100% Modulus, D-412	1668 psi
200% Modulus, D-412	1960 psi
300% Modulus, D-412	2650 psi

Property	Value
Tear resistance/Die-C, D-624	417 pli
Ultimate elongation, D-412	395 %
Taber Abrasion, mg loss CS17	15 mg loss
Flexibility, 1/8" mandrel	Pass
ASTM G210-13 SWAT	Pass

2.04 LINER SYSTEM SURFACER LAYER

A. 100% solids, no volatile organic compound (VOC), moisture tolerant, elastomeric polyurethane coating to provide infiltration and corrosion protection. Material shall be capable of curing properly given the project site conditions and temperatures conforming to the following minimum physical requirements:

Product Type	Value
Density (ASTM D-1622)	6-8 pcf
Compressive Strength 1"	130-180 psi
Closed Cell Content	> 94%
Water Absorption	< 0.03 lbs/sqft
Maximum Service Temp	180 deg
Viscosity (A side) @ 72 deg F	675 cps
Viscosity (B side) @ 72 deg F	200 cps
S.W.A.T (ASTM G210-13)	Pass

PART 3 – EXECUTION

3.01 SURFACE PREPARATION

- A. Conduct surface preparation program to include monitoring of atmosphere for hydrogen sulfide, methane, low oxygen or other gases, approved flow control equipment, and surface preparation equipment.
- B. Surface preparation methods may include high pressure water cleaning, hydro blasting, abrasive blasting, grinding, detergent water cleaning and shall be suited to provide a surface compatible for installation of the liner system.
- C. Surface preparation method shall produce a cleaned, abraded and sound surface with no evidence of laitance, loose concrete, brick or mortar, contaminants or debris, and shall display a surface profile suitable for application of liner system.
- D. After the defects in the structure are identified, repair all leaks with a chemical or hydraulic sealant designed for use in field sealing of ground water. Severe cracks shall be “repaired with a urethane-based chemical” sealant. Product to be utilized shall be as approved by owner/engineer prior to installation. Repairs to exposed rebar, defective pipe penetrations or inverts, etc. shall be repaired utilizing nonshrink grout or approved alternative method.
-

3.02 REPAIR MATERIALS

- A. Repair materials shall be used to fill voids, structurally reinforce and/or rebuild surfaces. Repair materials shall be compatible with the polyurea coating and shall be applied in accordance with the manufacturer’s recommendations.
- B. Subject to compliance with the polyurea coating manufacturer’s requirements, the following products shall be acceptable as compatible repair base coat materials for polyurea top coating:
1. A hydraulic cement and/or plug shall be used to stop active infiltration. The hydraulic cement and plug shall be suitable for the polyurea top coating, and shall be approved by the polyurea coating manufacturer.
 2. Hydrophobic and/or Hydrophilic polyurethane chemical grouts used to stop active infiltration. The chemical grouts shall be suitable for the polyurea top coating, and shall be approved by the polyurea coating manufacturer.
-

3.03 MATERIAL INSTALLATION

A. Application procedures shall conform to recommendations of the manufacturer, including materials handling, mixing, environmental controls during application, safety and spray equipment.

B. Spray equipment shall be specifically designed to accurately ratio and apply the liner system.

C. Application of multi-layer/component liner system shall be in strict accordance with manufacturer's recommendation. Final installation shall be a minimum of ½" (500 mils).

1. Adhesion Layer (not intended to fill small voids)
 2. Surfacer Layer (intended to fill voids, bug holes)
 3. Armor Layer
-

3.04 INSPECTION

A. Final liner system shall be completely free of pinholes or voids. Liner thickness shall be the minimum value as described herein (500 mils).

B. Due to the fast gel and set time of the material, thickness of the application can be verified by awl point depth checks into the surface component and physical removal of a small area of the polyurea material. Repair of the test areas to be done immediately after the test.

C. High Voltage Holiday Detection may be used to inspect for pinholes or breaches in the liner system installation.

D. Visual inspection shall be made by the Owner/Engineer. Any deficiencies in the finished liner system shall be marked and repaired according to the procedures set forth by Manufacturer.

E. The manhole may be returned to full operational service after the final inspection has taken place.

Mindy Seavey

From: Cody Reynolds <creynolds@summitinfrastruct.com>
Sent: Wednesday, January 21, 2026 3:44 PM
To: Mindy Seavey
Cc: Jordan Whitford
Subject: RE: Correct Proposal Sheet
Attachments: MI - St Johns MH Rehab 01212026.pdf

See the attached proposal for manhole rehab scope.

Reach out if anything else is needed.

Thanks

Cody Reynolds
Partner



Wisconsin | Minnesota

P 920.809.3737
E creynolds@summitinfrastruct.com
W www.summitinfrastruct.com



This message and any attachments are confidential and proprietary to Summit Infrastructure LLC. If you received this message in error, notify the sender and immediately destroy the message and any attachments. No permission is given, other than to intended recipients, to read, use, retain, print, or further disclose the message and any attachments.

Bid Proposal

I/We agree to the installation of the manhole lining project per the attached specifications.

TOTAL: \$ 115,775.00

Total amount in words

One Hundred Fifteen Thousand and Seven Hundred Seventy-five Dollars and 00/100

The undersigned agrees that this proposal shall be effective for a period of thirty (30) days from the date established for opening of all bids.

Signature  Date 01/21/2026

Print Name Cody Reynolds Fax N/A

Company Summit Infrastructure LLC Cell 920-809-3737

Address 555 Wick Ct., Ste 102, Fox Crossing, WI 54956

Email creynolds@summitinfrastruct.com

FED ID# 93-4482238 Company Phone Number 920-809-3737



February 2, 2026

City of St. Johns
100 E. State St.
Suite 1100
St. Johns, MI 48879

WE HEREBY SUBMIT a proposal to line approximately 315 VF across an estimated 30 Manholes.

We will provide the equipment and crew to clean, waterblast, vacuum, fill voids and stop active infiltration to prepare the surface of manholes. We will install the AltLiner CIPM lining system sanitary sewer manholes per the spec.

All work performed inside of the manhole will be performed by a confined space certified entry team and will follow all OSHA regulations for a permit-required confined space entry per 1910.146 standards.

Alt Liner Cured in Place MH Liner - Manhole will be cleaned, prepped and lined with AltLiner (CIPM). The cured in place liners are manufactured by Alternative Lining Technologies and are made up of a PVC coated fleece felt with fused seams, multi layers of woven fiberglass, saturated and bonded together with a 100% solids resin. This liner is inserted into the manhole, inflated with air pressure and injected with steam until the two-part resin is cured and hardened. The final product is impervious to hydrogen sulfide gas and will enhance the structural strength of the existing deteriorated manhole structure. We will provide an ALTLiner certified crew to install the Liner.

4ft Diameter MH Lining per VF: \$720.00

Post Lining 360-degree Video Inspection per MH: \$150.00

Flow Channel Reconstruction (if needed): \$800.00

If you have any questions, please feel free to call me on my mobile phone at (616) 813-0873. You may also contact me via e-mail jroot@plummersenv.com
Thank you for giving us the opportunity to quote this work.

Sincerely,
Jeff Root

A handwritten signature in blue ink, appearing to read 'JR', with a long horizontal line extending to the right.

GFL Environmental / Plummer's Environmental Services Inc.
Byron Center, MI

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from specifications involving extra cost, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered By Worker's Compensation insurance. Water vacuumed from the sewer will be decanted into sanitary sewer collection system. Plummer's Environmental Services is not responsible for any sewer back up on private or commercial properties while cleaning or televising lines due to improper ventilation on the owners sewer.



REQUEST FOR PROPOSALS (RFP)

RFP ID: Manhole Lining

Issue Date:
January 15, 2026

Proposal Due Date:
February 4, 2026

Issued By: City of St. Johns

RFP ID: Manhole Lining

Direct Inquiries To: Jordan Whitford
Wastewater Division Supervisor
Via e-mail: jwhitford@stjohnsmi.gov

Proposal Due Date: February 4, 2026, 2:00 PM

Delivery of Submissions:

By Mail:

City of St. Johns
100 E. State St.
Suite 1100
P.O. Box 477
St. Johns, MI 48879
Attn: Mindy Seavy
Re: Manhole Lining

Hand-Delivery:

100 E. State St.
Suite 1100
St. Johns, MI 48879
Attn: Mindy Seavy
Re: Manhole Lining

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AGREEMENT TO EMPLOY EXECUTIVE DIRECTOR

1. Date of Agreement. The date of this Agreement to Employ Executive Director (“Agreement”) is _____, 2026.
2. Effective Date. The effective date of this Agreement shall be February 1, 2026.
3. Parties to the Agreement. The parties to this Agreement are the Principal Shopping District and Downtown Development Authority for the City of St. Johns of 100 E. State St., St. Johns, Michigan 48879 acting through its Board (“PSD/DDA” and “PSD/DDA Board,” respectively); the City of St. Johns located at 100 E. State St., St. Johns, Michigan 48879 acting through its City Commission (“City” and “City Commission,” respectively); and Heather Hanover of 401 S. Oakland St., St. Johns, Michigan 48879 (“Employee”) (collectively the “parties”).
4. Agreement to Employ. The PSD/DDA Board, with the approval of the City Commission, hereby agrees to employ and the Employee agrees and accepts employment as the Executive Director of the PSD/DDA beginning on the Effective Date according to the terms and conditions in this Agreement.
5. Term of Agreement. The Term of this Agreement shall commence on the Effective Date and shall continue through January 31, 2027, whereupon said Agreement shall terminate, unless renewed by mutual written agreement of the parties.
6. Compensation. The PSD/DDA hereby agrees to pay Employee compensation in the amount of ~~\$31,000~~^{30,000.00} per year, payable on the same frequency as paid to employees of the City, less any applicable withholdings and taxes required by law. Employee agrees that she shall receive no other compensation from the PSD/DDA or City, whether in the form of money or benefits. For purposes of clarity, Employee agrees that, other than compensation, benefits required by law like unemployment insurance and workers’ compensation, and the reimbursement of reasonable costs as stated in this Agreement, she shall not be entitled to any other benefits of any kind or nature that may be offered or earned by any other employee of the PSD/DDA or City, including, but not limited to, health insurance, life insurance, retirement benefits, or paid time off (including any vacation or sick leave).
7. Termination of Agreement.
 - A. Employee agrees that she is an at-will employee of the PSD/DDA, she serves at the pleasure of the PSD/DDA Board, and either party may terminate this Agreement for any or no reason at any time.
 - B. Upon the termination of this Agreement, Employee agrees to return to the PSD/DDA or City, all property belonging to either of the foregoing and to immediately discontinue any work.
8. Expectations of Employee. Subject to the approval of the PSD/DDA Board, Employee shall supervise, and be responsible for, the preparation of plans and the performance of the functions of the PSD/DDA. Employee shall attend the meetings of the PSD/DDA Board and shall render to the PSD/DDA Board and to the City Commission a regular report covering the activities and

financial condition of the PSD/DDA. Further, the parties agree that Employee shall engage in such work and shall be responsible for all work directed to her by the PSD/DDA Board.

9. Office. City shall provide Employee office space in the City offices for her use from time to time. City will also provide a phone number of 989-224-8441, x 233, as the phone number for the PSD/DDA which Employee is authorized to place upon a business card with her name as the Executive Director of the PSD/DDA, along with her cell phone number and email address.
10. Reimbursement of Reasonable Expenses. PSD/DDA agrees to reimburse Employee for reasonable expenses Employee may incur during the performance of her work pursuant to this Agreement in the discretion of the PSD/DDA Board for things such as mileage, parking costs, attendance at conferences, office supplies, and similar reasonable expenses. Expenditure of funds by Employee on behalf of the PSD/DDA shall be limited to budgeted line items which have been previously approved by the PSD/DDA Board and no others without the express approval of the PSD/DDA Board.
11. Non-Exclusive Employment. This Agreement shall not restrict Employee from performing services for other clients or businesses, provided such services for other clients or businesses do not interfere with Employee's work for the PSD/DDA and those services do not conflict with the function of the PSD/DDA.
12. Entire Agreement. This Agreement constitutes the entire agreement between the parties, and any verbal, written, or other agreement of the parties is null and void. Any modifications, alterations, or amendments of this Agreement shall not be valid unless the same has been reduced to writing and signed by all parties to this Agreement.
13. Governing Law. This Agreement is governed according to the laws of the State of Michigan.
14. Effect of Partial Invalidity. The invalidity or unenforceability of any part of this Agreement shall not impair or affect the enforceability or validity of any other provision of this Agreement.
15. Confidentiality. During or after the term of this Agreement, Employee shall not use or disclose to any person or organization, without prior written consent from the PSD/DDA and City, any confidential information relating to the City that Employee may acquire during the performance of work for the PSD/DDA. The PSD/DDA and City shall be entitled to injunctive relief if Employee violates this paragraph, in addition to any other remedy provided by law.
16. Records. Any records or other documents (including copies, summaries, disks, or other medium for electronic storage of information) prepared or acquired by Employee in performing work for the PSD/DDA and City shall belong to the PSD/DDA and City and shall be surrendered to it upon termination of this Agreement.
17. No Assignment and Delegation. Employee may not assign or subcontract any rights or obligations under this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals to this Agreement on the day, month, and year first above written.

**PRINCIPAL SHOPPING DISTRICT AND
DOWNTOWN DEVELOPMENT AUTHORITY**

By: _____
Monica Ladiski, Chairperson of
Principal Shopping District and
Downtown Development Authority

CITY OF ST. JOHNS

By: _____
Scott Dzurka, Mayor

EMPLOYEE

By: _____
Heather Hanover

88044:00001:202319479-2

**CITY OF ST. JOHNS, MICHIGAN
REQUEST FOR COMMISSION ACTION
February 23rd, 2026**

Department: Water Department	Attachments:	Submitted to CA for Review
Subject: Cass St. Water Main Replacement	[X] Miller Brothers [X] Youngstrom Contracting [X] Leavitt & Starck Excavating [X] Gross Construction [X] McGuirk Sand-Gravel	[N/A]
Prepared by: Calvin Galecka, Water Department Supervisor	Approved by: Kristina Kinde, Interim City Manager	

SUMMARY/HIGHLIGHT: Included in the FY 25/26 budget is the replacement of the 4-inch watermain on Cass St. Bids were solicited via formal bidding with a bid opening on 1-26-2026.

The Water Department received five bids for the replacement of the Cass St. water main.

• <u>Contractor</u>	• <u>Bid</u>
• Miller Brothers Excavating	• \$245,862.44
• Youngstrom Construction	• \$286,980.00
• Leavitt & Starck Excavating	• \$324,400.00
• Gross Construction	• \$357,500.00
• McGuirk Sand-Gravel	• \$446,818.00

BACKGROUND/DISCUSSION: The replacement of this watermain is part of the street millage, therefore the city is taking advantage of this to upsize the existing 4” watermain that has become unreliable and no longer meets suggested pressures and fire flows.

STRATEGIC PLAN OBJECTIVE: Public Facilities – Goal #1: Continue to offer High Quality Services and Facilities for Residents

FISCAL IMPACT: Funds for this project were approved in the FY 25/26 Budget for \$250,000. Funds are available in budget line 592-560-818.000

RECOMMENDATION: Staff recommends the city commission approve the Cass St. watermain project being awarded to Miller Brothers Excavating in the amount of \$245,862.44.

MILLER BROTHERS EXCAVATING
 3026 W. M-21
 St Johns, MI 48879



Estimate

Date	Estimate #
1/22/2026	3407

Name / Address
CITY OF ST. JOHNS 100 E. STATE ST., STE 1300 P.O. BOX 477 ST. JOHNS, MI 48879

Job	Customer Phone #
Cass St. Water Main	989-224-8944

Description	Qty	Cost	Total
CASS STREET WATER MAIN ATTN: CALVIN Job 1: Installing 8" water main per print / Saw cutting existing asphalt / Demo asphalt and haul off site / All materials for 8" water main, valves, curb boxes / 8" water main, valves, boxes / Fire hydrants / 8" ductile 45 degrees / 1" corp and box / 1" CTS blue / Tracer wires / Installing 8" water main per print / Installing valve boxes and hydrants per print Includes: Saw cutting / Machine hours / Moving / Labor / 8" C900 pipe and fittings / 1" CTS blue / Tracer wire / 21AA crushed concrete / Fill sand / Compaction / Pressure testing / Signage / SME testing / Haul out	1	245,862.44	245,862.44

Estimate is valid for 15 days (pricing may vary due to economical changes)	Total	\$245,862.44
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By accepting this estimate, Miller Brothers Excavating, Inc. (MBE), agrees to provide the services and materials specified therein in a timely and workmanlike manner. This is subject to weather and site conditions beyond the control of MBE. Customer agrees to timely pay for these services and materials as set forth in the estimate, along with the term and conditions therein. Customer acknowledges that in the event the payments are not made consistent with the terms and conditions agreed to by the parties, MBE may bring litigation against customer in Clinton County, Michigan, where venue will be agreed to. Furthermore, customer acknowledges that their expenses associated with the filing of litigation and agrees to pay MBE, in addition for past due amounts owed, all reasonable attorney fees and costs incurred in the collection process. Furthermore, customer acknowledges that MBE reserves the right to assert any and all other remedies available to it under Michigan Law.

Customer acknowledges that there is no automatic grace period as it relates to late payments and acknowledges that interest on late payments should MBE agree to accept same is 1.5% calculated from the date the payment is due unless otherwise specified in the estimate.

Customer Signature: _____

VIII. Bid Proposal

I/We agree to the installation of Cass Street Watermain project per the attached design prints.

TOTAL: \$ 357,500.00

Total amount in words

Three Hundred Fifty-Seven Thousand Five Hundred Dollars and 00/100

The undersigned agrees that this proposal shall be effective for a period of thirty (30) days from the date established for opening of all bids.

Signature  Date 1/26/2026

Print Name Joseph Gross Fax

Company Gross Construction Inc. Cell 810.922.8712

Address 8260 New Lothrop Rd. New Lothrop, MI 48460

Email Bbennett@grosscon.org

FED ID# 82-1469499 Company Phone Number 810.922.8712

Physical Address:
 3046 Jen's Way
 Mt. Pleasant, MI 48858



Mailing Address:
 P.O. Box 530
 Mt. Pleasant, MI 48804

Office: (989) 772-1309 - Fax: (989) 773-4393 - info@mcguirksand.com - www.mcguirksand.com

To:	City Of St. Johns	Contact:	
Address:	100 E. State St, Suite 2900 St. Johns, MI 48879 USA	Phone:	517-224-8944
		Fax:	517-224-2204
Project Name:	City Of St. Johns - Cass St Watermain Installation	Bid Number:	
Project Location:	Cass St, St. Johns, MI	Bid Date:	1/26/2026

Item #	Item Description	Estimated Quantity	Unit
10	Mobilization	1.00	LS
20	Construction Staking	1.00	LS
30	Silt Sack Inlet Protection	5.00	EACH
40	Soil Erosion Permit	1.00	LS
50	Traffic Control	1.00	LS
60	Sweeping	1.00	LS
70	Asphalt Pavt Removal	1,268.00	SY
80	Curb & Gutter, Rem	180.00	LF
90	Roadway Excavation	810.00	CY
100	12" Sand Subbase	550.00	CY
110	8" 22a Aggregate Base	605.00	TON
120	Fine Grading	1.00	LS
130	13A 3" Leveling Course	1,268.00	SY
140	13A 2" Wearing Course	1,268.00	SY
150	Curb & Gutter	180.00	LF
160	4" Screened Topsoil	80.00	CY
170	Finish Rake, Seed And Mulch	533.00	SY
180	8" Dia. C900 Watermain	749.00	LF
190	6" Dia. C900 Watermain	40.00	LF
200	4" Dia. C900 Watermain	60.00	LF
210	8" Dia. Valve/W Box	6.00	EACH
220	8" Dia. Tee	2.00	EACH
230	8"X6" Dia. Tee	1.00	EACH
240	8"X6" Dia. Reducer	1.00	EACH
250	8"X4" Dia. Reducer	3.00	EACH
260	8" Dia. 45 Deg Bend	12.00	EACH
270	6" Dia. Tee	1.00	EACH
280	6" Dia. Valve/W Box	1.00	EACH
290	4" Dia. 45 Deg Bend	6.00	EACH
300	Fire Hydrant	1.00	EACH
320	Connect To Existing Watermain	4.00	EACH
330	Cut, Cap And Abandon Existing Watermain	4.00	EACH
340	Watermain Pressure Testing And Clorination	1.00	LS
341	1" Dia. Water Service Tap	15.00	EACH
342	1" Dia. Curb Stop & Box	15.00	EACH
343	1" Dia. Water Service	345.00	LF
350	Remove Existing Hydrant	1.00	EACH
360	Remove Existing Valve Box	3.00	EACH

Total Bid Price: \$446,818.40

VIII. Bid Proposal

I/We agree to the installation of Cass Street Watermain project per the attached design prints.

TOTAL: \$ 324,400.00

Total amount in words

Three hundred twenty four thousand four hundred and ⁰⁰/₁₀₀

The undersigned agrees that this proposal shall be effective for a period of thirty (30) days from the date established for opening of all bids.

Signature Tom Starck Date 1-26-26

Print Name Tom Starck Fax 517-338-0767

Company Leavitt & Starck Excavating, Inc. Cell 517-202-5068

Address 16220 National Parkway, Lansing, MI 48906

Email tom@leavittandstarck.com

FED ID# 45-4335441 Company Phone Number 517-323-7630

VIII. Bid Proposal

I/We agree to the installation of Cass Street Watermain project per the attached design prints.

TOTAL: \$ # 286,980⁰⁰

Total amount in words

TWO HUNDRED EIGHTY SIX THOUSAND NINE HUNDRED EIGHTY ⁰⁰/₁₀₀
YOUNGSTROM CONTRACTING INC.

The undersigned agrees that this proposal shall be effective for a period of thirty (30) days from the date established for opening of all bids.

Signature  Date 1-26-26

Print Name SCOT YOUNGSTROM Fax —

Company YOUNGSTROM CONTRACTING Cell 616 291-2073

Address 519 SPRAGUE RD IONIA MI 48846

Email YOUNGSTROMSCOT@GMAIL.COM

FED ID# 38 3089090 Company Phone Number 616 527-8899

**CITY OF ST. JOHNS, MICHIGAN
REQUEST FOR COMMISSION ACTION
February 23rd 2026**

Department: Public Service	Attachments:	Submitted to CA for Review
Subject: Utility Operator Budget adjustment	[] [] []	
Prepared by: Justin Smith, Director of Public Services	Approved by: Kristina Kinde, Interim City Manager	

SUMMARY/HIGHLIGHT: During the 2025/26 budget process, the addition of a Utility Operator was discussed with the Personnel Advisory Group and presented as a part of the budget to the City Commission. This position will be split between the Water and Wastewater Divisions to assist when work volumes are increased at each respective department, oversee the Miss Dig locating services along with our GIS program and would require at a minimum a D Wastewater license and/or a D-3 S-3 Water License. The hourly wage would be \$25.50 per hour or \$53,040 annually.

BACKGROUND/DISCUSSION: Although this position was approved in concept, it was inadvertently left out of the total salary amounts presented during the budget approval. With approximately 4 months remaining on this position this would have a fiscal impact of approximately \$24,480 including both salary and benefits. This would be split 50/50 between Wastewater and Water departments.

STRATEGIC PLAN OBJECTIVE: GOAL #1: CONTINUE TO OFFER HIGH QUALITY SERVICES AND FACILITIES FOR RESIDENTS.

FISCAL IMPACT: The budget adjustment for FY 25/26 would be \$24,480 for the addition of the Utility operator for the Water and Wastewater Divisions and would be spread amongst the following GL #'s accordingly: Water Production - 592-540-702.000 Salaries and Wages, 592-540-712.000 Fringe Benefits, 592-540-713.001 Employer Social Security, 592-540-713.002 Medicare, 592-540-714.003 Defined Contribution; Water Distribution 592-541-702.000 Salaries and Wages, 592-541-712.000 Fringe Benefits, 592-541-713.001 Employer Social Security, 592-541-713.002 Medicare, 592-541-714.003 Defined Contribution; Wastewater 592-550-702.000 Salaries and Wages, 592-550-712.000 Fringe Benefits, 592-550-713.001 Employer Social Security, 592-550-713.002 Medicare, 592-550-714.003 Defined Contribution.

RECOMMENDATION: Approval of the budget adjustment in the total amount of \$24,480 to facilitate the addition of the Utility Operator position to the Water and Wastewater Divisions.

**CITY OF ST. JOHNS, MICHIGAN
REQUEST FOR COMMISSION ACTION
February 23, 2026**

Department: Administration	Attachments:	Submitted to CA for Review
Subject: <i>LEAP Community Enhancement Grant Approval</i>	<input checked="" type="checkbox"/> LEAP Community Enhancement Grant Agreement <input type="checkbox"/> <input type="checkbox"/>	<input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
Prepared by: Kristina Kinde, Interim City Manager	Approved by: Kristina Kinde, Interim City Manager	

SUMMARY/HIGHLIGHT: The City was awarded a RAP Grant as a sub-grantee with LEAP in the amount of \$100,000 with a match of \$100,000 from the City. This grant was previously discussed with the Commission. 50% of the grant will be utilized by the DDA for façade grants. The other 50% will be used for improvements to two of the railcars.

BACKGROUND/DISCUSSION: The City will be selling two of the railcars to RailMark and the remaining two cars will be improved and fixed up using this grant. The City was awarded this as a sub-grantee and the contract has been reviewed by our attorney.

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

FISCAL IMPACT: The city received \$10,808.59 from the Arts Council towards the repairs of the railcars, we plan to receive another \$1,500 through the agreement with RailMark. The remaining portion of the match will be through budget appropriations in the 26-27 fiscal year.

RECOMMENDATION: *Staff recommends the City Commission approve the grant agreement with LEAP and authorize the Mayor to sign.*

**LEAP COMMUNITY ENHANCEMENT GRANT
PROGRAM SUB-GRANT AGREEMENT**

THIS SUB-GRANT AGREEMENT (this “**Agreement**”), effective as of the date of final execution as presented on the signature page of this agreement (the “**Effective Date**”), is between Lansing Economic Area Partnership, a local economic development organization (“**LEAP**”), whose address and principal office is 1000 South Washington Avenue, Suite 201, Lansing, Michigan 48910, and the City of St. Johns, Michigan (the “**Sub-Grantee**”), whose address and principal office is 100 East State Street, Suite 1100, PO Box 477, St Johns, MI 48879. As used in this Agreement, LEAP and the Sub-Grantee are, individually, a “**Party**” and, collectively, the “**Parties**”.

RECITALS

- A. Pursuant to Section 696 of Public Act 4 of 2023, the Michigan legislature created the revitalization and placemaking fund. sites.
- B. Pursuant to Section 695(c) of Public Act 4 of 2023, the Michigan legislature appropriated up to Fifty Million Dollars and 00/100 (\$50,000,000) in revenue collected by the State for deposit in the revitalization and placemaking fund, to be deployed by the Michigan Economic Development Corporation (the “**MEDC**”).
- C. On February 1, 2024, the MEDC created the Revitalization and Placemaking 3.0 Program (the “**RAP 3.0 Program**” or “**Program**”) to provide grants for the purpose of administering the appropriated funds.
- D. On September 23, 2024, the MEDC created a funding round through the Program specifically for public space projects (“**Funding Round**”).
- E. LEAP submitted to the MEDC an Application for assistance through the Program and Funding Round dated January 29, 2025.
- F. On May 7, 2025, the MEDC approved a grant award to LEAP in the amount of up to the lesser of:
- (i) 50% of the Eligible Costs; or (ii) an amount not to exceed Two Million Two Hundred Seventy-Four Thousand Seven Hundred One Dollars (\$2,274,701.00), (the “**LEAP Grant**”), to be disbursed under the terms of a certain Revitalization and Placemaking Program Public Space Sub-Grant Program Agreement (the “**RAP Agreement**”), attached as **Exhibit A**.
- G. Sub-Grantee desires to obtain the LEAP Grant to create and manage a sub-grant program to reimburse Sub-Grantee for Eligible Costs expended on the Sub-Grant Project related to Revitalization or Placemaking Activity specified in **Exhibit B**, consistent with this Agreement.

In consideration of the mutual duties and obligations of the Parties, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

ARTICLE I
DEFINITIONS

Section 1.1 Defined Terms. Except as otherwise defined in this Agreement, all capitalized terms in this Agreement shall have the respective meanings set forth on Exhibit C, which contains the defined terms for this Agreement.

Section 1.2 Construction of Certain Terms. Unless the context of this Agreement otherwise requires: (i) words of any gender include all genders; and (ii) words using the singular or plural number also include the plural or singular number.

ARTICLE II
SUB-GRANT

Section 2.1 Sub-Grant Commitment. Subject to the terms and conditions of this Agreement, and in reliance upon the representations and warranties of the Sub-Grantee in this Agreement, LEAP agrees to make, and the Sub-Grantee agrees to accept, a sub-grant in the amount of One Hundred Thousand Dollars (\$100,000.00) (the “**Sub-Grant**”).

Section 2.2 Grant Manager. LEAP shall designate a Grant Administrator to administer this Agreement and monitor the performance of Sub-Grantee and Sub-Grant Disbursements under this Agreement. The Grant Manager may be changed at the sole discretion of LEAP and at any time, but will be communicated promptly to the Sub-Grantee if any transition takes place during the Term. The initial Grant Manager is Victoria Meadows, whose email address is placemaking@purelansing.com.

Section 2.3 Key Milestones. The Sub-Grantee agrees to the Key Milestones set forth in Exhibit D. Key Milestone One allows for reimbursement up to fifty percent (50%) of Eligible Costs submitted per Sub-Grant Project, not to exceed fifty percent (50%) of the maximum Sub-Grant amount associated with the Sub-Grant Project. Key Milestone Two allows for, upon Sub-Grant Project completion, reimbursement of up to fifty percent (50%) of Eligible Costs submitted that have not already been reimbursed for the Sub-Grant Project, not to exceed the remaining amount of the Sub-Grant, cumulatively and in total the “Maximum Sub-Grant.” For the purposes of this Agreement, a Façade Program is considered a single Sub-Grant Project, inclusive of all façade improvement Eligible Activities or sub-awards funded within the approved scope of work.

No taxes will be withheld from monies paid to the Sub-Grantee because the Sub-Grantee is responsible for the Sub-Grantee’s own tax obligations. The Sub-Grantee agrees to reimburse and indemnify LEAP for any tax ramifications that LEAP may incur as a result of the Sub-Grantee’s failure to timely pay the appropriate taxes. LEAP is not responsible for payment or reimbursement of any expenses of the Sub-Grantee, except as specifically agreed, in writing, by an authorized employee or agent of LEAP.

Section 2.4 Sub-Grant Disbursement. Subject to the terms and conditions of this Agreement, including that the absence of a Default or Event of Default, payment of the Sub-Grant by LEAP shall be made to the Sub-Grantee as follows:

- (a) Reimbursement Request(s). Sub-Grantee may receive Sub-Grant Disbursements

reimbursing for Eligible Costs submitted to the Grant Manager in a Reimbursement Request pursuant to this Section 2.4 and the Key Milestones listed in **Exhibit D**. Sub-Grantee may submit only one Reimbursement Request for each Key Milestone.

(i) Per Sub-Grant Project, Sub-Grantee may submit a Reimbursement Request to the Grant Manager for Eligible Costs:

- (a) between twenty-five percent (25%) and fifty percent (50%) of the Eligible Costs submitted, not to exceed fifty percent (50%) of the applicable Sub-Grant Project maximum grant Amount for Key Milestone One; and, for Key Milestone Two, upon Sub-Grant Project completion, up to fifty percent (50%) of Eligible Costs submitted, in total not to exceed the Maximum Sub-Grant;
- (b) if no other Reimbursement Request is pending review or approval by the Grant Manager;
- (c) if Sub-Grantee, has not already received reimbursement for those particular Eligible Costs; and
- (d) if, collectively with all previous Sub-Grant Disbursements, Sub-Grantee has not received the Maximum Sub-Grant.

(ii) LEAP's obligation to fund any portion of the Sub-Grant during the Term is subject to Sub-Grantee's satisfaction of the requirements of the corresponding Key Milestones, and the corresponding approval of LEAP as set forth in Section 2.4(c), each satisfied in chronological order, and Sub-Grantee otherwise being in compliance with this Agreement, including, without limitation, satisfaction of all requirements, and approval thereof, of all prior Key Milestones.

(b) Reimbursement Request Review & Payment Process. LEAP shall review Sub-Grantee Reimbursement Request(s) and accompanying Supporting Documentation for compliance with the Key Milestones set forth in **Exhibit D** and with the terms of this Agreement. Because LEAP is subject to the requirements and timelines of the RAP Agreement, Sub-Grantee acknowledges and agrees that LEAP's processing of any reimbursement is contingent upon MEDC's review and approval of LEAP's corresponding reimbursement request. Within twenty (20) business days of receipt of a complete Reimbursement Request and all required Supporting Documentation, LEAP shall do one or more of the following:

- (i) request to review Sub-Grantee's records, request additional information, or request a site visit, or any combination thereof, all of which shall be determined in the sole discretion of LEAP. Sub-Grantee shall comply with the written request within twenty (20) business days, to the satisfaction of LEAP, or the Grant Manager shall reject the Reimbursement Request in the manner provided in Section 2.4(c)(ii);
- (ii) provide a reason, in writing, for an impending rejection of the Reimbursement Request, which may be based on one or more of the following: (A) the failure of Sub-Grantee to demonstrate achievement of the applicable Key Milestone, (B) there is an outstanding Default or Event of Default, or (C) Sub-Grantee is otherwise not in

compliance with this Agreement, and Sub-Grantee shall have twenty (20) business days from the date of the written reason to respond;

(iii) determine that the Reimbursement Request is complete and ready for submission to MEDC, provided there is no Default or Event of Default, Sub-Grantee is otherwise in compliance with this Agreement, and Sub-Grantee has achieved all its then required Key Milestones to LEAP's satisfaction.

Once LEAP determines that a Reimbursement Request is complete, LEAP shall submit a corresponding reimbursement request to MEDC under the RAP Agreement. The Sub-Grantee acknowledges and agrees that the MEDC may, at its sole discretion, request to review records, request additional information, or conduct a site visit, either directly or through LEAP, consistent with Section 2.4(c) of the RAP Agreement; MEDC's review period may extend up to thirty (30) business days from the date of LEAP's submission, or longer if additional review actions are initiated by MEDC; and LEAP's approval and reimbursement to the Sub-Grantee are conditioned on MEDC's approval and reimbursement to LEAP.

LEAP shall notify the Sub-Grantee when its Reimbursement Request has been submitted to MEDC and when LEAP receives notice of approval, rejection, or any request for additional information from MEDC.

Section 2.5 Sub-Grantee Duties. In addition to all other obligations under this Agreement, the Sub-Grantee understands and agrees to undertake, perform, and complete all the following activities:

(a) Nature of Sub-Grant. The purpose of this Sub-Grant is for Sub-Grantee to create and manage a sub-grant program to complete the Sub-Grant Project at the applicable Property(ies) and Project Site(s) to proactively address the community revitalization needs in its community. This investment will help create the environment necessary to attract and retain talent, add new housing options, and/or enable business creation and attraction through its intended Revitalization or Placemaking purpose.

(b) Eligible Costs. Provided the cost is not an Ineligible Cost and it is in accordance with the Key Milestones set forth in Exhibit D, Sub-Grantee may seek reimbursement for any of the following combination of costs incurred and expended by the Sub-Grantee directly related to the applicable Sub-Grant Project on or after January 29, 2024, through September 30, 2027:

- a. New construction. Fees or costs for alteration, new construction, improvement, demolition, or rehabilitation of buildings, including utility tap fees, and fees and costs paid to a governmental entity for permits, zoning and inspections, for the Project;
- b. Other Alteration or Improvement. Costs associated with site improvements such as access (including ADA improvements) and streetscaping elements such as lighting, fencing, street furniture, etc.;
- c. Site Improvement. Any fees or costs for site improvements to the Property, including

a surface parking lot, parking garage, parking ramp, utilities, and public infrastructure such as roads, curbs, gutters, sidewalks, landscaping, lighting, grading, and land balancing;

- d. Machinery and Equipment. Any fees or cost for the addition of machinery, equipment, or fixtures to the Property;
- e. Professional Fees. Professional fees or costs for the Project for architectural services, engineering services, Phase I environmental site assessment, Phase II environmental site assessment, Baseline Environmental Assessment, or surveying, insurance, accounting and legal; or

(c) Ineligible Costs. The following costs are ineligible under this Agreement:

- a. Costs related to any prohibited uses described in this Agreement;
- b. Expenses that have been or will be reimbursed under any other MSF, State, MEDC, LEAP, or federal program or agreement. These costs may qualify as an Eligible Cost for purposes of calculating the total projected Eligible Costs for the Project; however, in no event may the Sub-Grantee seek reimbursement for those particular expenses.
- c. Administrative fees.

(d) Reporting Requirements. Sub-Grantee shall provide all necessary reporting documentation in form and substance as required by LEAP, all to the satisfaction of LEAP. Grantee shall provide, no later than September 20 each year through the Term, the following information related to the Sub-Grant Project (the "Progress Report"):

- a. the amount of financial support other than State resources;
- b. a narrative and spreadsheet of Eligible Costs expended during the reporting period;
- c. the actual amount of private investment attracted to the Sub-Grant Project;
- d. the amount of Sub-Grant funds disbursed to each Sub-Grantee;
- e. the total actual amount of square footage revitalized or added by the Sub-Grant Project. The square footage must be reported by category, including, but not limited to, commercial, residential, retail, or public space (and if applicable, the actual number of residential units revitalized or added by the Sub-Grant Project); and
- f. the total actual number of residential units revitalized or added by the Sub-Grant Project.

(e) Verification and Sampling. The Sub-Grantee acknowledges that LEAP, as the Grantee under the RAP Agreement, is responsible for verifying compliance of all Sub-Grantees. LEAP may, at its discretion or at the direction of MEDC, review any documentation

submitted under this Agreement, conduct site visits, or request additional information to substantiate eligibility or compliance. LEAP may perform such verifications on a sampling basis or through a comprehensive review. The Sub-Grantee shall maintain complete and accurate records supporting all certifications and reimbursement requests and shall provide access to such records upon request by LEAP or MEDC. MEDC reserves the right to independently review, audit, or sample Sub-Grantee documentation at any time.

Section 2.6 LEAP Duties. In addition to all other obligations under this Agreement, LEAP understands and agrees to undertake, perform, and complete all the following activities:

(a) LEAP shall administer the Sub-Grant to ensure efficient and responsible distribution of LEAP Grant funding to the Sub-Grantee.

(b) LEAP shall keep the MEDC Grant Manager informed of the Sub-Grantee's activities and use of Sub-Grant funds, as required under the RAP Agreement.

(c) LEAP shall monitor the Sub-Grantee's compliance with the Sub-Grantee's duties pursuant to Section 2.4 of this Agreement, and perform any activities or obligations required of it to assist and/or coordinate the Sub-Grantee's reporting requirements with MEDC, as enumerated in Section 2.4.

(d) LEAP shall otherwise ensure it fulfills its obligations detailed within the RAP Agreement.

ARTICLE III

REPRESENTATIONS, WARRANTIES, AND COVENANTS OF THE SUB-GRANTEE

The Sub-Grantee represents and warrants to LEAP, from the Effective Date through the Term, the following:

Section 3.1 Organization. The Sub-Grantee is duly organized, validly existing, and otherwise in good standing in the State, and has the power and authority to enter into and perform its obligations under this Agreement.

Section 3.2 Sub-Grantee Authority. The execution, delivery and performance by Sub-Grantee of this Agreement has been duly authorized and approved by all necessary and proper action on the part of Sub-Grantee and will not violate any provision of law, or result in the breach, be a default of, or require any further consent under any of Sub-Grantee's organizational and governing documents; or any agreement or instrument to which Sub-Grantee is a party, or by which Sub-Grantee or its property may be bound or affected. This Agreement is valid, binding, and enforceable in accordance with its terms, except as limited by applicable bankruptcy, insolvency, moratorium, reorganization or other laws or principles of equity affecting the enforcement of creditors' rights generally or by general principles of equity.

Section 3.3 Consent. Except as has been disclosed in writing to the MEDC, no consent or approval is necessary from any governmental or other entity, except the MEDC, as a condition to the execution and delivery of this Agreement by Sub-Grantee or the performance of any of its obligations under this Agreement.

Section 3.4 Full Disclosure. To the best of the Sub-Grantee's knowledge, neither this Agreement nor any written statements or certificates furnished by the Sub-Grantee to LEAP, or the Grant Manager in connection with the making of the Sub-Grant and Agreement contain any untrue statement of material fact, or omit any material fact necessary to make the statements true. There are no undisclosed facts, which materially adversely affect or, to the best of the Sub-Grantee's knowledge, are reasonably likely to materially adversely affect the ability of the Sub-Grantee to perform its obligations under this Agreement.

Section 3.5 Litigation or Other Proceedings. To the knowledge of Sub-Grantee, there are no suits or proceedings pending or, to the knowledge of Sub-Grantee, threatened by or before any court, governmental commission, board, bureau, or other administrative agency or tribunal, which, if resolved against Sub-Grantee, would have a material adverse effect on the financial condition or business of Sub-Grantee or impair Sub-Grantee's ability to perform its obligations under the Agreement.

Section 3.6 Compliance with Laws or Contracts. To the Sub-Grantee's knowledge, the Sub-Grantee is not and will not during the Term be in material violation of any laws, ordinances, regulations, rules, orders, judgments, decrees, or other requirements imposed by any governmental authority, or be in material violation under any contracts to which it is subject, and will not knowingly fail to obtain any licenses, permits, or other governmental authorizations necessary to the conduct of business to support its obligations under this Agreement, which violation or failure to obtain are reasonably likely to materially impair the Sub-Grantee's ability to perform its obligations under this Agreement.

Section 3.7 Prohibited Use of Sub-Grant Disbursements.

(a) Sub-Grantee shall not use any Sub-Grant Disbursements for the development of a stadium or arena for use by a professional sports team or development of a casino or property associated or affiliated with the operation of a casino, or to induce Sub-Grantee, a qualified business, or small business to leave the State of Michigan, or to contribute to the violation of internationally recognized workers' rights, of workers in a country other than the US, or to fund an entity incorporated in a tax haven country.

(b) Sub-Grantee shall not use any Sub-Grant Disbursement to commit to, or pay, any indemnification claim by any party, whether such claims are permitted or otherwise required to be paid as a part of any otherwise Eligible Expense, or under any contract or other agreement to which Sub-Grantee is party or may otherwise be liable thereunder.

Notwithstanding anything to the contrary, this Section 3.7 shall survive indefinitely.

Section 3.8 Criminal or Civil Matters. Sub-Grantee affirms that to the best of its knowledge that it: (i) does not have any criminal convictions incident to the application for or performance of a state contract or subcontract; and (ii) does not have any criminal convictions or have not been held liable in a civil proceeding, that negatively reflects on the person's business integrity, based on a finding of embezzlement, theft, forgery, bribery, falsification or destruction of records, receiving stolen property, or violation of state or federal antitrust statutes.

Section 3.9 Conflict of Interest. Sub-Grantee affirms that neither Sub-Grantee nor its

affiliates or their employees has, shall have, or shall acquire any contractual, financial business, or other interest, direct or indirect, that would conflict in any manner with Sub-Grantee's performance of its obligations under this Agreement or otherwise create the appearance of impropriety with respect to this Agreement.

Sub-Grantee further affirms that neither Sub-Grantee nor any affiliates or their employees has accepted or shall accept anything of value based on an understanding that the actions of Sub-Grantee or its Affiliates or either's employees on behalf of LEAP or the MEDC would be influenced. Sub-Grantee shall not attempt to influence any LEAP or MEDC employee or contractor by the direct or indirect offer of anything of value. Sub-Grantee also affirms that neither Sub-Grantee, nor its Affiliates or their employees has paid or agreed to pay any person, other than bona fide employees and consultants working solely for Sub-Grantee or its Affiliate, any fee, commission, percentage, brokerage fee, gift, or any other consideration contingent upon or resulting from the execution of this Agreement.

In the event of change in either the interests or services under this Agreement, Sub-Grantee will inform LEAP regarding possible conflicts of interest which may arise as a result of such change. Sub-Grantee agrees that conflicts of interest shall be resolved to LEAP and MEDC's satisfaction or LEAP may terminate this Agreement. As used in this Paragraph, "conflict of interest" shall include, but not be limited to, conflicts of interest that are defined under the laws of the State of Michigan.

Section 3.10 MEDC Required Terms. Sub-Grantee understands and acknowledges that LEAP is required to comply with MEDC requirements set forth in Exhibit E of the RAP Agreement. To ensure compliance with state requirements, the Sub-Grantee agrees to adhere to all applicable obligations set forth in the RAP Agreement, including any mandatory flow-down provisions, even if such obligations are not expressly stated in this Agreement. Sub-Grantee further agrees to comply with any future reasonable modifications to the MEDC Required Terms under the RAP Agreement that are necessary for LEAP's continued compliance, and to cooperate with reasonable requests for documentation, reporting, or audit support in accordance with Section 2.5 (d) and (e) of this Agreement.

Section 3.11 Taxes. To the extent applicable, Sub-Grantee is current, under an approved payment plan, or otherwise contesting in good faith, all federal, State of Michigan, local and real estate taxes. Unless contested in good faith and discharged by appropriate proceedings, or under an approved payment plan, Sub-Grantee shall, through the Term, promptly pay and discharge all such taxes, any assessments, and any governmental charges lawfully levied or imposed upon it (in each case, before they become delinquent and before penalties accrue).

Section 3.12 Change of Legal Status. The Sub-Grantee shall: (a) give LEAP written notice of any change in its name, its state organizational identification number, if it has one, its type of organization, or its jurisdiction of organization; and (b) not make any change in its legal structure that would, as a matter of law, affect its surviving obligations under this Agreement, without the prior written consent of LEAP, which consent shall not be unreasonably withheld. The Sub-Grantee understands that any information related to the change of its legal status may need to be shared with the MEDC pursuant to LEAP's obligations under the RAP Agreement.

Section 3.13 Use of Sub-Grant Funds. The Sub-Grantee shall use the Sub-Grant funds only as permitted under this Agreement and the RAP Agreement.

Section 3.14 Key Milestones. Sub-Grantee agrees to the Key Milestones set forth in **Exhibit D**. It is LEAP's responsibility to determine the Sub-Grantee's compliance with Key Milestones. LEAP will assess at regular intervals based on reporting and potentially other information requests as warranted. LEAP will communicate promptly to Sub-Grantee any concerns, issues or deficiencies in maintaining compliance with Key Milestones, and may take further actions as prudent per additional relevant terms of this Agreement.

Section 3.15 Exhibit B. The Sub-Grantee affirms that the information included in **Exhibit B** is true and accurate to the best of its knowledge. Further, after submittal of Key Milestone One, the Sub-Grantee shall submit to the Grant Manager for approval any material changes to such information within ten (10) calendar days of becoming aware of such changes.

Section 3.16 Unused Funds.

(a) Reimbursements under this Agreement shall be made only for actual, Eligible Costs incurred and paid by the Sub-Grantee in accordance with the approved Eligible Activities. The Sub-Grantee acknowledges that the total Sub-Grant amount represents the maximum possible reimbursement and not a guaranteed payment.

(b) Any portion of the awarded funds that is not substantiated by Eligible Costs incurred within the Term shall be deemed unexpended and will not be reimbursed. Upon final review, LEAP may reduce the total Sub-Grant amount to reflect actual Eligible Costs incurred.

(c) In the event Eligible Costs are determined to be ineligible or unsubstantiated, the Sub-Grantee shall repay such amounts to LEAP within thirty (30) business days of written notice. Unused, unexpended, or ineligible costs shall revert to LEAP for return to the MEDC in accordance with the RAP Agreement.

ARTICLE IV
REPRESENTATIONS, WARRANTIES, AND COVENANTS OF LEAP

LEAP represents and warrants to the Sub-Grantee, from the Effective Date through the Term, the following:

Section 4.1 Organization. LEAP is duly organized, validly existing, and otherwise in good standing in the State, and has the power and authority to enter into and perform its obligations under this Agreement.

Section 4.2 LEAP Authority. The execution, delivery, and performance by LEAP of this Agreement has been duly authorized and approved by all necessary and proper action on the part of LEAP and will not violate any provision of law, or result in the breach, be a default of, or require any further consent under any of LEAP's organizational and governing documents; or any agreement or instrument to which LEAP is a party, or by which LEAP or its property may be bound or affected. This Agreement is valid, binding, and enforceable in accordance with its terms, except

as limited by applicable bankruptcy, insolvency, moratorium, reorganization, or other laws or principles of equity affecting the enforcement of creditors' rights generally or by general principles of equity.

Section 4.3 Consent. No consent or approval is necessary from any governmental or other entity as a condition to the execution and delivery of this Agreement by LEAP or the performance of any of its obligations under this Agreement.

ARTICLE V **DEFAULT AND REMEDY PROVISIONS**

Section 5.1 Events of Default. The occurrence of one (1) or more of the following events or conditions is an "**Event of Default**", unless a written waiver is provided by LEAP:

- (a) any representation made by Sub-Grantee which is incorrect in any material respect, including, but not limited to, any representation or warranty provided in this Agreement, including Article III, any information provided in the Application, or any information provided in support of a Reimbursement Request;
- (b) any material breach by Sub-Grantee of an obligation of Sub-Grantee under this Agreement, including failure to submit a Progress Report when due, which is not cured by Sub-Grantee to the reasonable satisfaction of LEAP within ten (10) business days after written notice thereof by the Grant Manager or within such longer periods of time as indicated in this Agreement, or determined in writing and at the sole discretion of the LEAP (applicable "Cure Period");
- (c) the Sub-Grantee is in default, violation, breach, or non-compliance, or has not fully repaid any funds, of any kind or nature under any other agreement with, or requirement of LEAP, the MEDC, the MSF, or any department or agency within the State; provided, if curable, the Sub-Grantee shall have the opportunity to cure this Event of Default to the satisfaction of LEAP within the Cure Period;
- (d) Sub-Grantee's failure to timely meet any of the Key Milestones by the applicable date for such Key Milestone as set forth in Exhibit D, which failure is not cured by Sub-Grantee to the satisfaction of LEAP within ten (10) business days after written notice thereof by the Grant Manager, or within such longer period of time as determined in writing and at the sole discretion of LEAP
- (e) any voluntary bankruptcy or insolvency proceedings are commenced by, or against, the Sub-Grantee, with any such proceedings against the Sub-Grantee not being set aside within sixty (60) calendar days from the date of institution thereof;
- (f) the Sub-Grantee's use of any Sub-Grant funds for any purpose that is not an Eligible Expense.
- (g) Sub-Grantee's breach of any Property Condition.

Section 5.2 Remedies and Repayment. Upon the occurrence, and during the continuance,

of an Event of Default under this Agreement, LEAP is entitled to exercise any and all remedies available to it, in law or in equity, including, without limitation:

(a) LEAP may immediately and without prior notice suspend making any Sub-Grant disbursements to the Sub-Grantee if the MEDC suspends making LEAP Grant disbursements to LEAP.

(b) LEAP may, after expiration of any applicable Cure Period without a cure, terminate this Agreement.

(c) LEAP may, after expiration of any applicable Cure Period without a cure, require the Sub-Grantee to pay LEAP the amount equal to the Sub-Grant funds then disbursed to the Sub-Grantee.

(d) No remedy described in this Agreement is intended to be the sole and exclusive remedy available to LEAP, and each remedy shall be cumulative and in addition to every other provision or remedy given herein or now or hereafter existing at law, in equity, by statute, or otherwise. The Sub-Grantee shall also pay all costs and expenses, including, without limitation, reasonable attorneys' fees and expenses incurred by LEAP in successfully collecting any sums due to LEAP under this Agreement, in enforcing any of its rights under this Agreement, or in exercising any remedies available to LEAP.

(e) All payments by the Sub-Grantee shall be applied: (i) first to reimburse permitted costs and expenses; then (ii) to satisfy outstanding interest; then (iii) to satisfy any and all other outstanding amounts owed to LEAP.

(f) Notwithstanding anything to the contrary, LEAP reserves the right to require the Sub-Grantee to pay the highest amount resulting from one (1) or more of the same circumstances which give rise to more than one (1) Event of Default; provided, however, except as to any interest, costs, and expenses as provided by this Agreement, in no event shall the Sub-Grantee be required to repay LEAP any amount in excess of the Sub-Grant disbursements received by the Sub-Grantee.

Section 5.3 Recovery of the Sub-Grant Funds by the Sub-Grantee, Remaining Sub-Grant Funds.

(a) In the event the Sub-Grantee receives repayment for any reason, voluntarily or involuntarily, of any portion of any Sub-Grant funds from or on behalf of any vendor the Sub-Grantee expended such funds on to participate in the Program, the amount received by the Sub-Grantee, less any reasonable costs of collection incurred by the Sub-Grantee, shall be repaid to LEAP within thirty (30) calendar days of receipt by the Sub-Grantee. This Section shall survive the end of Term.

Section 5.4 Interest. Funds owed to LEAP under this Agreement that have not already been paid must be paid within ninety (90) days of notification by LEAP and are subject to interest at a rate of one percent (1%) per month, prorated on a daily basis, beginning on the ninety-first (91st) calendar day of nonpayment of any amounts owed to LEAP and continuing until all funds owed under this Agreement are paid in full to LEAP.

Section 5.5 Other Suspension. In the event LEAP becomes aware of an Event of Default, LEAP may immediately and without prior notice suspend making any Sub-Grant disbursements until such time LEAP is satisfied otherwise. The Sub-Grantee shall cooperate upon the request of the LEAP to provide additional information regarding the aforementioned event or circumstance.

ARTICLE VI **RELATIONSHIP TO THE PARTIES**

Section 6.1 Relationship of the Parties. The Parties mutually agree that their relationship under this Agreement is not employment. As such, the Sub-Grantee has no authority to bind, commit, or otherwise obligate LEAP. The Sub-Grantee is not eligible for benefits, workers' compensation coverage, or unemployment benefits from or through LEAP. If the Sub-Grantee hires or contracts with another party to provide services to LEAP pursuant to this Agreement, the Sub-Grantee will be responsible and liable for any injuries or illnesses that may occur while performing services for LEAP.

Section 6.2 Relationship of the Parties to Governmental Authorities or Agencies. Neither LEAP, the Sub-Grantee, nor their officers, agents, and employees shall describe or represent themselves as agents of the State, the MSF, or the MEDC to any individual person, firm, or entity for any purpose.

ARTICLE VII **TERM AND TERMINATION**

Section 7.1 Term. The term of this Agreement will commence on the Effective Date and will expire on December 31, 2027, (the "**Term**"), unless earlier terminated as provided by this Agreement.

Section 7.2 Termination. This Agreement may not be terminated during its Term except under the following circumstances:

- (a) Either Party may terminate this Agreement without cause at any time upon forty-five (45) days prior written notice to the other Party.
- (b) Either Party may immediately terminate this Agreement for cause if the other breaches any material obligation and fails to cure that breach within the Cure Period.
- (c) LEAP may immediately terminate this Agreement without prior notice if the Sub-Grantee engages in theft, fraud, or the violation of any criminal law.
- (d) LEAP may immediately terminate this Agreement if the MEDC terminates the RAP Agreement with LEAP and ceases disbursement of the LEAP Grant funds.

Section 7.3 Effect of Termination.

- (a) In the event that the MEDC terminates the RAP Agreement with LEAP and ceases disbursement of the LEAP Grant funds, and this Agreement effectively terminates between LEAP and the Sub-Grantee, the Sub-Grantee would cease receiving disbursement of the

Sub-Grant funds from LEAP.

(b) Except as to this Article VII, which shall survive indefinitely, and except as to other terms and conditions which shall survive as provided in this Agreement, this Agreement shall terminate at the end of the Term.

(c) Any claims arising out of an Event of Default which event occurred during the Term, shall be brought within three (3) years after the end of the Term, and available remedies thereon, and the provisions of Article V shall survive until all amounts due to LEAP are paid in full.

Section 7.4 Invoice Following Termination. No later than seven (7) calendar days after the termination of this Agreement or the end of the Term, the Sub-Grantee will submit an invoice for work completed through the Term and will deliver to LEAP all work that has not yet been completed, data, summaries, files, reports, and other work product whether complete or in progress. LEAP will not make any subsequent Sub-Grant payments to the Sub-Grantee after the final payment based on the Sub-Grantee's last invoice submitted. LEAP has no obligation to pay such invoice in the case of termination of this Agreement pursuant to the Sub-Grantee's breach of this Agreement under this Article VII.

ARTICLE VIII **ASSUMPTION OF RISK AND INDEMNIFICATION**

Section 8.1 Assumption of Risk. The Sub-Grantee acknowledges and accepts full responsibility for the Sub-Grantee's safety and assumes all risks associated with the services it performs under this Agreement. Further, the Sub-Grantee will, at a minimum, comply with all applicable safety laws, regulations, and policies.

Section 8.2 Indemnification. To the extent permitted by law, Sub-Grantee will indemnify, defend, and hold LEAP and its respective directors, participants, officers, agents, and employees (collectively, the "**Indemnified Persons**") harmless from and against any and all claims asserted by or on behalf of any individual person, firm, or entity (other than an Indemnified Person), arising or resulting from, or in any way connected with this Agreement or any act or failure to act by the Sub-Grantee under the Agreement, including all liabilities, costs, and expenses, including reasonable attorneys' fees, incurred in any action or proceeding brought by reason of any such claim. The Sub-Grantee shall also, to the extent permitted by law, indemnify LEAP and the Indemnified Persons from and against all costs and expenses, including attorneys' fees, lawfully incurred in enforcing any obligation of the Sub-Grantee under this Agreement. The Sub-Grantee shall have no obligation to indemnify LEAP and/or an Indemnified Person under this Section 8.2 if a court with competent jurisdiction finds that the liability in question was solely caused by the negligence, willful misconduct or gross negligence of LEAP or an Indemnified Person, unless the court finds that despite the adjudication of liability, LEAP or the other Indemnified Person is fairly and reasonably entitled to indemnity for the expenses the court considers proper. LEAP and the Sub-Grantee agree to act cooperatively in the defense of any action brought against another Indemnified Person to the greatest extent possible. The Sub-Grantee acknowledges performance of the Sub-Grantee's obligations contemplated under this Agreement is within the sole control of the Sub-Grantee and its employees, agents, and contractors. LEAP and the Indemnified Persons shall

have no liability in tort or otherwise for any loss or damage caused by or related to the actions or failures to act, products, and processes of the Sub-Grantee, its employees, agents, or contractors. This Section 8.2 shall survive indefinitely.

ARTICLE IX
MISCELLANEOUS

Section 9.1 Notice. Any notice or other communication under this Agreement shall be in writing and sent by e-mail; first-class mail, postage prepaid; or by courier to the respective Party at the following addresses:

If to LEAP:

Lansing Economic Area Partnership Inc.
Attention: Keith Lambert
1000 South Washington Avenue
Suite 201
Lansing, MI 48910 keith@purelansing.com

If to the Sub-Grantee:

City of St. Johns
Attention: Chad Gamble
100 East State Street, Suite 1100
PO Box 477
St Johns, MI 48879
cgamble@stjohnsmi.gov

Notice shall be deemed delivered: (i) one (1) business day after an e-mail or courier delivery; or two (2) business days after a mailing date.

Section 9.2 Entire Agreement. This Agreement, together with the Exhibits, sets forth the entire agreement of the Parties with respect to the subject matter, and supersedes all prior agreements, understandings, and communications, whether written or oral, with respect to the subject matter of this Agreement.

Section 9.3 Counterparts; Electronic Signatures. This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original, and all of which together shall be deemed one and the same instrument. The Parties may execute this Agreement by electronic signatures, and agree that such electronic signatures shall be valid and binding to the same extent as original signatures.

Section 9.4 Severability. All of the clauses of this Agreement are distinct and severable and, if any clause shall be deemed illegal, void, or unenforceable, it shall not affect the validity, legality, or enforceability of any other clause or provision of this Agreement. To the extent possible, the illegal, void, or unenforceable provision shall be revised to the extent required to render the Agreement enforceable and valid, and to the fullest extent possible, the rights and responsibilities of the Parties shall be interpreted and enforced to preserve the Agreement and the intent of the Parties.

Provided, if application of this Section 9.4 should materially and adversely alter or affect a Party's rights or obligations under this Agreement, the Parties agree to negotiate in good faith to develop a structure that is as nearly the same structure as the original Agreement (as may be amended from time to time) without regard to such invalidity, illegality, or unenforceability.

Section 9.5 Headings. The headings in this Agreement are for convenience only and in no way shall define, limit, or describe the scope or intent of any provisions or sections of this Agreement.

Section 9.6 Governing Law. This Agreement is a contract made under the laws of the State, and for all purposes shall be governed by, and construed in accordance with, the laws of the State.

Section 9.7 Successors and Assigns. Neither Party may assign any of its rights or obligations under this Agreement without the prior written approval of the other Party to ensure compliance with the RAP Agreement. If applicable, this Agreement shall be binding upon and inure to the benefit of the Parties and their respective permitted successors and authorized assigns.

Section 9.8 Waiver. A failure or delay in exercising any right under this Agreement will not be presumed to operate as a waiver unless otherwise stated in this Agreement, and a single or partial exercise of any right will not be presumed to preclude any subsequent or further exercise of that right or the exercise of any other right.

Section 9.9 Amendment. This Agreement may not be modified or amended except pursuant to a written instrument signed by both Parties.

Section 9.10 Force Majeure. If the Sub-Grantee shall be prevented from performing its obligations under this Agreement by any act of God, strike, pandemic, or regional health emergency (including COVID-19 or similar iteration), war, or other reason of a like nature not attributable to the act of omission of the Sub-Grantee, then upon written request of the Sub-Grantee, LEAP may, in its reasonable and sole discretion, extend the date for the Sub-Grantee to perform its obligations under this Agreement.

Section 9.11 Public Announcement. At the request of LEAP, Sub-Grantee will cooperate with LEAP and the MEDC to promote the Project through one or more of the placement of a sign, plaque, media coverage or other public presentation acceptable to the Parties. At the request of LEAP, Sub-Grantee will cooperate in providing high-resolution images of the completed Project with the preferred format: 300dpi, at least 5000 pixels WxH in either raw file or high-resolution JPG format and hereby grants the LEAP and MEDC a license to use said images in any marketing or related materials presented to the public at each party's sole discretion.

LEAP and Sub-Grantee will both assign a primary point of contact for coordinating public announcements, media communications, and other public-facing messaging related to this Agreement and the Sub-Grant Project upon Effective Date of agreement. LEAP and Sub-Grantee will provide each other with reasonable notice of planned announcements or events and will make good-faith efforts to coordinate timing and key messages. Sub-Grantee may issue its own public announcements and respond to media inquiries regarding the Sub-Grant Project, provided that LEAP is informed as soon as reasonably feasible and that LEAP and MEDC are acknowledged as Project sponsors in written, visual, or verbal form, as appropriate to the

communication. LEAP and MEDC shall be offered the opportunity to provide brief remarks or greetings at announcement events related to the Sub-Grant Project, where reasonably feasible. These recognition requirements apply to communications regarding Eligible Activities funded in whole or in part through this Agreement and are not intended to restrict Sub-Grantee's communications about other projects that are not supported by the Sub-Grant. LEAP will coordinate and lead all public announcements, media communications, and public-facing messaging related to this Agreement and any Sub-Grant, with reasonable notice provided to the Sub-Grantee. Sub-Grantee must immediately notify LEAP of any media inquiries, public information requests, or press outreach related to the Sub-Grant Project(s), and Sub-Grantee may not make any public announcements or responses without prior written direction from LEAP. During the Term and for three months thereafter, all public communications must identify LEAP and MEDC as Project sponsors and include written, visual, or verbal recognition as directed by LEAP.

[Signatures page follows]

Commented [VM1]: Based on other subgrantee agreement adjustments, I recommend we offer the adjusted language for consistency:

LEAP and Sub-Grantee will both assign a primary point of contact for coordinating public announcements, media communications, and other public-facing messaging related to this Agreement and the Sub-Grant Project upon Effective Date of agreement. LEAP and Sub-Grantee will provide each other with reasonable notice of planned announcements or events and will make good-faith efforts to coordinate timing and key messages. Sub-Grantee may issue its own public announcements and respond to media inquiries regarding the Sub-Grant Project, provided that LEAP is informed as soon as reasonably feasible and that LEAP and MEDC are acknowledged as Project sponsors in written, visual, or verbal form, as appropriate to the communication. LEAP and MEDC shall be offered the opportunity to provide brief remarks or greetings at announcement events related to the Sub-Grant Project, where reasonably feasible. These recognition requirements apply to communications regarding Eligible Activities funded in whole or in part through this Agreement and are not intended to restrict Sub-Grantee's communications about other projects that are not supported by the Sub-Grant.

The Parties have executed this Agreement effective on the Effective Date. The signatories below warrant that they are empowered to enter into this Agreement.

LEAP:
LANSING ECONOMIC AREA PARTNERSHIP

By: _____
Robert L. Trezise, President & CEO

SUB-GRANTEE:
CITY OF ST. JOHNS

By: _____
Chad Gamble, City Manager

Project Manager: Samantha Spinelli, Grants Writer

[Signature page to Community Enhancement Grant Program Sub-Grant Agreement]

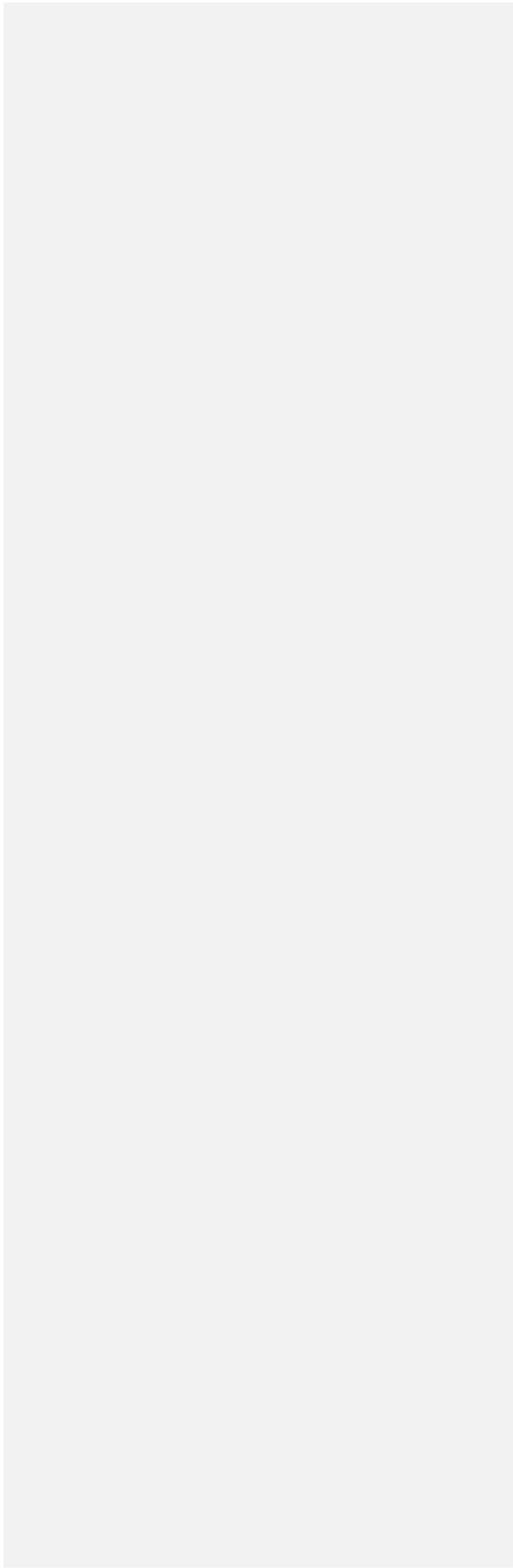


EXHIBIT A

**REVITALIZATION AND PLACEMAKING PROGRAM PUBLIC SPACE SUB-GRANT
PROGRAM AGREEMENT**

See attached.

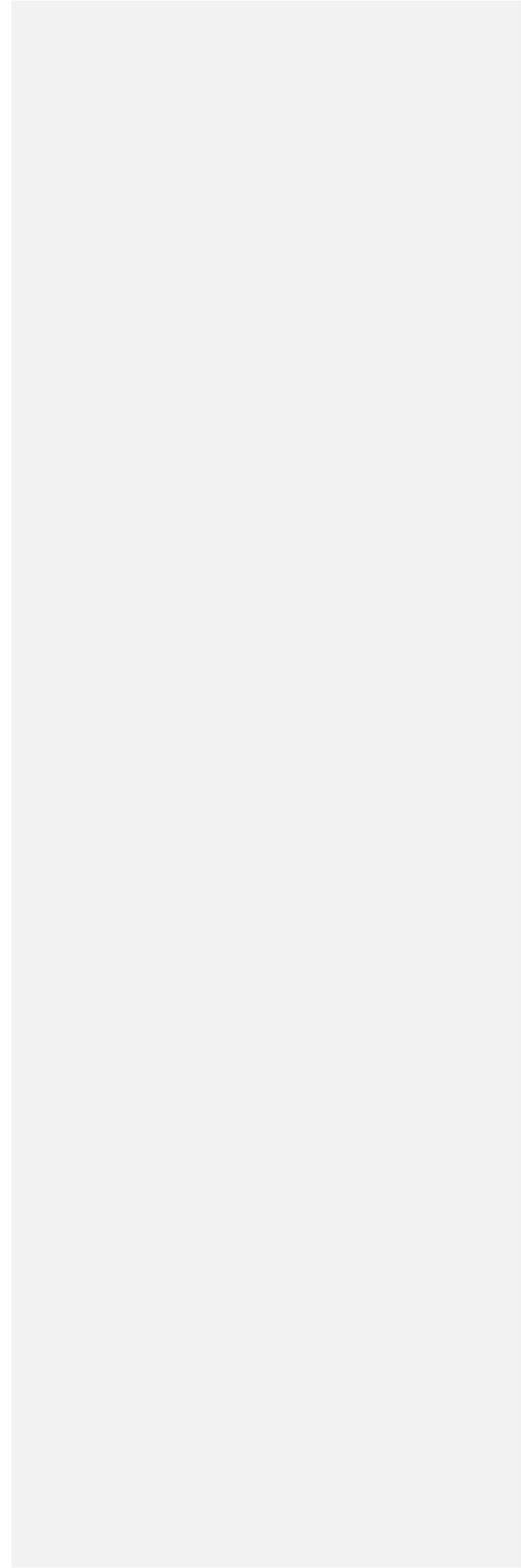


EXHIBIT B

DESCRIPTION OF PROJECT

Common name of Project	Historic Rail Car & Downtown Façade Improvement Project
Projected Total Investment	The Grantee plans to make a total investment of approximately \$227,737.66, to the Project.
Maximum Sub-Grant Amount	\$100,000.00
Property Descriptions (Common Address)	The Properties are commonly known as: <ul style="list-style-type: none"> • Property 1: 107 E. Rail Road St, St. Johns, MI 48879 • Property 2: 115/117 N. Clinton Ave, St. Johns, MI 48879 • Property 3: 318 N. Clinton Ave, St. Johns, MI 48879 • Property 4: 300 N. Clinton Ave, St. Johns, MI 48879
Project Description (must include approximate square feet of public space activated or private space improved)	The Downtown Façade Improvement and Historic Rail Car project includes exterior façade and restoration work to buildings in St. John’s downtown district. In total it is estimated that approximately 1,352 square feet of public buildings will be revitalized.
Legal Description OR Applicable Property Identification	The Property and Project Sites are legally described as: <ul style="list-style-type: none"> • Property 1: 107 E. Rail Road St, St. Johns, MI 48879 <ul style="list-style-type: none"> • Property ID: 300-440-000-001-10 • Property 2: 115/117 N. Clinton Ave, St. Johns, MI 48879 <ul style="list-style-type: none"> • Property ID: 300-000-011-005-00 • Property 3: 318 N. Clinton Ave, St. Johns, MI 48879 <ul style="list-style-type: none"> • Property ID: 300-000-002-002-00 • Property 4: 300 N. Clinton Ave, St. Johns, MI 48879 <ul style="list-style-type: none"> • Property ID: 300-000-002-010-00
Site Plan or Construction Drawings	“Construction Drawings” means N/A “Site Plan” means N/A
Site Control	Certify to Option 1: 1. The Grantee is the fee owner of the Property and Grantee currently has rightful possession to all of the Property, has the right to develop the Project on all of the Property, and shall until the end of the Term. 2. “Lease” means N/A.

EXHIBIT C

DEFINED TERMS

- (a) “**Agreement**” means this Agreement, including the Exhibits to this Agreement.
- (b) “**Application**” means the application for Revitalization and Placemaking 3.0 Program Public Space Sub-Grant Program assistance, dated January 29, 2025, submitted by LEAP to the MEDC.
- (c) “**Construction Drawings**” means those particular construction drawings identified in Exhibit B for each Sub-Grant Project submitted and approved as part of Key Milestone One.
- (d) “**Cure Periods**” means those particular time periods identified in the Agreement that Sub-Grantee has to cure a Default or Event of Default, as applicable.
- (e) “**Default**” means an event which, with the giving of notice or passage of time or both, would constitute an Event of Default.
- (f) “**Effective Date**” has the meaning set forth in the preamble.
- (g) “**Eligible Costs**” has the meaning set forth in Section 2.5(b).
- (h) “**Event of Default**” means any one or more of those events described in Section 5.1.
- (i) “**Exhibit**” means each of the documents or instruments attached to this Agreement.
- (j) “**Funding Round**” has the meaning set forth in Recital D.
- (k) “**Grant Manager**” means that individual person designated by LEAP to provide administrative services for this Agreement.
- (l) “**Indemnified Persons**” has the meaning set forth in Section 8.2.
- (m) “**Key Milestones**” or “**Milestones**” means those major Sub-Grant Project achievements as described in Exhibit D.
- (n) “**LEAP Grant**” has the meaning set forth in Recital F.
- (o) “**Lease**” means that particular lease identified in Exhibit B for the Sub-Grant Project submitted and approved as part of Key Milestone One.
- (p) “**Maximum Sub-Grant**” means the lesser of: (i) 50% of the cumulative Eligible Costs for the Sub-Grant Project; or (ii) One Hundred Thousand Dollars (\$100,000.00).
- (q) “**MEDC**” has the meaning set forth in the preamble.
- (r) “**Party**” or “**Parties**” has the meaning set forth in the preamble.
- (s) “**Progress Report**” has the meaning set forth in Section 2.5(d).
- (t) “**Project**” or “**Sub-Grant Project**” means the applicable Sub-Grant Project identified in Exhibit B as part of Sub-Grantee’s Key Milestone One submission and approval. For the purposes of this Agreement, a Façade Program is considered a single Sub-Grant Project, inclusive of all façade improvement Eligible Activities or sub-awards funded within the approved scope of work.

(u) “**Project Site**” means that particular legal description(s) identified in Exhibit B for the Sub-Grant Project submitted and approved as part of Key Milestone One.

(v) “**Property**” means that particular real property(ies) identified in Exhibit B where the applicable Sub-Grant Project is completed, and submitted as part of Key Milestone One.

~~(w)~~ (w) “**Property Condition**” means the requirements, restrictions and use limitations relating to the Property as set forth in Exhibit B, including the approved description, location, improvements and use of the Property and Project Site, and the prohibition on making material changes to any of the foregoing without LEAP’s prior written consent.

~~(w)(x)~~ (w)(x) “**RAP Agreement**” means LEAP’s Revitalization and Placemaking Program Public Space Sub- Grant Program Agreement with MEDC.

~~(x)(y)~~ (x)(y) “**RAP 3.0 Program**” or “**Program**” has the meaning set forth in Recital C.

~~(y)(z)~~ (y)(z) “**Revitalization or Placemaking**” means the Project’s purpose is for any one of the following: the rehabilitation of vacant or underutilized buildings or costs associated with the repurposing of space left vacant; the redevelopment or revitalization of historic properties in coordination with the Michigan Certified Local Government program or other historic redevelopment programs; the redevelopment of priority sites identified by certified Michigan Redevelopment Ready Communities (RRC); or the development of permanent place-based infrastructure associated with social-zones, outdoor dining, or other similar place-based public spaces.

~~(z)(aa)~~ (z)(aa) “**Site Control**” means that particular site control identified in Exhibit B for the Sub-Grant Project submitted and approved as part of Key Milestone One.

~~(aa)(bb)~~ (aa)(bb) “**Site Plan**” means that particular site plan identified in Exhibit B for the Sub-Grant Project submitted and approved as part of Key Milestone One.

~~(bb)(cc)~~ (bb)(cc) “**State**” means the State of Michigan.

~~(cc)(dd)~~ (cc)(dd) “**Sub-Grantee**” means the entity as identified in the preamble.

~~(dd)(ee)~~ (dd)(ee) “**Sub-Grant Disbursement(s)**” means Sub-Grant funds paid to Sub-Grantee by LEAP under this Agreement.

~~(ee)(ff)~~ (ee)(ff) “**Sub-Grant Disbursement Request**” “or “**Reimbursement Request**” means an electronically submitted request from Sub-Grantee for a Sub-Grant Disbursement in support of the applicable Key Milestone, in the form and substance set forth in Exhibit D.

~~(ff)(gg)~~ (ff)(gg) “**Supporting Documentation**” means such documentation that may be provided to, or requested by, the Grant Manager to support a Reimbursement Request pursuant to the Key Milestones.

~~(gg)(hh)~~ (gg)(hh) “**Term**” or “**Term of the Grant**” means from the Effective Date and, unless earlier terminated as provided by this Agreement, through December 31, 2027.

~~“Property Condition” means the requirements, restrictions and use limitations relating to the Property as set forth in Exhibit B, including the approved description, location, improvements and use of the Property and Project Site, and the prohibition on making material changes to any of the foregoing without LEAP’s prior written consent.~~

EXHIBIT D
KEY MILESTONES

***Subject to the terms and conditions of the Agreement, including the terms and conditions of Section 2.4 of the Agreement, which include the required submission of a Reimbursement Request, the following Sub-Grant Disbursements may be requested by Sub-Grantee:**

Key Milestone One:

Sub-Grant Disbursement: Single Reimbursement Request between twenty-five percent (25%) and fifty percent (50%) of the Eligible Costs associated with the applicable Sub-Grant Project, not to exceed fifty percent (50%) of the Sub-Grant Project maximum grant amount (cumulatively not to exceed 50% of the Maximum Sub-Grant).

By no later than September 20, 2026, the Sub-Grantee shall have submitted all then required Progress Reports, otherwise be in compliance with this Agreement, and shall submit to the satisfaction of LEAP, all of the following information for the Sub-Grant Project. For the avoidance of doubt, Sub-Grantee must submit the following forms separately for the Sub-Grant Project:

1. The electronic Milestone One Reimbursement Request provided by LEAP to include the substance set forth below, certified by the Sub-Grantee:
 - (ii) Sub-Grantee has complied, and is in compliance with, all the terms, covenants, and conditions of the Agreement.
 - (iii) No Default or Event of Default under the Agreement exists.
 - (iv) The representations and covenants of Sub-Grantee contained in Article III of the Agreement remain true.
 - (v) As permitted by Key Milestone One, Sub-Grantee requests a Grant Disbursement between twenty-five percent (25%) and fifty percent (50%) of the Eligible Costs associated with the applicable Sub-Grant Project, not to exceed fifty percent (50%) of the Sub-Grant Project maximum grant amount (cumulatively not to exceed 50% of the Maximum Grant).
 - (vi) Supporting Documentation required for Key Milestone One, which is the subject of the Reimbursement Request and Form, is provided.
 - (vii) Each of the Eligible Costs submitted for reimbursement were incurred and paid on or before the Submission Date.
2. A copy of the Sub-Grantee's Site Plan and/or Construction Drawings, as applicable; and
3. Copies of invoices, work orders, bills, and the corresponding evidence of payment, and any other documentation which itemizes in detail, and substantiates, the Sub-Grantee expended the Eligible Costs within the time period identified in Section 2.5(b).

Key Milestone Two:

Sub-Grant Disbursement: Single Reimbursement Request for up to fifty percent (50%) of Eligible Costs associated with the applicable Sub-Grant Project for which Sub-Grant Disbursement has not previously been made; provided, however, when taken together with any prior Grant Disbursements, cannot exceed the Maximum Sub-Grant associated with the Sub- Grant Project.

By no later than September 30, 2027, the Sub-Grantee shall have submitted all then required Progress Reports, otherwise be in compliance with this Agreement, and shall submit to the satisfaction of LEAP all of the following information:

1. The electronic Milestone Two Reimbursement Request provided by LEAP to include the substance set forth below, certified by the Sub-Grantee:
 - (i) Sub-Grantee has complied, and is in compliance with, all the terms, covenants, and conditions of the Agreement.
 - (ii) No Default or Event of Default under the Agreement exists.
 - (iii) The representations and covenants of Sub-Grantee contained in Article III of the Agreement remain true.
 - (iv) As permitted by Key Milestone One, Sub-Grantee requests a Grant Disbursement between twenty-five percent (25%) and fifty percent (50%) of the Eligible Costs associated with the applicable Sub-Grant Project, not to exceed fifty percent (50%) of the Sub-Grant Project maximum grant amount (cumulatively not to exceed 50% of the Maximum Sub-Grant).
 - (viii) Supporting Documentation required for Key Milestone Two, which is the subject of the Reimbursement Request and Form, is provided.
2. Each of the Eligible Costs submitted for reimbursement were incurred and paid on or before the Submission Date and have not previously been reimbursed as part of a prior Reimbursement Request. Copies of invoices, work orders, bills, and the corresponding evidence of payment, and any other documentation which itemizes in detail, and substantiates the Sub-Grantee expended the Eligible Costs within the time period identified in Section 2.5(b); and
3. A signed letter from the municipality or highest local official from the local government wherein the Sub-Grant Project and Sub-Grant Property is located, stating the Sub-Grant Project has been completed and is approved for its intended use.

**CITY OF ST. JOHNS, MICHIGAN
REQUEST FOR COMMISSION ACTION
February 23rd 2026**

Department: Public Services	Attachments:	Submitted to CA for Review
Subject: Downtown Area Street Improvements	[X] Letter of recognition [X] Bid Tabulation [X] Notice of Award	N/A N/A N/A
Prepared by: Justin Smith, Director of Public Services	Approved by: Kristina Kinde, Interim City Manager	

SUMMARY/HIGHLIGHT: Approved in the 25/26 CIP were funds to complete road resurfacing and improvements to the downtown area. City Staff utilized Wolverine Engineers and Surveyors to solicit bids and conduct a formal bid opening on February 10th 2026. Six companies were solicited along with advertisements on professional websites. We had four companies submit sealed bids; the bid tabulation sheet is attached.

BACKGROUND/DISCUSSION: The need to address the deteriorating street surfaces in the downtown areas along with some curb replacement has been known for some time by staff. We have been working to get the best quality work and address needs versus wants to bring forth a fiscally responsible proposal.

STRATEGIC PLAN OBJECTIVE: Preserve and enhance the level of service, circulation and safety of the road network to support all users in the community.

FISCAL IMPACT: Approved in the F/Y 25/26 Budget was \$350,000 to complete street resurfacing and improvements to the downtown area. The recommended contractor's proposal is over \$100,000 less than the approved amount.

RECOMMENDATION: Staff and Wolverine Engineering and Surveyors, as noted in the recommendation letter, recommend Commission approval of the proposal from Michigan Paving and Materials in the amount of \$245,495 and authorize the Mayor to sign the Notice of Award.



February 11, 2026

Mr. Justin Smith, Director of Public Services
City of St. Johns
Clinton County Courthouse
100 E. State Street, Suite 1100
St. Johns, MI 48879

RE: 2026 Milling and Paving

Dear Mr. Smith:

On Thursday, February 10, 2026, at 10:00 AM local time bids for the City of St. Johns 2026 Milling and Paving project were received by the City of St. Johns, publicly opened and read aloud.

We received a total of four (4) bids. The bids ranged from a low of \$245,495.00 to a high bid of \$264,068.00. We have attached a copy of the bid tabulation for your reference.

The low bidder is Michigan Paving and Materials Company, a reputable firm that is known to us with ample experience in this type of work, including for the City of St. Johns.

We would recommend that the City of St. Johns award a unit price contract in the base bid amount of \$245,495 to Michigan Paving and Materials Company at the next City Commission meeting. Upon concurrence of the Commission, please execute the attached Notice of Award.

If you have any comments or concerns, please do not hesitate to call our office.

Sincerely,

WOLVERINE ENGINEERS & SURVEYORS, INC.

Donald B. Heck, P.E.
DBH:ood
Encl.

ITEM	EST. QTY.	UNIT	DESCRIPTION	Michigan Paving and Materials		McKearney Asphalt		Leavitt & Starck		Rieth-Riley	
				UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
City of St. Johns - 2026 Milling and Paving Downtown Streets											
1	1	LSUM	Milling and Paving North Clinton Avenue, 100 Block through 300 Block (Approximately 1,159 feet by 69 feet)	\$105,000.00	\$105,000.00	\$118,978.00	\$118,978.00	\$124,900.00	\$124,900.00	\$120,392.00	\$120,392.00
2	1	LSUM	Milling and Paving Walker Street, 100 Block east to Spring Street intersection and 100 Block west to the Brush Street Intersection (Approximately 675 feet by 38 feet)	\$40,000.00	\$40,000.00	\$38,972.00	\$38,972.00	\$39,660.00	\$39,660.00	\$42,220.00	\$42,220.00
3	1	LSUM	Milling and Paving Higham Street, 100 Block east to the Spring Street Intersection and from the 100 Block west to the Brush Street intersection (Approximately 675 feet by 40 feet)	\$45,000.00	\$45,000.00	\$40,765.00	\$40,765.00	\$41,600.00	\$41,600.00	\$45,800.00	\$45,800.00
4	1	Ea	Crosswalk Removal, Walker Street Intersection	\$3,200.00	\$3,200.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$4,900.00	\$4,900.00
5	2	Ea	Crosswalk Removal, Higham Street Intersection	\$3,200.00	\$6,400.00	\$2,500.00	\$5,000.00	\$2,500.00	\$5,000.00	\$4,250.00	\$8,500.00
6	1	Ea	Crosswalk Removal, Railroad Intersection	\$3,200.00	\$3,200.00	\$2,500.00	\$2,500.00	\$2,500.00	\$2,500.00	\$4,250.00	\$4,250.00
7	18	Ea	Manhole Structure Adjustments	\$800.00	\$14,400.00	\$875.00	\$15,750.00	\$1,300.00	\$23,400.00	\$1,025.00	\$18,450.00
7A	8	Ea	Water Valve Box Adjustments	\$500.00	\$4,000.00	\$550.00	\$4,400.00	\$1,000.00	\$8,000.00	\$500.00	\$4,000.00
8	1	LSUM	Pavement Marking, North Clinton Avenue Double Yellow Centerline	\$4,050.00	\$4,050.00	\$4,400.00	\$4,400.00	\$4,255.00	\$4,255.00	\$4,050.00	\$4,050.00
9	1	LSUM	Pavement Marking, Parking Spaces, White	\$7,795.00	\$7,795.00	\$8,395.00	\$8,395.00	\$8,154.00	\$8,154.00	\$7,756.00	\$7,756.00
10	1	LSUM	Pavement Markings, Handicap Spaces, Blue	\$1,950.00	\$1,950.00	\$2,100.00	\$2,100.00	\$2,050.00	\$2,050.00	\$1,950.00	\$1,950.00
11	1	LSUM	Restoration & Clean Up	\$10,500.00	\$10,500.00	\$2,500.00	\$2,500.00	\$500.00	\$500.00	\$1,800.00	\$1,800.00
TOTAL AMOUNT OF BID					\$245,495.00		\$246,260.00		\$262,519.00		\$264,068.00

NOTICE OF AWARD

TO: Michigan Paving and Materials Company
16777 Wood Road
Lansing, MI 48906

Date: February 16, 2026

PROJECT Description: **CITY of ST. JOHNS – 2026 Milling and Paving.**

The OWNER has considered the BID submitted by you for the above-described WORK in response to its Advertisement for Bids dated **January 23, 2026**, and Information for Bidders.

You are hereby notified that your BID has been accepted for items in the amount of **\$245,495.00.**

You are required by the Information for Bidders to execute the Contract and furnish the required CONTRACTOR'S Performance BOND, Payment BOND, Maintenance and Guarantee Bond and certificates of insurance within ten (10) calendar days from the date of this Notice to you.

If you fail to execute said Contract and to furnish said BONDS within ten (10) days from the date of this Notice, said OWNER will be entitled to consider all your rights arising out of the OWNER'S acceptance of your BID as abandoned and as a forfeiture of your BID BOND. The OWNER will be entitled to such other rights as may be granted by law.

You are required to return an acknowledged copy of this NOTICE OF AWARD to the Owner.

Dated this ___ day of _____, 2026

CITY OF ST. JOHNS

Owner

By: _____

Title: _____

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE OF AWARD is hereby acknowledged

By: **MichiganPaving and Materials Company** this the _____ day of _____, 2026.

By: _____

Title: _____



AGENDA



Draft Report

FEBRUARY 2026

Compensation Study

City of St. Johns, MI

Submitted by:

KATY YEE

PROJECT MANAGER

4320 WEST KENNEDY BLVD, SUITE 200

TAMPA, FLORIDA 33609

KYEE@MGT.US

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EXECUTIVE SUMMARY

MGT is pleased to have had the opportunity to work with the City of St. Johns on this Compensation Study. Human resource management is a significant concern as governmental services continue to increase in cost and complexity, and the resources to fund service delivery are constrained. Day-to-day operations present challenging administrative problems in planning, organizing, and directing human resource functions in order to achieve maximum efficiency and effectiveness in the delivery of services. A properly developed and administered Compensation Plan forms the foundation for meeting these challenges. It helps to ensure that the City can not only recruit the best and brightest employees but can also retain those employees, even in a competitive marketplace. By retaining qualified, experienced employees, the City avoids the costs of re-recruitment and lost productivity while maximizing the benefits of the investments it has made in employees and the institutional and organizational knowledge acquired by those employees over their tenures.

MGT understands the high expectations established in St. Johns for service delivery and competitiveness in recruiting and retaining excellent employees. These factors have been considered in the analysis.

The purpose of a Compensation Study is to establish external equity and competitiveness by comparing the compensation of the City's positions against market data. The following is a brief overview of the process.

Job Evaluation Analysis

Below is a list of tasks included in this component of the Study (listed in the order that the work was performed):

- **Study preparation and project meetings.** Met with City Administration to discuss study methods and expectations, review the current Compensation Plan and organizational structure, answer questions, and review the scope and schedule of work.
- **Determined comparable communities and collected compensation data.** MGT, along with the City, determined a logical survey sample of “like” communities that impact the compensation market of St. Johns. Then, MGT designed, and St. Johns sent out the survey for the benchmark positions and benefits covered in the Study.

Market Survey

The following tasks were included in this component of the Study:

- Tabulated, summarized, and analyzed comparative compensation information obtained from the comparable communities. Prepared pay tabulations that compared the salary ranges of the City of St. Johns to the salary ranges of its comparable communities. Prepared comparison calculations at the 50th, 60th, 65th, 75th, and 80th percentiles. Displayed data for each organization and for each position and summarized the data in a table form.
- Compiled and summarized the benefit information.

Draft and Final Report Preparation

- A preliminary analysis of the data was shared with the City. Feedback from City Administration was reviewed and incorporated into the analysis.
- This draft report has been prepared by MGT and sent electronically to the City.
- A presentation of these draft findings will be conducted, as requested.
- Once the presentation is made and review comments are returned by the City, a final report will be prepared and transmitted electronically.

Future Administration of the Compensation Plan

- Within the body of this report, MGT has outlined how the City can maintain the Compensation Plan to ensure the City remains competitive with the market in the future.

MARKET DATA

The City initiated this Study with the objective of assuring that its Compensation Plan is externally competitive. The following explains the labor market review and data collection process.

Selection of Comparable Communities for Data Purposes

Selecting communities for the comparison group is an important element in a Compensation Study. When selecting communities to serve as comparables, it is important to use particular criteria to evaluate the other communities to ensure that those chosen as comparables will be the most similar to St. Johns.

To determine which communities should be used for survey purposes, MGT first considered all Michigan Cities and Charter Townships in Clinton, Eaton, Ingham, Ionia, Montcalm, Gratiot, Saginaw and Shiawassee counties with populations between approximately 3,800 and 15,500.

<u>Criteria</u>	<u>Total Possible Points</u>
1. Population	20
2. Assessed Valuation	15
3. Total Expenditures	15
4. Per Capita Income	10
5. Property Tax	10
6. Total Wages	10
7. Debt	10
8. <u>Proximity</u>	<u>10</u>
	100

The eight (8) categories listed above were selected to mirror important criteria such as similar financial conditions, population, and proximity.

Within each of the eight (8) categories, ranges of compatibility were established. For example, the closer a community was to matching St. Johns’s estimated population, the closer the community would be to receiving the maximum of twenty (20) points. A community whose population was significantly larger or smaller than City’s population would receive fewer or even zero (0) points. Thus, a community achieving a total of one hundred (100) points would be considered most comparable to the City of St. Johns. A community with zero (0) points was therefore determined to be the least comparable to St. Johns. A more detailed explanation of the methodology used to determine the comparable communities is included in Appendix A.

A cutoff of seventy (70) points was established to select the communities most similar to St. Johns across the number (8) categories. After applying the eight (8) criteria, eighteen (18) communities achieved seventy (70) or more compatibility points on the comparison scale with St. Johns. At the City’s request, the cities of Lansing and East Lansing, Meridian Charter Township and the Southern Clinton County Municipal Utility Authority were added as comparables. The full list of the twenty-two comparables is below:

<i>City of Alma</i>	<i>DeWitt Charter Township</i>	<i>City of Lansing</i>
<i>Bath Charter Township</i>	<i>City of East Lansing</i>	<i>Lansing Charter Township</i>
<i>City of Belding</i>	<i>City of Eaton Rapids</i>	<i>City of Mason</i>
<i>Bridgeport Charter Township</i>	<i>City of Frankenmuth</i>	<i>Meridian Charter Township</i>
<i>Buena Vista Charter Township</i>	<i>City of Grand Ledge</i>	<i>City of Owosso</i>
<i>City of Charlotte</i>	<i>City of Greenville</i>	<i>City of Portland</i>
<i>City of DeWitt</i>	<i>City of Ionia</i>	<i>City of Williamson</i>
<i>Southern Clinton County Municipal Utilities Authority (SCCMUA)</i>		

Bold communities indicate the community responded to the survey or supplied MGT with a copy of their Compensation Plan/Union Contracts.

Market Survey

After identifying the benchmark positions, the Consultants then prepared and distributed a market survey to the twenty-two (22) comparable agencies.

It is important to make a few observations regarding the data that was collected.

- 1) The salary data is information that was available from the comparable communities as of November 2025 – December 2025.
- 2) Some of the comparable communities provided salary range minimums and maximums for comparison purposes, while others (those that don’t utilize salary ranges as part of their pay plans) provided actual salaries for surveyed positions. The salary range minimums and maximums were analyzed to determine the 50th, 60th, 65th, 75th, and 80th percentiles to identify wage ranges for “average” and “above average” payers. Any actual salaries provided by the comparable communities were only analyzed in a few instances when there was not enough salary range information. Salary ranges are a better gauge of market salaries than an actual salary and are thus preferred to conduct analysis.
- 3) The data obtained has been thoroughly reviewed. If it was determined the data was not relevant, it was removed from the analysis.

Appraisal and Use of Salary Data

While comparing St. Johns's current salaries to those paid by other employers in the comparable communities, it must be noted that variations in compensation may be due to several factors, including:

- 1) Organizational size and economic conditions can have an impact on positions. In smaller communities, employees are often asked to "wear many hats" and, therefore, take on more duties and responsibilities than would normally be required of a certain position. In addition, the economic downturn forced communities to "do more with less", compelling staff to take on more duties and responsibilities than they had in the past. Therefore, it becomes increasingly harder to compare "like" positions within communities.
- 2) Some employers place different relative values on certain groups of employees. For example, some employers are forced to place a higher value on certain positions or groups of positions because of the market and, therefore, pay them more. Overall, the policies and value judgments of different employers in compensating for the same kind of work can vary widely. There is rarely a single prevailing rate for any particular kind of work, even within the same labor market.
- 3) It can be difficult to make exact comparisons among the different employers of the duties and responsibilities of ostensibly similar jobs.

Nevertheless, comparative salary data is widely recognized as a good measure of the appropriate compensation rates with respect to the prevailing market. This data is also useful as an indication of prevailing opinions concerning the compensation relationships that should exist among different classifications of work.

FUTURE ADMINISTRATION OF THE COMPENSATION PLAN

To maintain competitive salary levels, MGT recommends an annual review of the City's salary ranges. The communities used in the survey group for this Study have been determined to be comparable to the City. Therefore, St. Johns can continue to use these communities as a comparable market survey group for annual salary comparison purposes until it is determined that they should be reevaluated.

The data collected from the comparable communities each year may then be used to inform the City's decision-making process when determining the percentage increase that St. Johns may want to apply to its current salary range structure, as well as the percentage increase that it may want to grant to employees.

Appreciation

MGT has appreciated the opportunity to work with the City of St. Johns on this Compensation Study. A special thank you to City Administration for the significant amount of work and support dedicated to the project.

APPENDIX A

1. Population: Maximum 20 Points						
7,712						
Factor	Minimum Range			Maximum Range		Points
1.50	5,141	7,712		7,712	11,568	20
2.00	3,856	5,140		11,569	15,424	15
2.50	3,085	3,855		15,425	19,280	10
3.00	2,571	3,084		19,281	23,136	5
All Others						0
2. Assessed Valuation (Real and Personal): Maximum 15 Points						
380.80 Million						
Factor	Minimum Range			Maximum Range		Points
1.50	253.87	380.80		380.80	571.20	15
2.00	190.40	253.86		571.21	761.60	11
2.50	152.32	190.39		761.61	952.00	7
3.00	126.93	152.31		952.01	1,142.40	3
All Others						0
3. Total Expenditures: Maximum 15 Points						
15.34 Million						
Factor	Minimum Range			Maximum Range		Points
1.50	10.23	15.34		15.34	23.01	15
2.00	7.67	10.22		23.02	30.68	11
2.50	6.14	7.66		30.69	38.35	7
3.00	5.11	6.13		38.36	46.02	3
All Others						0
4. Per Capita Income: Maximum 10 Points						
35,934						
Factor	Minimum Range			Maximum Range		Points
1.50	23,956	35,934		35,934	53,901	10
2.00	17,967	23,955		53,902	71,868	7
2.50	14,374	17,966		71,869	89,835	4
3.00	11,978	14,373		89,836	107,802	2
All Others						0
5. Property Tax Revenue: Maximum 10 Points						
3.93 Million						
Factor	Minimum Range			Maximum Range		Points
1.50	2.62	3.93		3.93	5.90	10
2.00	1.97	2.61		5.91	7.86	7
2.50	1.57	1.96		7.87	9.83	4
3.00	1.31	1.56		9.84	11.79	2
All Others						0

6. Total Wages: Maximum 10 Points						
2.70 Million						
Factor	Minimum Range			Maximum Range		Points
1.50	1.80	2.70		2.70	4.05	10
2.00	1.35	1.79		4.06	5.40	7
2.50	1.08	1.34		5.41	6.75	4
3.00	0.90	1.07		6.76	8.10	2
All Others						0
7. Long Term Debt: Maximum 10 Points						
13.18 Million						
Factor	Minimum Range			Maximum Range		Points
1.50	8.79	13.18		13.18	19.77	10
2.00	6.59	8.78		19.78	26.36	7
2.50	5.27	6.58		26.37	32.95	4
3.00	4.39	5.26		32.96	39.54	2
All Others						0
8. Proximity to St. Johns: Maximum 10 Points						
						Points
	0.00	to	19.99	Miles		10
	20.00	to	39.99	Miles		7
	40.00	to	59.99	Miles		4
	All Others					2
Initial screen:						
Michigan Cities and Charter Townships in Clinton, Eaton, Ingham, Ionia, Montcalm, Gratiot, Saginaw and Shiawassee counties with populations between approximately 3,800 and 15,500.						
Sources:						
Michigan Department of Treasury (most recent F65 Annual Financial Report). As reported by https://treas-secure.state.mi.us/documentsearch						
Most Recent Assesed Valuation: https://eequal.bsasoftware.com/ReportViewerPage.aspx						
US Census Bureau: Population and Per Capita Income						
Google Maps: Proximity						

City of St. Johns, MI
Criteria Comparisons - Sorted by Name

Municipality	County	Population	Max. Points	Assesed Valuation (million)	Max. Points	Total Expen. (million)	Max. Points	Per Capita Income	Max Points	Property Tax (million)	Max. Points	Total Wages (million)	Max. Points	Debt (million)	Max. Points	Proximity (miles)	Max. Points	Total Points
St. Johns	Clinton	7,712	20	380.80	15	15.34	15	35,934	10	3.93	10	2.70	10	13.18	10	0.0	10	100
Alma	Gratiot	9,421	20	281.06	15	16.84	15	26,194	10	4.37	10	4.89	7	2.87	0	30.0	7	84
Bath Charter Twp	Clinton	13,331	15	787.40	7	11.22	15	45,714	10	4.17	10	3.20	10	4.57	2	19.0	10	79
Belding	Ionia	5,949	20	213.20	11	9.52	11	25,270	10	2.65	10	2.94	10	10.79	10	40.0	4	86
Bridgeport Charter Twp	Saginaw	10,018	20	399.19	15	8.97	11	27,125	10	2.60	7	2.40	10	0.00	0	58.0	4	77
Buena Vista Charter Twp	Saginaw	7,623	20	322.17	15	39.20	3	20,686	7	3.56	10	2.56	10	7.79	7	62.0	2	74
Caledonia Charter Twp	Shiawassee	4,334	15	351.94	15	2.18	0	36,339	10	0.29	0	0.18	0	0.00	0	21.0	7	47
Charlotte	Eaton	9,269	20	389.38	15	17.21	15	28,059	10	5.19	10	3.53	10	1.30	0	40.0	4	84
Corunna	Shiawassee	3,054	5	98.44	0	7.87	11	27,931	10	1.12	0	1.09	4	1.53	0	23.0	7	37
DeWitt	Clinton	4,774	15	302.78	15	6.48	7	48,832	10	2.93	10	1.30	4	2.02	0	12.0	10	71
DeWitt Charter Twp	Clinton	15,265	15	928.74	7	22.07	15	47,114	10	5.22	10	3.18	10	7.58	7	15.0	10	84
Durand	Shiawassee	3,485	10	125.77	0	7.52	7	30,395	10	1.76	4	1.41	7	19.03	10	34.0	7	55
Eaton Rapids	Eaton	5,197	20	196.87	11	17.85	15	30,115	10	1.82	4	2.66	10	3.16	0	41.0	4	74
Eureka Charter Twp	Montcalm	4,255	15	306.57	15	1.11	0	35,558	10	0.60	0	0.14	0	0.00	0	45.0	4	44
Frankenmuth	Saginaw	5,108	15	513.64	15	16.13	15	52,627	10	4.91	10	3.04	10	12.91	10	63.0	2	87
Grand Ledge	Eaton	7,797	20	394.74	15	15.68	15	42,049	10	4.38	10	3.46	10	22.43	7	27.0	7	94
Greenville	Montcalm	8,897	20	459.11	15	16.31	15	28,849	10	4.41	10	3.79	10	15.02	10	47.0	4	94
Ionia	Ionia	12,950	15	210.01	11	17.87	15	22,729	7	1.47	2	4.11	7	22.14	7	27.0	7	71
Lansing Charter Twp	Ingham	8,080	20	475.24	15	15.77	15	34,625	10	4.24	10	3.14	10	42.54	2	20.0	7	89
Mason	Ingham	8,239	20	396.07	15	15.11	15	38,946	10	4.83	10	3.35	10	9.64	10	33.0	7	97
Owosso	Shiawassee	14,658	15	466.65	15	28.37	11	31,760	10	5.84	10	6.37	4	29.90	7	20.0	7	79
Owosso Charter Twp	Shiawassee	4,782	15	266.26	15	2.12	0	30,391	10	0.75	0	0.28	0	0.00	0	17.0	10	50
Portland	Ionia	3,821	10	170.57	7	15.12	15	37,563	10	1.75	4	2.80	10	18.41	10	27.0	7	73
Pottersville	Eaton	3,065	5	95.83	0	6.21	7	27,665	10	1.19	0	0.85	0	15.57	10	34.0	7	39
St. Louis	Gratiot	6,926	20	95.24	0	17.97	15	13,169	2	1.19	0	2.57	10	5.70	4	30.0	7	58
Watertown Charter Twp	Clinton	5,631	20	552.56	15	4.34	0	59,166	7	2.42	7	0.88	0	0.00	0	19.0	10	59
Williamston	Ingham	3,800	10	211.77	11	7.52	7	45,135	10	2.65	10	2.06	10	8.06	7	36.0	7	72

Municipality	County	Population	Max. Points	Assesed Valuation (million)	Max. Points	Total Expen. (million)	Max. Points	Per Capita Income	Max Points	Property Tax (million)	Max. Points	Total Wages (million)	Max. Points	Debt (million)	Max. Points	Proximity (miles)	Max. Points	Total Points
St. Johns	Clinton	7,712	20	380.80	15	15.34	15	35,934	10	3.93	10	2.70	10	13.18	10	0.0	10	100
Mason	Ingham	8,239	20	396.07	15	15.11	15	38,946	10	4.83	10	3.35	10	9.64	10	33.0	7	97
Grand Ledge	Eaton	7,797	20	394.74	15	15.68	15	42,049	10	4.38	10	3.46	10	22.43	7	27.0	7	94
Greenville	Montcalm	8,897	20	459.11	15	16.31	15	28,849	10	4.41	10	3.79	10	15.02	10	47.0	4	94
Lansing Charter Twp	Ingham	8,080	20	475.24	15	15.77	15	34,625	10	4.24	10	3.14	10	42.54	2	20.0	7	89
Frankenmuth	Saginaw	5,108	15	513.64	15	16.13	15	52,627	10	4.91	10	3.04	10	12.91	10	63.0	2	87
Belding	Ionia	5,949	20	213.20	11	9.52	11	25,270	10	2.65	10	2.94	10	10.79	10	40.0	4	86
Alma	Gratiot	9,421	20	281.06	15	16.84	15	26,194	10	4.37	10	4.89	7	2.87	0	30.0	7	84
Charlotte	Eaton	9,269	20	389.38	15	17.21	15	28,059	10	5.19	10	3.53	10	1.30	0	40.0	4	84
DeWitt Charter Twp	Clinton	15,265	15	928.74	7	22.07	15	47,114	10	5.22	10	3.18	10	7.58	7	15.0	10	84
Bath Charter Twp	Clinton	13,331	15	787.40	7	11.22	15	45,714	10	4.17	10	3.20	10	4.57	2	19.0	10	79
Owosso	Shiawassee	14,658	15	466.65	15	28.37	11	31,760	10	5.84	10	6.37	4	29.90	7	20.0	7	79
Bridgeport Charter Twp	Saginaw	10,018	20	399.19	15	8.97	11	27,125	10	2.60	7	2.40	10	0.00	0	58.0	4	77
Buena Vista Charter Twp	Saginaw	7,623	20	322.17	15	39.20	3	20,686	7	3.56	10	2.56	10	7.79	7	62.0	2	74
Eaton Rapids	Eaton	5,197	20	196.87	11	17.85	15	30,115	10	1.82	4	2.66	10	3.16	0	41.0	4	74
Portland	Ionia	3,821	10	170.57	7	15.12	15	37,563	10	1.75	4	2.80	10	18.41	10	27.0	7	73
Williamston	Ingham	3,800	10	211.77	11	7.52	7	45,135	10	2.65	10	2.06	10	8.06	7	36.0	7	72
DeWitt	Clinton	4,774	15	302.78	15	6.48	7	48,832	10	2.93	10	1.30	4	2.02	0	12.0	10	71
Ionia	Ionia	12,950	15	210.01	11	17.87	15	22,729	7	1.47	2	4.11	7	22.14	7	27.0	7	71
Watertown Charter Twp	Clinton	5,631	20	552.56	15	4.34	0	59,166	7	2.42	7	0.88	0	0.00	0	19.0	10	59
St. Louis	Gratiot	6,926	20	95.24	0	17.97	15	13,169	2	1.19	0	2.57	10	5.70	4	30.0	7	58
Durand	Shiawassee	3,485	10	125.77	0	7.52	7	30,395	10	1.76	4	1.41	7	19.03	10	34.0	7	55
Owosso Charter Twp	Shiawassee	4,782	15	266.26	15	2.12	0	30,391	10	0.75	0	0.28	0	0.00	0	17.0	10	50
Caledonia Charter Twp	Shiawassee	4,334	15	351.94	15	2.18	0	36,339	10	0.29	0	0.18	0	0.00	0	21.0	7	47
Eureka Charter Twp	Montcalm	4,255	15	306.57	15	1.11	0	35,558	10	0.60	0	0.14	0	0.00	0	45.0	4	44
Pottersville	Eaton	3,065	5	95.83	0	6.21	7	27,665	10	1.19	0	0.85	0	15.57	10	34.0	7	39
Corunna	Shiawassee	3,054	5	98.44	0	7.87	11	27,931	10	1.12	0	1.09	4	1.53	0	23.0	7	37

City of St. Johns, MTop Comparables – Total Comparability Points of 70 or Greater

Municipality	Population	Max. Points	Assesed Valuation (million)	Max. Points	Total Expen. (million)	Max. Points	Per Capita Income	Max Points	Property Tax (million)	Max. Points	Total Wages (million)	Max. Points	Debt (million)	Max. Points	Proximity (miles)	Max. Points	Total Points
St. Johns	7,712	20	380.80	15	15.34	15	35,934	10	3.93	10	2.70	10	13.18	10	0.0	10	100
Mason	8,239	20	396.07	15	15.11	15	38,946	10	4.83	10	3.35	10	9.64	10	33.0	7	97
Grand Ledge	7,797	20	394.74	15	15.68	15	42,049	10	4.38	10	3.46	10	22.43	7	27.0	7	94
Greenville	8,897	20	459.11	15	16.31	15	28,849	10	4.41	10	3.79	10	15.02	10	47.0	4	94
Lansing Charter Twp	8,080	20	475.24	15	15.77	15	34,625	10	4.24	10	3.14	10	42.54	2	20.0	7	89
Frankenmuth	5,108	15	513.64	15	16.13	15	52,627	10	4.91	10	3.04	10	12.91	10	63.0	2	87
Belding	5,949	20	213.20	11	9.52	11	25,270	10	2.65	10	2.94	10	10.79	10	40.0	4	86
Alma	9,421	20	281.06	15	16.84	15	26,194	10	4.37	10	4.89	7	2.87	0	30.0	7	84
Charlotte	9,269	20	389.38	15	17.21	15	28,059	10	5.19	10	3.53	10	1.30	0	40.0	4	84
DeWitt Charter Twp	15,265	15	928.74	7	22.07	15	47,114	10	5.22	10	3.18	10	7.58	7	15.0	10	84
Bath Charter Twp	13,331	15	787.40	7	11.22	15	45,714	10	4.17	10	3.20	10	4.57	2	19.0	10	79
Owosso	14,658	15	466.65	15	28.37	11	31,760	10	5.84	10	6.37	4	29.90	7	20.0	7	79
Bridgeport Charter Twp	10,018	20	399.19	15	8.97	11	27,125	10	2.60	7	2.40	10	0.00	0	58.0	4	77
Buena Vista Charter Twp	7,623	20	322.17	15	39.20	3	20,686	7	3.56	10	2.56	10	7.79	7	62.0	2	74
Eaton Rapids	5,197	20	196.87	11	17.85	15	30,115	10	1.82	4	2.66	10	3.16	0	41.0	4	74
Portland	3,821	10	170.57	7	15.12	15	37,563	10	1.75	4	2.80	10	18.41	10	27.0	7	73
Williamston	3,800	10	211.77	11	7.52	7	45,135	10	2.65	10	2.06	10	8.06	7	36.0	7	72
DeWitt	4,774	15	302.78	15	6.48	7	48,832	10	2.93	10	1.30	4	2.02	0	12.0	10	71
Ionia	12,950	15	210.01	11	17.87	15	22,729	7	1.47	2	4.11	7	22.14	7	27.0	7	71

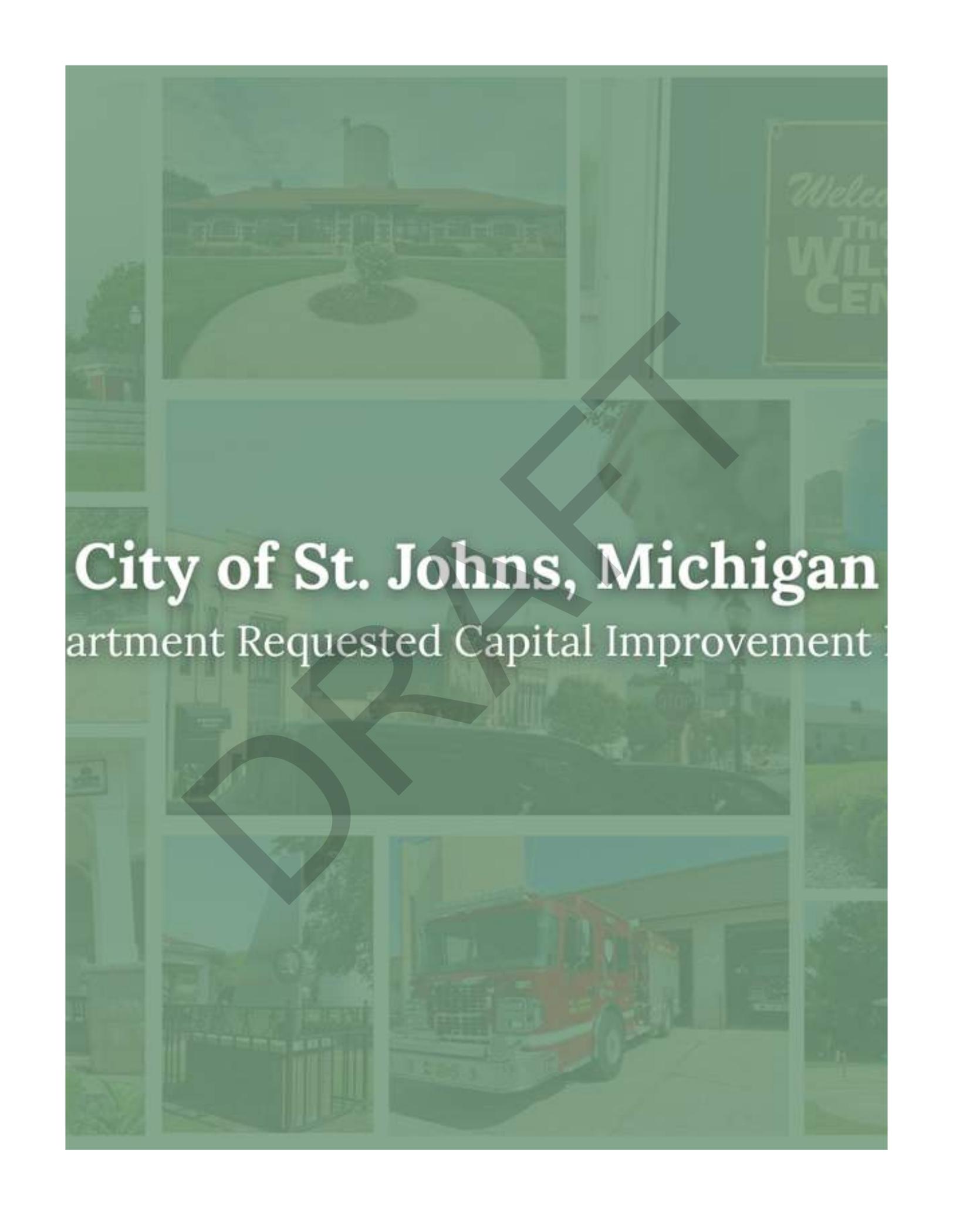
Additional Comparables to Receive Survey:

Lansing

East Lansing

Meridian Charter Twp

SCCMUA (Southern Clinton County Municipal Utility Authority)



City of St. Johns, Michigan

Department Requested Capital Improvement

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One Year Plan

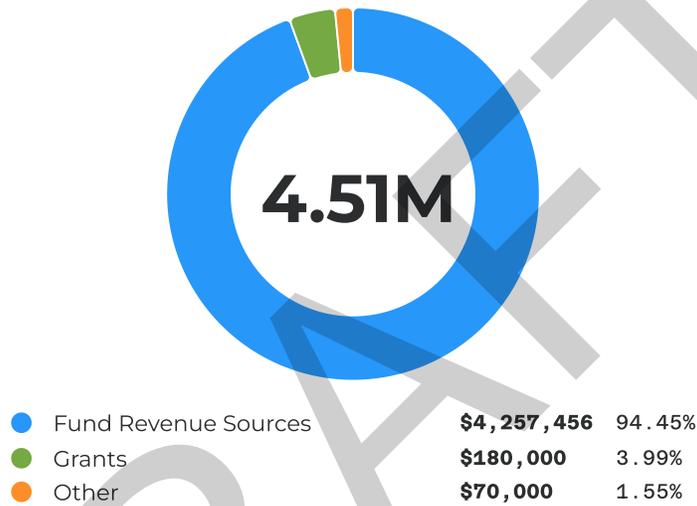
FY27 Total Capital Requested

\$5,010,456

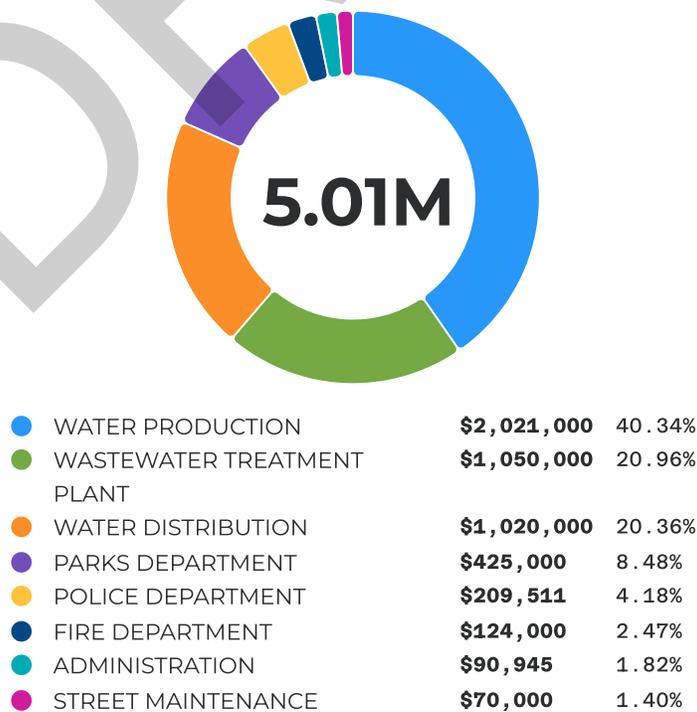
FY27 Total Funding Requested

\$4,507,456

FY27 Total Funding Requested by Source



FY27 Total Funding Requested by Department



FY27 Capital Cost Breakdown



Capital Costs	\$5,010,456	100.00%
Operational Costs	\$0	0.00%

FY27 Cost Savings & Revenue Breakdown

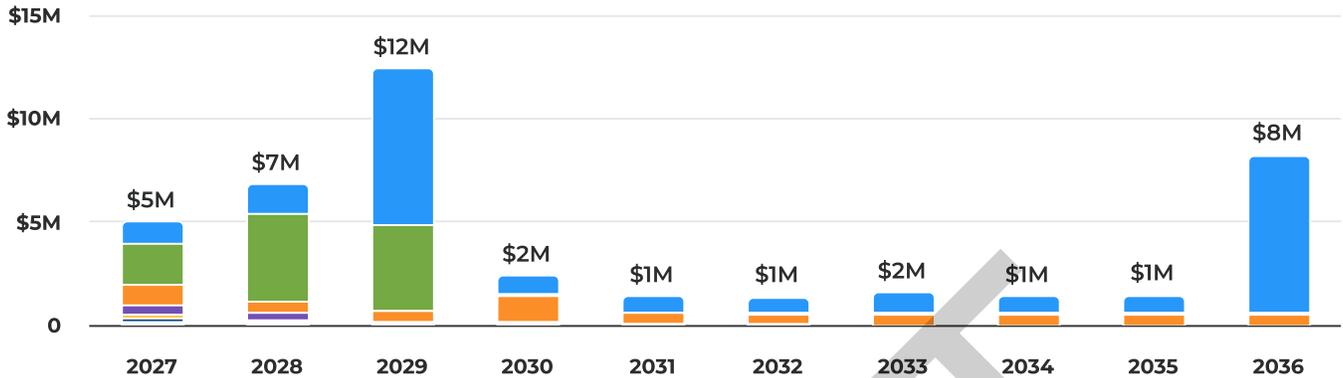
2027

Revenue	\$0	N/A
Cost Savings	\$0	N/A

DRAFT

Capital Improvement Multi-Year Plan

FY27 - FY36 Total Funding Requested by Department



Funding by Department Totals (all years)

● WASTEWATER TREATMENT PLANT	\$22,768,550	54.38%
● WATER PRODUCTION	\$10,824,500	25.85%
● WATER DISTRIBUTION	\$6,340,000	15.14%
● PARKS DEPARTMENT	\$931,420	2.22%
● POLICE DEPARTMENT	\$488,916	1.17%
● FIRE DEPARTMENT	\$172,000	0.41%
● ADMINISTRATION	\$159,435	0.38%
● STREET MAINTENANCE	\$140,000	0.33%
● LEGISLATIVE DEPARTMENT	\$45,000	0.11%

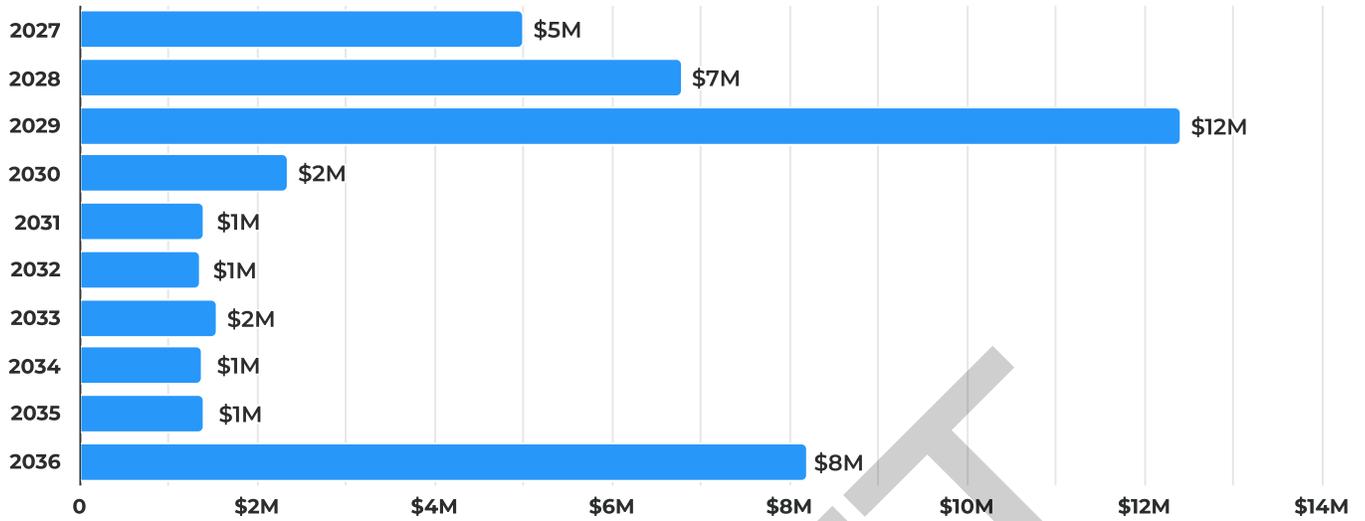
FY27 - FY36 Total Funding Requested by Source



Funding by Source Totals (all years)

● Fund Revenue Sources	\$63,194,021	99.38%
● Grants	\$255,000	0.40%
● Other	\$140,000	0.22%
● Federal Funding	\$0	0.00%

FY27 - FY36 Capital Cost Breakdown



Capital Cost Totals (all years)

● Capital Costs	\$41,869,821	100.00%
● Operational Costs	\$0	0.00%

FY27 - FY36 Cost Savings & Revenue Breakdown

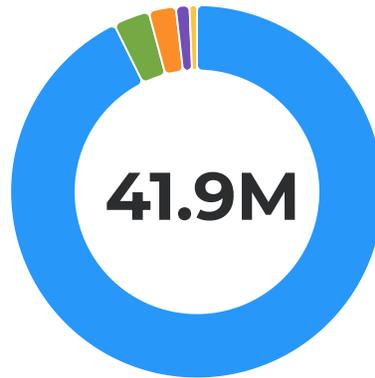
2027
2028
2029
2030
2031
2032
2033
2034
2035
2036

Cost Savings & Revenue Totals (all years)

● Revenue	\$0	N/A
● Cost Savings	\$0	N/A

Capital Improvement Plan - Project Types

FY27 - FY36 Capital Costs By Project Type



Water and Sewer	\$38,808,050	92.69%
Building and Facilities	\$1,316,091	3.14%
Other Equipment and Software	\$980,455	2.34%
Vehicles and Wheeled Equipment	\$494,625	1.18%
Other Capital Improvements	\$270,600	0.65%

Water and Sewer

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
Water Main Replacement On M-21 From Scott Rd to Piston Ring	\$0	\$4,000,000	\$4,000,000	\$0	\$0	\$0	\$0
Collection System Pipe Lining	\$515,000	\$530,000	\$545,000	\$600,000	\$618,000	\$636,000	\$655,000
Tertiary Filtration Improvements	\$0	\$0	\$5,880,000	\$0	\$0	\$0	\$0
TRLS Forcemain Replacement from TRLS to Sturgis Street	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4" Watermain Replacement (M)	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Sanitary Manhole Rehab / Lining	\$105,000	\$110,250	\$115,750	\$121,550	\$127,650	\$134,000	\$140,750
Water Main Replacement BUS 27 from Sturgis St. to Townsend Rd.	\$1,200,000	\$0	\$0	\$0	\$0	\$0	\$0
New Well #14	\$600,000	\$0	\$0	\$0	\$0	\$0	\$0
Chemical Building Renovations	\$0	\$35,000	\$475,000	\$0	\$0	\$0	\$0
Solids Handling Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Main Installation- Scott Rd (MC)	\$0	\$0	\$0	\$450,000	\$0	\$0	\$0
Trickling Filters	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rejuvenation of Six Effluent Sand Filters	\$95,000	\$100,000	\$105,000	\$0	\$0	\$0	\$0

Project Types

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
Steel Street Watermain Installation (C)	\$0	\$0	\$0	\$300,000	\$0	\$0	\$0
SCADA/PLC Improvements at WWTP	\$60,000	\$60,000	\$60,000	\$60,000	\$30,000	\$0	\$0
Well Drive Way Replacement 2, 7 and 8	\$60,000	\$60,000	\$60,000	\$60,000	\$0	\$0	\$0
Sanitary Sewer Construction on M-21 from Baker to Scott	\$30,000	\$0	\$195,000	\$0	\$0	\$0	\$0
Secondary Sludge Pumps Replacement	\$0	\$215,000	\$0	\$0	\$0	\$0	\$0
Preliminary and Primary Treatment Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Influent Pump 3 Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000
Pump Building Heat Pump 0.2 Replacement	\$20,000	\$180,000	\$0	\$0	\$0	\$0	\$0
Water Main Improvements - 2023-2028 street Millage (M)	\$70,000	\$70,000	\$0	\$0	\$0	\$0	\$0
Additional Secondary Clarifier	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Influent Pump 2 Replacement	\$0	\$125,000	\$0	\$0	\$0	\$0	\$0
Electrical Feed Replacement to Boiler Building	\$125,000	\$0	\$0	\$0	\$0	\$0	\$0
Outside Filters Valve Actuator Replacement	\$0	\$31,000	\$42,000	\$43,500	\$0	\$0	\$0
Overhaul of Secondary Clarifier Components	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0
Non-Drive Side RBC Pillow Blocks	\$31,000	\$32,000	\$27,000	\$0	\$0	\$0	\$0
Drive Side RBC Pillow Blocks	\$25,000	\$26,000	\$32,500	\$0	\$0	\$0	\$0
Concrete Parking Lot at WTP (M)	\$16,000	\$16,500	\$17,000	\$0	\$0	\$0	\$0
Meter Reading Equipment	\$40,000	\$0	\$0	\$0	\$0	\$0	\$0
Inside Filters Valve Actuator Replacement	\$14,000	\$19,500	\$0	\$0	\$0	\$0	\$0
Re-lining of Ferrous Bulk Tank	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0
Chemical Feed Pumps (M)	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0
Total Water and Sewer	\$3,556,000	\$6,110,250	\$12,154,250	\$2,135,050	\$1,275,650	\$1,270,000	\$1,495,750

Category <i>(continued from above)</i>	FY2034	FY2035	FY2036	Total
Water Main Replacement On M-21 From Scott Rd to Piston Ring	\$0	\$0	\$0	\$8,000,000
Collection System Pipe Lining	\$675,000	\$695,250	\$715,000	\$6,184,250
Tertiary Filtration Improvements	\$0	\$0	\$0	\$5,880,000

Project Types

Category <i>(continued from above)</i>	FY2034	FY2035	FY2036	Total
TRLS Forcemain Replacement from TRLS to Sturgis Street	\$0	\$0	\$5,500,000	\$5,500,000
4" Watermain Replacement (M)	\$500,000	\$500,000	\$500,000	\$5,000,000
Sanitary Manhole Rehab / Lining	\$147,750	\$155,100	\$163,000	\$1,320,800
Water Main Replacement BUS 27 from Sturgis St. to Townsend Rd.	\$0	\$0	\$0	\$1,200,000
New Well #14	\$0	\$0	\$0	\$600,000
Chemical Building Renovations	\$0	\$0	\$0	\$510,000
Solids Handling Improvements	\$0	\$0	\$504,000	\$504,000
Water Main Installation- Scott Rd (MC)	\$0	\$0	\$0	\$450,000
Trickling Filters	\$0	\$0	\$420,000	\$420,000
Rejuvenation of Six Effluent Sand Filters	\$0	\$0	\$0	\$300,000
Steel Street Watermain Installation (C)	\$0	\$0	\$0	\$300,000
SCADA/PLC Improvements at WWTP	\$0	\$0	\$0	\$270,000
Well Drive Way Replacement 2, 7 and 8	\$0	\$0	\$0	\$240,000
Sanitary Sewer Construction on M-21 from Baker to Scott	\$0	\$0	\$0	\$225,000
Secondary Sludge Pumps Replacement	\$0	\$0	\$0	\$215,000
Preliminary and Primary Treatment Improvements	\$0	\$0	\$210,000	\$210,000
Influent Pump 3 Replacement	\$0	\$0	\$0	\$200,000
Pump Building Heat Pump 0.2 Replacement	\$0	\$0	\$0	\$200,000
Water Main Improvements - 2023-2028 street Millage (M)	\$0	\$0	\$0	\$140,000
Additional Secondary Clarifier	\$0	\$0	\$126,000	\$126,000
Influent Pump 2 Replacement	\$0	\$0	\$0	\$125,000
Electrical Feed Replacement to Boiler Building	\$0	\$0	\$0	\$125,000
Outside Filters Valve Actuator Replacement	\$0	\$0	\$0	\$116,500
Overhaul of Secondary Clarifier Components	\$0	\$0	\$0	\$100,000
Non-Drive Side RBC Pillow Blocks	\$0	\$0	\$0	\$90,000
Drive Side RBC Pillow Blocks	\$0	\$0	\$0	\$83,500
Concrete Parking Lot at WTP (M)	\$0	\$0	\$0	\$49,500
Meter Reading Equipment	\$0	\$0	\$0	\$40,000
Inside Filters Valve Actuator Replacement	\$0	\$0	\$0	\$33,500
Re-lining of Ferrous Bulk Tank	\$0	\$0	\$0	\$30,000
Chemical Feed Pumps (M)	\$0	\$0	\$0	\$20,000
Total Water and Sewer	\$1,322,750	\$1,350,350	\$8,138,000	\$38,808,050

Building and Facilities

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
Gibbs St. Transmission Watermain	\$450,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Project Types

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
Senior Citizen Park Renovations	\$195,000	\$195,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City Park Buildings Re-Roof	\$25,000	\$20,000	\$35,000	\$10,200	\$45,000	\$20,000	\$0	\$0	\$0	\$0
William E Tennant Performance Shell	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Police Department Garage and Parking Ports	\$65,891	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks Updates	\$15,000	\$15,000	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Softball Field Fence Replacement	\$40,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Station Needs Study/Combined New Building with DPW	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Building and Facilities	\$960,891	\$230,000	\$50,000	\$10,200	\$45,000	\$20,000	\$0	\$0	\$0	\$0

Category	Total
<i>(continued from above)</i>	
Gibbs St. Transmission Watermain	\$450,000
Senior Citizen Park Renovations	\$390,000
City Park Buildings Re-Roof	\$155,200
William E Tennant Performance Shell	\$150,000
Police Department Garage and Parking Ports	\$65,891
Parks Updates	\$45,000
Softball Field Fence Replacement	\$40,000
Fire Station Needs Study/Combined New Building with DPW	\$20,000
Total Building and Facilities	\$1,316,091

Other Equipment and Software

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
SCADA Upgrades Water Plant	\$85,000	\$85,000	\$85,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
PC Replacement	\$26,945	\$33,285	\$6,340	\$14,265	\$0	\$0	\$0	\$0	\$0	\$0
Radio Replacement	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$0	\$0	\$0	\$0	\$0
New Election Equipment	\$0	\$45,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security Camera (Spray Park, Main Pavilion, Basketball Court, Depot Interior and Outside Bathroom Building)	\$0	\$41,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Host Server Replacement	\$36,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Switch Replacements	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Firewall Refresh	\$0	\$0	\$3,300	\$11,300	\$0	\$0	\$0	\$0	\$0	\$0
Website	\$13,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Other Equipment and Software	\$187,945	\$216,305	\$106,640	\$97,565	\$72,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000

Category

<i>(continued from above)</i>	Total
SCADA Upgrades Water Plant	\$675,000
PC Replacement	\$80,835
Radio Replacement	\$60,000
New Election Equipment	\$45,000
Security Camera (Spray Park, Main Pavilion, Basketball Court, Depot Interior and Outside Bathroom Building)	\$41,020
Host Server Replacement	\$36,000
Switch Replacements	\$15,000
Firewall Refresh	\$14,600
Website	\$13,000
Total Other Equipment and Software	\$980,455

Vehicles and Wheeled Equipment

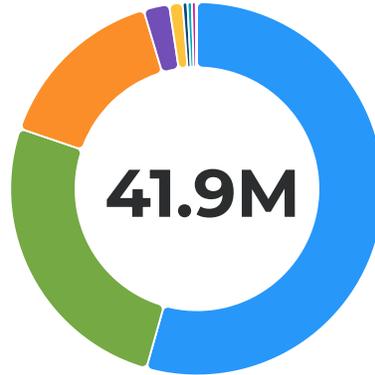
Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	Total
Police Department Replacement Patrol Vehicle	\$143,620	\$76,815	\$79,200	\$84,790	\$0	\$0	\$0	\$0	\$0	\$0	\$384,425
Kubota Tractor Replacement	\$0	\$80,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$80,200
Zero Turn Lawn Mower for City Park	\$0	\$0	\$15,000	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$30,000
Total Vehicles and Wheeled Equipment	\$143,620	\$157,015	\$94,200	\$99,790	\$0	\$0	\$0	\$0	\$0	\$0	\$494,625

Other Capital Improvements

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	Total
West End Ditch Culvert Enclosure	\$70,000	\$70,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,000
Turnout Gear Replacement	\$92,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,000
Police Department Flock Fixed Traffic Cameras	\$0	\$14,600	\$12,000	\$12,000	\$0	\$0	\$0	\$0	\$0	\$0	\$38,600
Total Other Capital Improvements	\$162,000	\$84,600	\$12,000	\$12,000	\$0	\$0	\$0	\$0	\$0	\$0	\$270,600

Capital Improvement Plan - Departments

FY27 - FY36 Capital Costs by Department



● WASTEWATER TREATMENT PLANT	\$22,768,550	54.38%
● WATER PRODUCTION	\$10,824,500	25.85%
● WATER DISTRIBUTION	\$6,340,000	15.14%
● PARKS DEPARTMENT	\$931,420	2.22%
● POLICE DEPARTMENT	\$488,916	1.17%
● FIRE DEPARTMENT	\$172,000	0.41%
● ADMINISTRATION	\$159,435	0.38%
● STREET MAINTENANCE	\$140,000	0.33%
● LEGISLATIVE DEPARTMENT	\$45,000	0.11%

WASTEWATER TREATMENT PLANT

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034
Collection System Pipe Lining	\$515,000	\$530,000	\$545,000	\$600,000	\$618,000	\$636,000	\$655,000	\$675,000
Tertiary Filtration Improvements	\$0	\$0	\$5,880,000	\$0	\$0	\$0	\$0	\$0
TRLS Forcemain Replacement from TRLS to Sturgis Street	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sanitary Manhole Rehab/Lining	\$105,000	\$110,250	\$115,750	\$121,550	\$127,650	\$134,000	\$140,750	\$147,750
Chemical Building Renovations	\$0	\$35,000	\$475,000	\$0	\$0	\$0	\$0	\$0
Solids Handling Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Trickling Filters	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Rejuvenation of Six Effluent Sand Filters	\$95,000	\$100,000	\$105,000	\$0	\$0	\$0	\$0	\$0
SCADA/PLC Improvements at WWTP	\$60,000	\$60,000	\$60,000	\$60,000	\$30,000	\$0	\$0	\$0
Sanitary Sewer Construction on M-21 from Baker to Scott	\$30,000	\$0	\$195,000	\$0	\$0	\$0	\$0	\$0
Secondary Sludge Pumps Replacement	\$0	\$215,000	\$0	\$0	\$0	\$0	\$0	\$0

Departments

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034
Preliminary and Primary Treatment Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Influent Pump 3 Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000	\$0
Pump Building Heat Pump 0.2 Replacement	\$20,000	\$180,000	\$0	\$0	\$0	\$0	\$0	\$0
Additional Secondary Clarifier	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Influent Pump 2 Replacement	\$0	\$125,000	\$0	\$0	\$0	\$0	\$0	\$0
Electrical Feed Replacement to Boiler Building	\$125,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outside Filters Valve Actuator Replacement	\$0	\$31,000	\$42,000	\$43,500	\$0	\$0	\$0	\$0
Overhaul of Secondary Clarifier Components	\$0	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0
Non-Drive Side RBC Pillow Blocks	\$31,000	\$32,000	\$27,000	\$0	\$0	\$0	\$0	\$0
Drive Side RBC Pillow Blocks	\$25,000	\$26,000	\$32,500	\$0	\$0	\$0	\$0	\$0
Inside Filters Valve Actuator Replacement	\$14,000	\$19,500	\$0	\$0	\$0	\$0	\$0	\$0
Re-lining of Ferrous Bulk Tank	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total WASTEWATER TREATMENT PLANT	\$1,050,000	\$1,463,750	\$7,577,250	\$825,050	\$775,650	\$770,000	\$995,750	\$822,750

Category	FY2035	FY2036	Total
<i>(continued from above) ↑</i>			
Collection System Pipe Lining	\$695,250	\$715,000	\$6,184,250
Tertiary Filtration Improvements	\$0	\$0	\$5,880,000
TRLS Forcemain Replacement from TRLS to Sturgis Street	\$0	\$5,500,000	\$5,500,000
Sanitary Manhole Rehab / Lining	\$155,100	\$163,000	\$1,320,800
Chemical Building Renovations	\$0	\$0	\$510,000
Solids Handling Improvements	\$0	\$504,000	\$504,000
Trickling Filters	\$0	\$420,000	\$420,000
Rejuvenation of Six Effluent Sand Filters	\$0	\$0	\$300,000
SCADA/PLC Improvements at WWTP	\$0	\$0	\$270,000
Sanitary Sewer Construction on M-21 from Baker to Scott	\$0	\$0	\$225,000
Secondary Sludge Pumps Replacement	\$0	\$0	\$215,000
Preliminary and Primary Treatment Improvements	\$0	\$210,000	\$210,000
Influent Pump 3 Replacement	\$0	\$0	\$200,000
Pump Building Heat Pump 0.2 Replacement	\$0	\$0	\$200,000
Additional Secondary Clarifier	\$0	\$126,000	\$126,000
Influent Pump 2 Replacement	\$0	\$0	\$125,000
Electrical Feed Replacement to Boiler Building	\$0	\$0	\$125,000
Outside Filters Valve Actuator Replacement	\$0	\$0	\$116,500
Overhaul of Secondary Clarifier Components	\$0	\$0	\$100,000
Non-Drive Side RBC Pillow Blocks	\$0	\$0	\$90,000
Drive Side RBC Pillow Blocks	\$0	\$0	\$83,500
Inside Filters Valve Actuator Replacement	\$0	\$0	\$33,500

Departments

Category <i>(continued from above)</i> ↑	FY2035	FY2036	Total
Re-lining of Ferrous Bulk Tank	\$0	\$0	\$30,000
Total WASTEWATER TREATMENT PLANT	\$850,350	\$7,638,000	\$22,768,550

WATER PRODUCTION

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035
Water Main Replacement On M-21 From Scott Rd to Piston Ring	\$0	\$4,000,000	\$4,000,000	\$0	\$0	\$0	\$0	\$0	\$0
Water Main Replacement BUS 27 from Sturgis St. to Townsend Rd.	\$1,200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SCADA Upgrades Water Plant	\$85,000	\$85,000	\$85,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
New Well #14	\$600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Well Drive Way Replacement 2, 7 and 8	\$60,000	\$60,000	\$60,000	\$60,000	\$0	\$0	\$0	\$0	\$0
Concrete Parking Lot at WTP (M)	\$16,000	\$16,500	\$17,000	\$0	\$0	\$0	\$0	\$0	\$0
Meter Reading Equipment	\$40,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chemical Feed Pumps (M)	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total WATER PRODUCTION	\$2,021,000	\$4,161,500	\$4,162,000	\$120,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000

Category <i>(continued from above)</i> ↑	FY2036	Total
Water Main Replacement On M-21 From Scott Rd to Piston Ring	\$0	\$8,000,000
Water Main Replacement BUS 27 from Sturgis St. to Townsend Rd.	\$0	\$1,200,000
SCADA Upgrades Water Plant	\$60,000	\$675,000
New Well #14	\$0	\$600,000
Well Drive Way Replacement 2, 7 and 8	\$0	\$240,000
Concrete Parking Lot at WTP (M)	\$0	\$49,500
Meter Reading Equipment	\$0	\$40,000
Chemical Feed Pumps (M)	\$0	\$20,000
Total WATER PRODUCTION	\$60,000	\$10,824,500

WATER DISTRIBUTION

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034
4" Watermain Replacement (M)	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Gibbs St. Transmission Watermain	\$450,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Main Installation- Scott Rd (MC)	\$0	\$0	\$0	\$450,000	\$0	\$0	\$0	\$0
Steel Street Watermain Installation (C)	\$0	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0
Water Main Improvements - 2023-	\$70,000	\$70,000	\$0	\$0	\$0	\$0	\$0	\$0

Departments

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034
2028 street Millage (M)								
Total WATER DISTRIBUTION	\$1,020,000	\$570,000	\$500,000	\$1,250,000	\$500,000	\$500,000	\$500,000	\$500,000

Category	FY2035	FY2036	Total
<i>(continued from above) ↑</i>			
4" Watermain Replacement (M)	\$500,000	\$500,000	\$5,000,000
Gibbs St. Transmission Watermain	\$0	\$0	\$450,000
Water Main Installation- Scott Rd (MC)	\$0	\$0	\$450,000
Steel Street Watermain Installation (C)	\$0	\$0	\$300,000
Water Main Improvements - 2023-2028 street Millage (M)	\$0	\$0	\$140,000
Total WATER DISTRIBUTION	\$500,000	\$500,000	\$6,340,000

PARKS DEPARTMENT

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
Senior Citizen Park Renovations	\$195,000	\$195,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City Park Buildings Re-Roof	\$25,000	\$20,000	\$35,000	\$10,200	\$45,000	\$20,000	\$0	\$0	\$0	\$0
William E Tennant Performance Shell	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kubota Tractor Replacement	\$0	\$80,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks Updates	\$15,000	\$15,000	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security Camera (Spray Park, Main Pavilion, Basketball Court, Depot Interior and Outside Bathroom Building)	\$0	\$41,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Softball Field Fence Replacement	\$40,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Zero Turn Lawn Mower for City Park	\$0	\$0	\$15,000	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0
Total PARKS DEPARTMENT	\$425,000	\$351,220	\$65,000	\$25,200	\$45,000	\$20,000	\$0	\$0	\$0	\$0

Category	Total
<i>(continued from above) ↑</i>	
Senior Citizen Park Renovations	\$390,000
City Park Buildings Re-Roof	\$155,200
William E Tennant Performance Shell	\$150,000
Kubota Tractor Replacement	\$80,200
Parks Updates	\$45,000
Security Camera (Spray Park, Main Pavilion, Basketball Court, Depot Interior and Outside Bathroom Building)	\$41,020
Softball Field Fence Replacement	\$40,000
Zero Turn Lawn Mower for City Park	\$30,000
Total PARKS DEPARTMENT	\$931,420

POLICE DEPARTMENT

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	Total
Police Department Replacement Patrol Vehicle	\$143,620	\$76,815	\$79,200	\$84,790	\$0	\$0	\$0	\$0	\$0	\$0	\$384,425

Departments

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	Total
Police Department Garage and Parking Ports	\$65,891	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,891
Police Department Flock Fixed Traffic Cameras	\$0	\$14,600	\$12,000	\$12,000	\$0	\$0	\$0	\$0	\$0	\$0	\$38,600
Total POLICE DEPARTMENT	\$209,511	\$91,415	\$91,200	\$96,790	\$0	\$0	\$0	\$0	\$0	\$0	\$488,916

FIRE DEPARTMENT

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	Total
Turnout Gear Replacement	\$92,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,000
Radio Replacement	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$0	\$0	\$0	\$0	\$0	\$60,000
Fire Station Needs Study/Combined New Building with DPW	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000
Total FIRE DEPARTMENT	\$124,000	\$12,000	\$12,000	\$12,000	\$12,000	\$0	\$0	\$0	\$0	\$0	\$172,000

ADMINISTRATION

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	Total
PC Replacement	\$26,945	\$33,285	\$6,340	\$14,265	\$0	\$0	\$0	\$0	\$0	\$0	\$80,835
Host Server Replacement	\$36,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,000
Switch Replacements	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
Firewall Refresh	\$0	\$0	\$3,300	\$11,300	\$0	\$0	\$0	\$0	\$0	\$0	\$14,600
Website	\$13,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,000
Total ADMINISTRATION	\$90,945	\$33,285	\$9,640	\$25,565	\$0	\$0	\$0	\$0	\$0	\$0	\$159,435

STREET MAINTENANCE

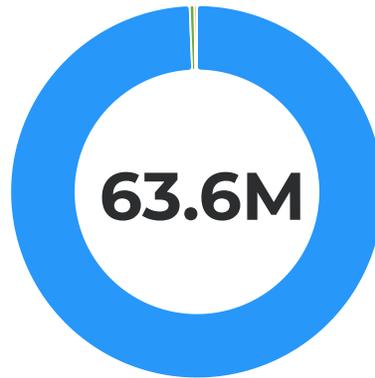
Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	Total
West End Ditch Culvert Enclosure	\$70,000	\$70,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,000
Total STREET MAINTENANCE	\$70,000	\$70,000	\$0	\$140,000							

LEGISLATIVE DEPARTMENT

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	Total
New Election Equipment	\$0	\$45,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,000
Total LEGISLATIVE DEPARTMENT	\$0	\$45,000	\$0	\$45,000							

Capital Improvement Plan - Expenditures

FY27 - FY36 Expenditures by Fund



● Fund Revenue Sources	\$63,194,021	99.38%
● Grants	\$255,000	0.40%
● Other	\$140,000	0.22%

Fund Revenue Sources

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
Trickling Filters	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Main Replacement On M-21 From Scott Rd to Piston Ring	\$0	\$4,000,000	\$4,000,000	\$0	\$0	\$0	\$0
Solids Handling Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Collection System Pipe Lining	\$515,000	\$530,000	\$545,000	\$600,000	\$618,000	\$636,000	\$655,000
Tertiary Filtration Improvements	\$0	\$0	\$5,880,000	\$0	\$0	\$0	\$0
TRLS Forcemain Replacement from TRLS to Sturgis Street	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4" Watermain Replacement (M)	\$0	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Preliminary and Primary Treatment Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Additional Secondary Clarifier	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Main Replacement BUS 27 from Sturgis St. to Townsend Rd.	\$1,200,000	\$0	\$0	\$0	\$0	\$0	\$0
SCADA Upgrades Water Plant	\$85,000	\$85,000	\$85,000	\$60,000	\$60,000	\$60,000	\$60,000
New Well #14	\$600,000	\$0	\$0	\$0	\$0	\$0	\$0
Chemical Building Renovations	\$0	\$35,000	\$475,000	\$0	\$0	\$0	\$0
Sanitary Manhole Rehab / Lining	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$0	\$0

Expenditures

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
Gibbs St. Transmission Watermain	\$450,000	\$0	\$0	\$0	\$0	\$0	\$0
Water Main Installation- Scott Rd (MC)	\$0	\$0	\$0	\$450,000	\$0	\$0	\$0
Police Department Replacement Patrol Vehicle	\$143,620	\$76,815	\$79,200	\$84,790	\$0	\$0	\$0
Rejuvenation of Six Effluent Sand Filters	\$95,000	\$100,000	\$105,000	\$0	\$0	\$0	\$0
Steel Street Watermain Installation (C)	\$0	\$0	\$0	\$300,000	\$0	\$0	\$0
SCADA/PLC Improvements at WWTP	\$60,000	\$60,000	\$60,000	\$60,000	\$30,000	\$0	\$0
Senior Citizen Park Renovations	\$120,000	\$120,000	\$0	\$0	\$0	\$0	\$0
Well Drive Way Replacement 2, 7 and 8	\$60,000	\$60,000	\$60,000	\$60,000	\$0	\$0	\$0
Sanitary Sewer Construction on M-21 from Baker to Scott	\$30,000	\$0	\$195,000	\$0	\$0	\$0	\$0
Secondary Sludge Pumps Replacement	\$0	\$215,000	\$0	\$0	\$0	\$0	\$0
Influent Pump 3 Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000
Pump Building Heat Pump 0.2 Replacement	\$20,000	\$180,000	\$0	\$0	\$0	\$0	\$0
City Park Buildings Re-Roof	\$25,000	\$20,000	\$35,000	\$10,200	\$45,000	\$20,000	\$0
Water Main Improvements - 2023-2028 street Millage (M)	\$70,000	\$70,000	\$0	\$0	\$0	\$0	\$0
Influent Pump 2 Replacement	\$0	\$125,000	\$0	\$0	\$0	\$0	\$0
Electrical Feed Replacement to Boiler Building	\$125,000	\$0	\$0	\$0	\$0	\$0	\$0
Outside Filters Valve Actuator Replacement	\$0	\$31,000	\$42,000	\$43,500	\$0	\$0	\$0
Non-Drive Side RBC Pillow Blocks	\$33,000	\$34,000	\$47,000	\$0	\$0	\$0	\$0
Overhaul of Secondary Clarifier Components	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0
Turnout Gear Replacement	\$92,000	\$0	\$0	\$0	\$0	\$0	\$0
Drive Side RBC Pillow Blocks	\$25,000	\$26,000	\$32,500	\$0	\$0	\$0	\$0
PC Replacement	\$26,945	\$33,285	\$6,340	\$14,265	\$0	\$0	\$0
Kubota Tractor Replacement	\$0	\$80,200	\$0	\$0	\$0	\$0	\$0
Police Department Garage and Parking Ports	\$65,891	\$0	\$0	\$0	\$0	\$0	\$0
Radio Replacement	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$0	\$0
Concrete Parking Lot at WTP (M)	\$16,000	\$16,500	\$17,000	\$0	\$0	\$0	\$0

Expenditures

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
New Election Equipment	\$0	\$45,000	\$0	\$0	\$0	\$0	\$0
Parks Updates	\$15,000	\$15,000	\$15,000	\$0	\$0	\$0	\$0
William E Tennant Performance Shell	\$45,000	\$0	\$0	\$0	\$0	\$0	\$0
Security Camera (Spray Park, Main Pavilion, Basketball Court, Depot Interior and Outside Bathroom Building)	\$0	\$41,020	\$0	\$0	\$0	\$0	\$0
Meter Reading Equipment	\$40,000	\$0	\$0	\$0	\$0	\$0	\$0
Softball Field Fence Replacement	\$40,000	\$0	\$0	\$0	\$0	\$0	\$0
Police Department Flock Fixed Traffic Cameras	\$0	\$14,600	\$12,000	\$12,000	\$0	\$0	\$0
Host Server Replacement	\$36,000	\$0	\$0	\$0	\$0	\$0	\$0
Inside Filters Valve Actuator Replacement	\$14,000	\$19,500	\$0	\$0	\$0	\$0	\$0
Re-lining of Ferrous Bulk Tank	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0
Zero Turn Lawn Mower for City Park	\$0	\$0	\$15,000	\$15,000	\$0	\$0	\$0
Fire Station Needs Study/Combined New Building with DPW	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0
Chemical Feed Pumps (M)	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0
Switch Replacements	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0
Firewall Refresh	\$0	\$0	\$3,300	\$11,300	\$0	\$0	\$0
Website	\$13,000	\$0	\$0	\$0	\$0	\$0	\$0
Total Fund Revenue Sources	\$4,257,456	\$6,744,920	\$12,321,340	\$2,333,055	\$1,365,000	\$1,216,000	\$1,415,000

Category	FY2034	FY2035	FY2036	Total
<i>(continued from above) ↑</i>				
Trickling Filters	\$0	\$0	\$13,020,000	\$13,020,000
Water Main Replacement On M-21 From Scott Rd to Piston Ring	\$0	\$0	\$0	\$8,000,000
Solids Handling Improvements	\$0	\$0	\$6,279,000	\$6,279,000
Collection System Pipe Lining	\$675,000	\$695,250	\$715,000	\$6,184,250
Tertiary Filtration Improvements	\$0	\$0	\$0	\$5,880,000
TRLS Forcemain Replacement from TRLS to Sturgis Street	\$0	\$0	\$5,500,000	\$5,500,000
4" Watermain Replacement (M)	\$500,000	\$500,000	\$500,000	\$4,500,000
Preliminary and Primary Treatment Improvements	\$0	\$0	\$2,835,000	\$2,835,000
Additional Secondary Clarifier	\$0	\$0	\$2,142,000	\$2,142,000
Water Main Replacement BUS 27 from Sturgis St. to Townsend Rd.	\$0	\$0	\$0	\$1,200,000
SCADA Upgrades Water Plant	\$60,000	\$60,000	\$60,000	\$675,000
New Well #14	\$0	\$0	\$0	\$600,000
Chemical Building Renovations	\$0	\$0	\$0	\$510,000
Sanitary Manhole Rehab / Lining	\$0	\$0	\$0	\$500,000

Expenditures

Category <i>(continued from above) ↑</i>	FY2034	FY2035	FY2036	Total
Gibbs St. Transmission Watermain	\$0	\$0	\$0	\$450,000
Water Main Installation- Scott Rd (MC)	\$0	\$0	\$0	\$450,000
Police Department Replacement Patrol Vehicle	\$0	\$0	\$0	\$384,425
Rejuvenation of Six Effluent Sand Filters	\$0	\$0	\$0	\$300,000
Steel Street Watermain Installation (C)	\$0	\$0	\$0	\$300,000
SCADA/PLC Improvements at WWTP	\$0	\$0	\$0	\$270,000
Senior Citizen Park Renovations	\$0	\$0	\$0	\$240,000
Well Drive Way Replacement 2, 7 and 8	\$0	\$0	\$0	\$240,000
Sanitary Sewer Construction on M-21 from Baker to Scott	\$0	\$0	\$0	\$225,000
Secondary Sludge Pumps Replacement	\$0	\$0	\$0	\$215,000
Influent Pump 3 Replacement	\$0	\$0	\$0	\$200,000
Pump Building Heat Pump 0.2 Replacement	\$0	\$0	\$0	\$200,000
City Park Buildings Re-Roof	\$0	\$0	\$0	\$155,200
Water Main Improvements - 2023-2028 street Millage (M)	\$0	\$0	\$0	\$140,000
Influent Pump 2 Replacement	\$0	\$0	\$0	\$125,000
Electrical Feed Replacement to Boiler Building	\$0	\$0	\$0	\$125,000
Outside Filters Valve Actuator Replacement	\$0	\$0	\$0	\$116,500
Non-Drive Side RBC Pillow Blocks	\$0	\$0	\$0	\$114,000
Overhaul of Secondary Clarifier Components	\$0	\$0	\$0	\$100,000
Turnout Gear Replacement	\$0	\$0	\$0	\$92,000
Drive Side RBC Pillow Blocks	\$0	\$0	\$0	\$83,500
PC Replacement	\$0	\$0	\$0	\$80,835
Kubota Tractor Replacement	\$0	\$0	\$0	\$80,200
Police Department Garage and Parking Ports	\$0	\$0	\$0	\$65,891
Radio Replacement	\$0	\$0	\$0	\$60,000
Concrete Parking Lot at WTP (M)	\$0	\$0	\$0	\$49,500
New Election Equipment	\$0	\$0	\$0	\$45,000
Parks Updates	\$0	\$0	\$0	\$45,000
William E Tennant Performance Shell	\$0	\$0	\$0	\$45,000
Security Camera (Spray Park, Main Pavilion, Basketball Court, Depot Interior and Outside Bathroom Building)	\$0	\$0	\$0	\$41,020
Meter Reading Equipment	\$0	\$0	\$0	\$40,000
Softball Field Fence Replacement	\$0	\$0	\$0	\$40,000
Police Department Flock Fixed Traffic Cameras	\$0	\$0	\$0	\$38,600
Host Server Replacement	\$0	\$0	\$0	\$36,000
Inside Filters Valve Actuator Replacement	\$0	\$0	\$0	\$33,500

Expenditures

Category <i>(continued from above) ↑</i>	FY2034	FY2035	FY2036	Total
Re-lining of Ferrous Bulk Tank	\$0	\$0	\$0	\$30,000
Zero Turn Lawn Mower for City Park	\$0	\$0	\$0	\$30,000
Fire Station Needs Study/Combined New Building with DPW	\$0	\$0	\$0	\$20,000
Chemical Feed Pumps (M)	\$0	\$0	\$0	\$20,000
Switch Replacements	\$0	\$0	\$0	\$15,000
Firewall Refresh	\$0	\$0	\$0	\$14,600
Website	\$0	\$0	\$0	\$13,000
Total Fund Revenue Sources	\$1,235,000	\$1,255,250	\$31,051,000	\$63,194,021

Grants

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	Total
Senior Citizen Park Renovations	\$75,000	\$75,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,000
William E Tennant Performance Shell	\$105,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$105,000
Total Grants	\$180,000	\$75,000	\$0	\$255,000							

Other

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	Total
West End Ditch Culvert Enclosure	\$70,000	\$70,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,000
Total Other	\$70,000	\$70,000	\$0	\$140,000							

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Capital Projects

Capital Projects

Project Name	Years	Departments	Type	Total
4" Watermain Replacement (M)	2028 - 2036	WATER DISTRIBUTION	Water and Sewer	\$4,500,000
Additional Secondary Clarifier	2036	WASTEWATER TREATMENT PLANT	Water and Sewer	\$2,142,000
Chemical Building Renovations	2028 - 2029	WASTEWATER TREATMENT PLANT	Water and Sewer	\$510,000
Chemical Feed Pumps (M)	2027	WATER PRODUCTION	Water and Sewer	\$20,000
City Park Buildings Re-Roof	2027 - 2032	PARKS DEPARTMENT	Building and Facilities	\$155,200
Collection System Pipe Lining	2027 - 2036	WASTEWATER TREATMENT PLANT	Water and Sewer	\$6,184,250
Concrete Parking Lot at WTP (M)	2027 - 2029	WATER PRODUCTION	Water and Sewer	\$49,500
Drive Side RBC Pillow Blocks	2027 - 2029	WASTEWATER TREATMENT PLANT	Water and Sewer	\$83,500
Electrical Feed Replacement to Boiler Building	2027	WASTEWATER TREATMENT PLANT	Water and Sewer	\$125,000
Fire Station Needs Study/Combined New Building with DPW	2027	FIRE DEPARTMENT	Building and Facilities	\$20,000
Firewall Refresh	2029 - 2030	ADMINISTRATION	Other Equipment and Software	\$14,600
Gibbs St. Transmission Watermain	2027	WATER DISTRIBUTION	Building and Facilities	\$450,000
Host Server Replacement	2027	ADMINISTRATION	Other Equipment and Software	\$36,000
Influent Pump 2 Replacement	2028	WASTEWATER TREATMENT PLANT	Water and Sewer	\$125,000
Influent Pump 3 Replacement	2033	WASTEWATER TREATMENT PLANT	Water and Sewer	\$200,000
Inside Filters Valve Actuator Replacement	2027 - 2028	WASTEWATER TREATMENT PLANT	Water and Sewer	\$33,500
Kubota Tractor Replacement	2028	PARKS DEPARTMENT	Vehicles and Wheeled Equipment	\$80,200
Meter Reading Equipment	2027	WATER PRODUCTION	Water and Sewer	\$40,000
New Election Equipment	2028	LEGISLATIVE DEPARTMENT	Other Equipment and Software	\$45,000
New Well #14	2027	WATER PRODUCTION	Water and Sewer	\$600,000
Non-Drive Side RBC Pillow Blocks	2027 - 2029	WASTEWATER TREATMENT PLANT	Water and Sewer	\$114,000
Outside Filters Valve Actuator Replacement	2028 - 2030	WASTEWATER TREATMENT PLANT	Water and Sewer	\$116,500
Overhaul of Secondary Clarifier Components	2028	WASTEWATER TREATMENT PLANT	Water and Sewer	\$100,000
Parks Updates	2027 - 2029	PARKS DEPARTMENT	Building and Facilities	\$45,000
PC Replacement	2027 - 2030	ADMINISTRATION	Other Equipment and Software	\$80,835

Capital Projects

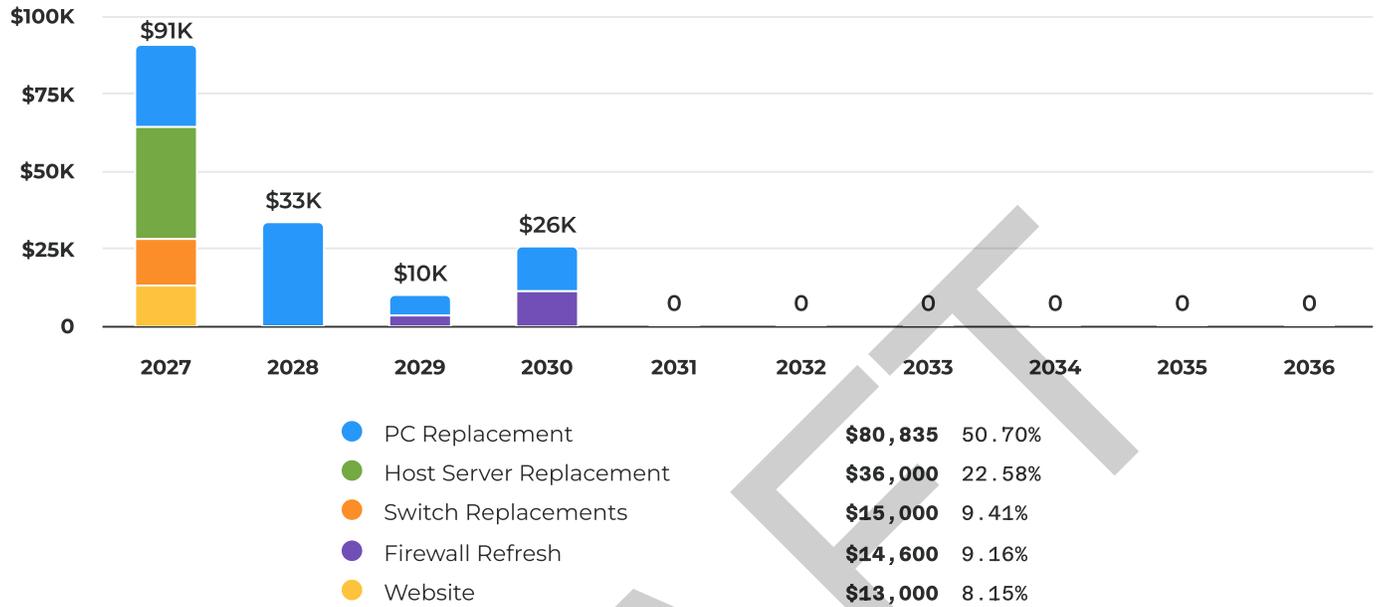
Project Name	Years	Departments	Type	Total
Police Department Flock Fixed Traffic Cameras	2028 - 2030	POLICE DEPARTMENT	Other Capital Improvements	\$38,600
Police Department Garage and Parking Ports	2027	POLICE DEPARTMENT	Building and Facilities	\$65,891
Police Department Replacement Patrol Vehicle	2027 - 2030	POLICE DEPARTMENT	Vehicles and Wheeled Equipment	\$384,425
Preliminary and Primary Treatment Improvements	2036	WASTEWATER TREATMENT PLANT	Water and Sewer	\$2,835,000
Pump Building Heat Pump 0.2 Replacement	2027 - 2028	WASTEWATER TREATMENT PLANT	Water and Sewer	\$200,000
Radio Replacement	2027 - 2031	FIRE DEPARTMENT	Other Equipment and Software	\$60,000
Re-lining of Ferrous Bulk Tank	2027	WASTEWATER TREATMENT PLANT	Water and Sewer	\$30,000
Rejuvenation of Six Effluent Sand Filters	2027 - 2029	WASTEWATER TREATMENT PLANT	Water and Sewer	\$300,000
Sanitary Manhole Rehab/ Lining	2027 - 2031	WASTEWATER TREATMENT PLANT	Water and Sewer	\$500,000
Sanitary Sewer Construction on M-21 from Baker to Scott	2027 - 2029	WASTEWATER TREATMENT PLANT	Water and Sewer	\$225,000
SCADA Upgrades Water Plant	2027 - 2036	WATER PRODUCTION	Other Equipment and Software	\$675,000
SCADA/PLC Improvements at WWTP	2027 - 2031	WASTEWATER TREATMENT PLANT	Water and Sewer	\$270,000
Secondary Sludge Pumps Replacement	2028	WASTEWATER TREATMENT PLANT	Water and Sewer	\$215,000
Security Camera (Spray Park, Main Pavilion, Basketball Court, Depot Interior and Outside Bathroom Building)	2028	PARKS DEPARTMENT	Other Equipment and Software	\$41,020
Senior Citizen Park Renovations	2027 - 2028	PARKS DEPARTMENT	Building and Facilities	\$390,000
Softball Field Fence Replacement	2027	PARKS DEPARTMENT	Building and Facilities	\$40,000
Solids Handling Improvements	2036	WASTEWATER TREATMENT PLANT	Water and Sewer	\$6,279,000
Steel Street Watermain Installation (C)	2030	WATER DISTRIBUTION	Water and Sewer	\$300,000
Switch Replacements	2027	ADMINISTRATION	Other Equipment and Software	\$15,000
Tertiary Filtration Improvements	2029	WASTEWATER TREATMENT PLANT	Water and Sewer	\$5,880,000
Trickling Filters	2036	WASTEWATER TREATMENT PLANT	Water and Sewer	\$13,020,000
TRLS Forcemain Replacement from TRLS to Sturgis Street	2036	WASTEWATER TREATMENT PLANT	Water and Sewer	\$5,500,000
Turnout Gear Replacement	2027	FIRE DEPARTMENT	Other Capital Improvements	\$92,000
Water Main Improvements - 2023-2028 street Millage (M)	2027 - 2028	WATER DISTRIBUTION	Water and Sewer	\$140,000
Water Main Installation- Scott Rd (MC)	2030	WATER DISTRIBUTION	Water and Sewer	\$450,000
Water Main Replacement BUS 27 from Sturgis St. to Townsend Rd.	2027	WATER PRODUCTION	Water and Sewer	\$1,200,000

Project Name	Years	Departments	Type	Total
Water Main Replacement On M-21 From Scott Rd to Piston Ring	2028 - 2029	WATER PRODUCTION	Water and Sewer	\$8,000,000
Website	2027	ADMINISTRATION	Other Equipment and Software	\$13,000
Well Drive Way Replacement 2, 7 and 8	2027 - 2030	WATER PRODUCTION	Water and Sewer	\$240,000
West End Ditch Culvert Enclosure	2027 - 2028	STREET MAINTENANCE	Other Capital Improvements	\$140,000
William E Tennant Performance Shell	2027	PARKS DEPARTMENT	Building and Facilities	\$150,000
Zero Turn Lawn Mower for City Park	2029 - 2030	PARKS DEPARTMENT	Vehicles and Wheeled Equipment	\$30,000

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ADMINISTRATION

FY27 - FY36 ADMINISTRATION Projects



Summary of Requests

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	Total
PC Replacement	\$26,945	\$33,285	\$6,340	\$14,265	\$0	\$0	\$0	\$0	\$0	\$0	\$80,835
Host Server Replacement	\$36,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$36,000
Switch Replacements	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000
Firewall Refresh	\$0	\$0	\$3,300	\$11,300	\$0	\$0	\$0	\$0	\$0	\$0	\$14,600
Website	\$13,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$13,000
Total Summary of Requests	\$90,945	\$33,285	\$9,640	\$25,565	\$0	\$0	\$0	\$0	\$0	\$0	\$159,435

Firewall Refresh

Overview

Request Owner	Mindy Seavey, Clerk
Department	ADMINISTRATION
Type	Capital Equipment

Description

Train Depot Firewall Refresh

The Sonicwall TZ270 at the Train Depot will reach end of life on 11/17/2028. It should be replaced prior to that date.

City Firewall Refresh

The Sonicwall TZ670 at the City Offices reaches end of life on 9/27/2029. It should be replaced prior to that date.

Police Dept Firewall Refresh

The Sonicwall TZ370 at the Police Department reached end of life on 9/20/2029. It should be replaced prior to that date.

Firewalls provide a security barrier between the internet (WAN) and an internal network (LAN). These are considered smart network appliances that can recognize an attack and block communication to the offending device(s). A firewall provides an additional layer of security to the network that will keep it safe and deter potential intruders. Additionally, these devices allow for VPN (Virtual Private Network) connections, allowing employees access to company resources remotely and securely.

Firewalls aged 5+ years pose a high downtime risk due to hardware failure and should be replaced to mitigate the risk.

Details

New Purchase or Replacement: Replacement

Capital Cost

FY2027 Budget

\$0

Total Budget (all years)

\$14.6K

Project Total

\$14.6K

Detailed Breakdown

Category	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	Total
Equipment	\$1,800	\$6,300	\$8,100
Installation	\$1,500	\$5,000	\$6,500
Total	\$3,300	\$11,300	\$14,600

Funding Sources

FY2027 Budget

\$0

Total Budget (all years)

\$14.6K

Project Total

\$14.6K

Detailed Breakdown

Category	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	Total
Fund Revenue Sources	\$3,300	\$11,300	\$14,600
Total	\$3,300	\$11,300	\$14,600

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Host Server Replacement

Overview

Request Owner	Mindy Seavey, Clerk
Department	ADMINISTRATION
Type	Capital Equipment

Description

The current host server for the city was installed on 6/4/2020. VC3 is recommending we replace the host server in 2026. This server provides domain services, files and printers and also currently the BSA.net databases. It also hosts a GALAXY virtual server for the door access control at various city buildings. It is running on Supermicro hardware.

Details

New Purchase or Replacement: Replacement

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
\$36K	\$36K	\$36K

Detailed Breakdown

Category	FY2027 Requested
Installation	\$18,000
Equipment	\$18,000
Total	\$36,000

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
\$36K	\$36K	\$36K

Detailed Breakdown

Category	FY2027 Requested
Fund Revenue Sources	\$36,000
Total	\$36,000

PC Replacement

Overview

Request Owner Mindy Seavey, Clerk
Department ADMINISTRATION
Type Capital Equipment

Description

We schedule PC replacements every 5 years, based on a recommendation by VC3.

Details

New Purchase or Replacement: Replacement

Capital Cost

FY2027 Budget **\$26.9K** Total Budget (all years) **\$80.8K** Project Total **\$80.8K**

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	Total
Equipment	\$16,745	\$20,685	\$3,940	\$8,865	\$50,235
Installation	\$10,200	\$12,600	\$2,400	\$5,400	\$30,600
Total	\$26,945	\$33,285	\$6,340	\$14,265	\$80,835

Funding Sources

FY2027 Budget **\$26.9K** Total Budget (all years) **\$80.8K** Project Total **\$80.8K**

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	Total
Fund Revenue Sources	\$26,945	\$33,285	\$6,340	\$14,265	\$80,835
Total	\$26,945	\$33,285	\$6,340	\$14,265	\$80,835

Switch Replacements

Overview

Request Owner Mindy Seavey, Clerk

Department ADMINISTRATION

Type Capital Equipment

Description

Larger switch replacements:

The larger network switches have reached end of life status and need to be replaced.

Location of switches: Fire Department; City Offices (2).

Goal: Replacement of network switches.

The benefits are:

- Better performance.
- Standardization of equipment for easier management.
- Business continuity with 24x7x4h warranty coverage.

Material cost is \$4,000 and labor cost is \$3,000.

Smaller switch replacements:

Several network switches have reached end of life status and need to be replaced.

Location of switches: Park, Wastewater Dept, Police Dept.

Goal: Replacement of network switches.

The benefits are:

- Better performance.
- Standardization of equipment for easier management.
- Business continuity with 24x7x4h warranty coverage.

Material cost is \$4,000 and labor cost is \$4,000.

Details

New Purchase or Replacement: Replacement

Capital Cost

FY2027 Budget
\$15K

Total Budget (all years)
\$15K

Project Total
\$15K

Detailed Breakdown

Category	FY2027 <i>Requested</i>
Equipment	\$8,000
Installation	\$7,000
Total	\$15,000

Funding Sources

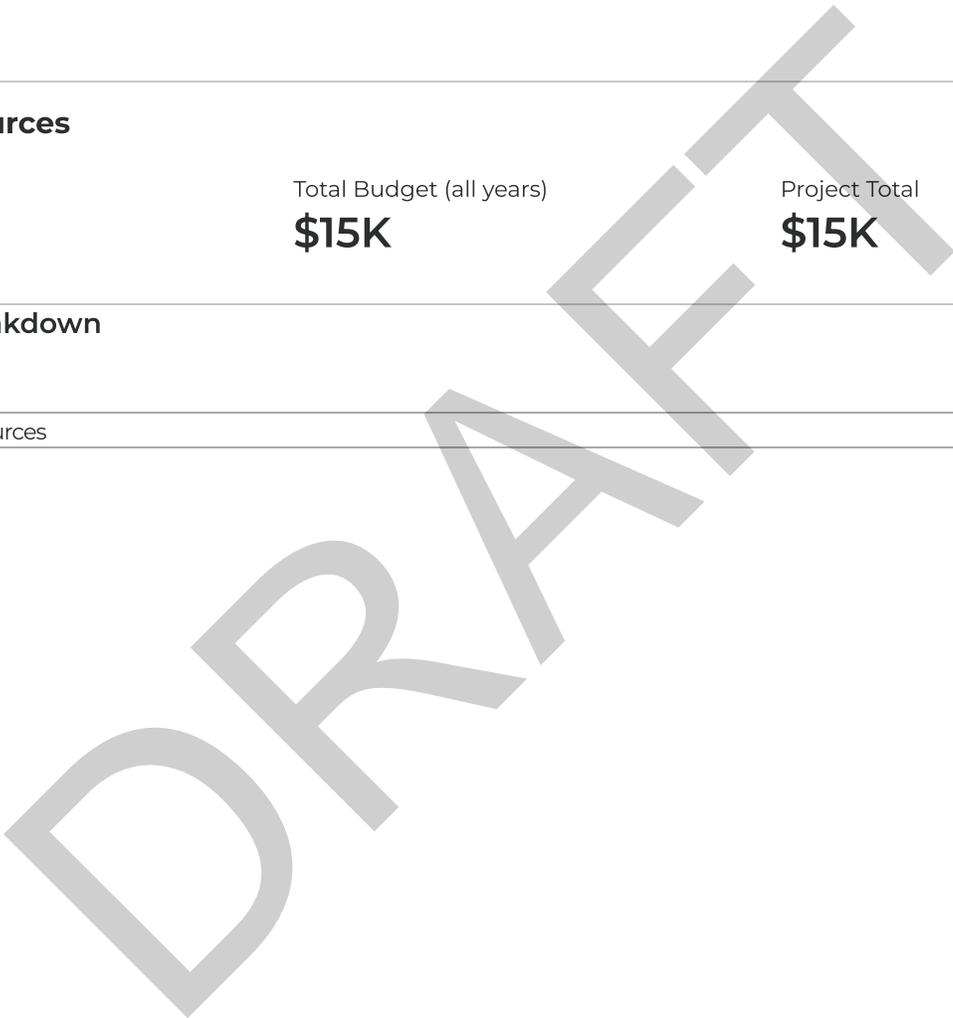
FY2027 Budget
\$15K

Total Budget (all years)
\$15K

Project Total
\$15K

Detailed Breakdown

Category	FY2027 <i>Requested</i>
Fund Revenue Sources	\$15,000
Total	\$15,000



Website

Overview

Request Owner Mindy Seavey, Clerk
Department ADMINISTRATION
Type Capital Equipment

Description

We have been notified by our current website provider, CORE, that the website management platform will be retired on December 31, 2026. Prior to this, we were looking into the possibility of changing website providers due to limitations we have with our CORE website.

With a new website, we want to continue with some type of notification module that we now have with CORE. We would like a new website to allow us more access to changing items such as buttons on the front page and the layout, which right now we are only able to have CORE make adjustments to. We also want to make sure our website meets accessibility standards.

Images



website Screenshot 2026-01-20 113000.png

Details

New Purchase or Replacement: Replacement

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
\$13K	\$13K	\$13K

Detailed Breakdown

Category	FY2027 <i>Requested</i>
Software	\$13,000
Total	\$13,000

Funding Sources

FY2027 Budget

\$13K

Total Budget (all years)

\$13K

Project Total

\$13K

Detailed Breakdown

Category

FY2027
Requested

Fund Revenue Sources

\$13,000

Total

\$13,000

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FIRE DEPARTMENT

FY27 - FY36 FIRE DEPARTMENT Projects



Summary of Requests

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	Total
Turnout Gear Replacement	\$92,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,000
Radio Replacement	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$0	\$0	\$0	\$0	\$0	\$60,000
Fire Station Needs Study/Combined New Building with DPW	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,000
Total Summary of Requests	\$124,000	\$12,000	\$12,000	\$12,000	\$12,000	\$0	\$0	\$0	\$0	\$0	\$172,000

Fire Station Needs Study/Combined New Building with DPW

Overview

Request Owner	Kevin Douglas, Fire Chief
Department	FIRE DEPARTMENT
Type	Capital Improvement
Estimated Start Date	07/1/2026
Estimated Completion Date	01/1/2027

Project Location

109 East State Street



Description

Study to determine the needs and possible ideas for the fire station. Our current station is 41 years old. The station has no decontamination showers for members to use after a fire or after an exposure to Bloodborne pathogens or other contaminants from a call. Apparatus are double stacked and then moved for responses. We have ongoing issues with the roof leaking when it rains. Fire Apparatus have gotten bigger since the station was originally built and so the height of fire apparatus has to be watched closely when we look for new apparatus. When we replaced the ladder truck, we were limited due to height restrictions.

Due to being on M21, we have an increased risk of an accident whether we are responding to calls for service or returning from calls for service as we have to wait for traffic to stop and give us the right of way. Traffic on M21 has gotten significantly greater since 1985 when the department moved into the station.

Details

Type of Project: Other

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
\$20K	\$20K	\$20K

Detailed Breakdown

Category	FY2027 Requested
Planning	\$20,000
Total	\$20,000

Funding Sources

FY2027 Budget

\$20K

Total Budget (all years)

\$20K

Project Total

\$20K

Detailed Breakdown

Category

FY2027
Requested

Fund Revenue Sources

\$20,000

Total

\$20,000

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Radio Replacement

Overview

Request Owner Kevin Douglas, Fire Chief
Department FIRE DEPARTMENT
Type Capital Equipment

Description

Replacement of out-of-date radios for communication between responders as well as Clinton County Central Dispatch. (2 radios per year for 5 years)

Details

New Purchase or Replacement: Replacement

Capital Cost

FY2027 Budget **\$12K** Total Budget (all years) **\$60K** Project Total **\$60K**

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	Total
Equipment	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$60,000
Total	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$60,000

Funding Sources

FY2027 Budget **\$12K** Total Budget (all years) **\$60K** Project Total **\$60K**

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	Total
Fund Revenue Sources	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$60,000
Total	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$60,000

Turnout Gear Replacement

Overview

Request Owner	Kevin Douglas, Fire Chief
Department	FIRE DEPARTMENT
Type	Capital Improvement
Estimated Start Date	07/1/2025
Estimated Completion Date	09/1/2025

Project Location

109 East State Street



Description

Replacement of 23 sets of turnout gear. \$4,000 each set of gear. State reimbursable grant potentially available for up to \$50,000 per local unit of government (we cover 3.5 units), therefore eligible for over \$150,000 in grant revenue. If we were unable to obtain a grant, the department would request 5 sets of turnout gear and the individual price would increase to approximately \$5,000.

Details

Type of Project: Replacement

Strategic Plan Objective

To outfit members of department with turnout gear that is compliant with NFPA Safety Standards as well as compliant with MIOSHA Part 74 Regulations.

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
\$92K	\$92K	\$92K

Detailed Breakdown

Category	FY2027 Requested
Equipment/Furnishings	\$92,000
Total	\$92,000

Funding Sources

FY2027 Budget
\$92K

Total Budget (all years)
\$92K

Project Total
\$92K

Detailed Breakdown

Category

FY2027
Requested

Fund Revenue Sources

\$92,000

Federal Funding

\$0

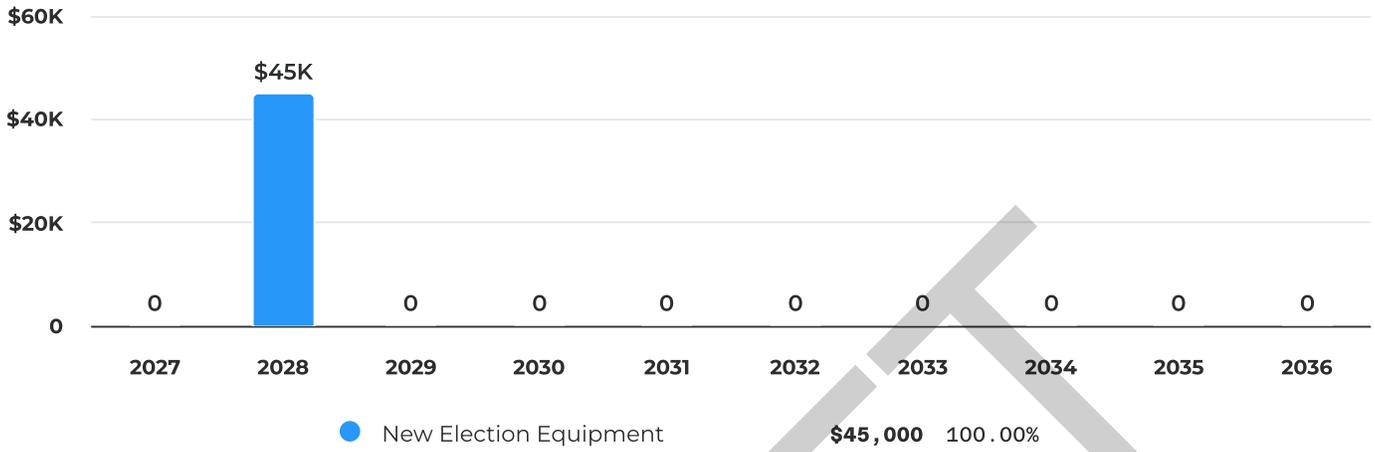
Total

\$92,000

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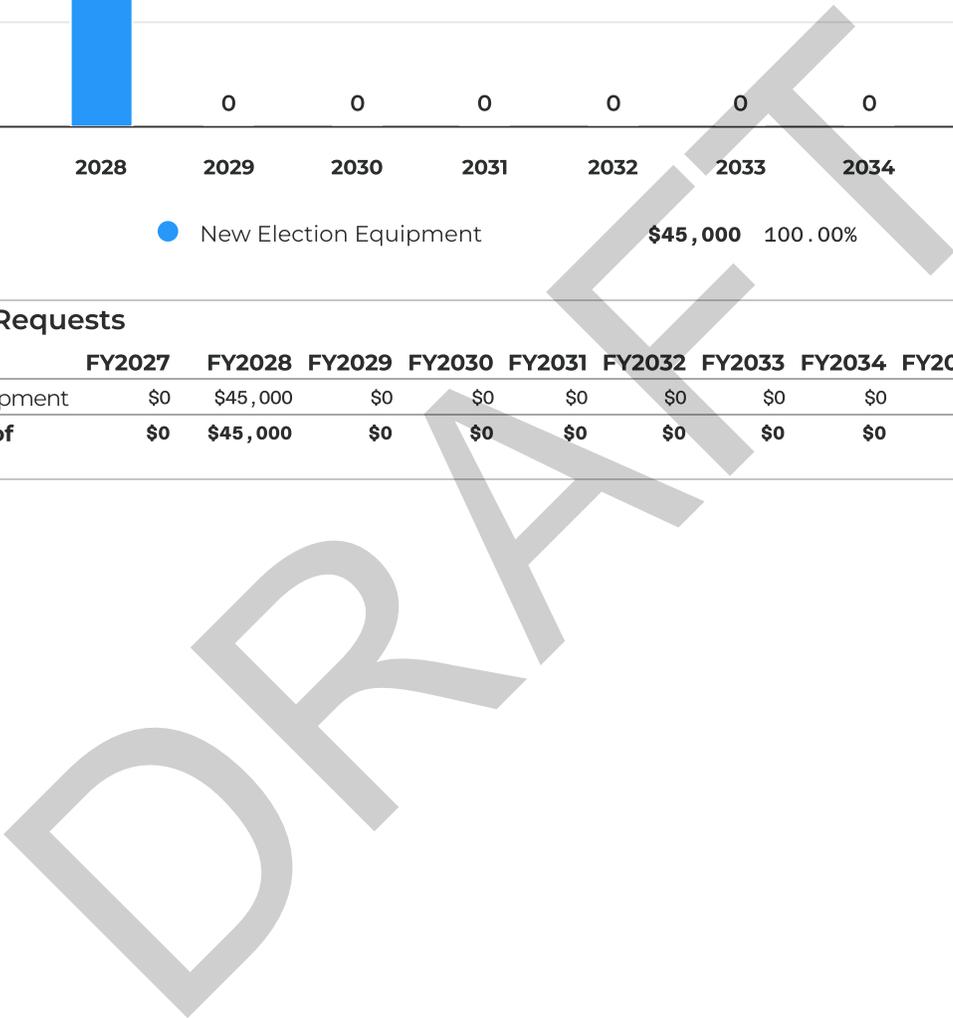
LEGISLATIVE DEPARTMENT

FY27 - FY36 LEGISLATIVE DEPARTMENT Projects



Summary of Requests

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	Total
New Election Equipment	\$0	\$45,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$45,000
Total Summary of Requests	\$0	\$45,000	\$0	\$45,000							



New Election Equipment

Overview

Request Owner	Mindy Seavey, Clerk
Department	LEGISLATIVE DEPARTMENT
Type	Capital Equipment

Description

Our current state contract for election equipment ends on February 28, 2027. The state will secure new contracts for state approved vendors. We may have to secure extensions for our maintenance contracts for our current voting equipment (Hart) in 2027, if necessary. Typically, we would not have any elections in 2027 (odd-year) unless special elections are called. 2028 will potentially be the first year with the new voting equipment. 2028 is also the next Presidential Election year. The state is estimating a cost of \$15,000 per precinct. At this time, there are no grant funds available, but that could change. The state will pursue federal and state funding opportunities that become available. We now have 2 precincts due to the change in law that now allows 4,999 registered voters per precinct due to 9 days of early voting and no reason absentee voting. We are adding an AVCB (Absentee Voting Counting Board) and the AVCB cost will be less than \$15,000 since we won't have to purchase a VAT (Voter Assist Terminal) machine, which is required at a precinct.

Details

New Purchase or Replacement: Replacement

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
\$0	\$45K	\$45K

Detailed Breakdown

Category	FY2028 Requested
Equipment	\$45,000
Total	\$45,000

Funding Sources

FY2027 Budget

\$0

Total Budget (all years)

\$45K

Project Total

\$45K

Detailed Breakdown

Category

FY2028
Requested

Fund Revenue Sources

\$45,000

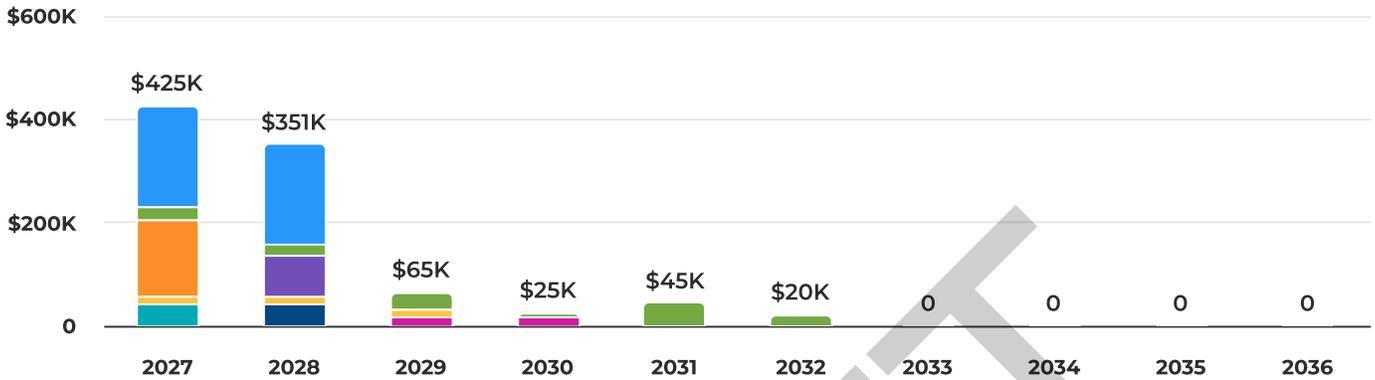
Total

\$45,000

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PARKS DEPARTMENT

FY27 - FY36 PARKS DEPARTMENT Projects



Senior Citizen Park Renovations	\$390,000	41.87%
City Park Buildings Re-Roof	\$155,200	16.66%
William E Tennant Performance Shell	\$150,000	16.10%
Kubota Tractor Replacement	\$80,200	8.61%
Parks Updates	\$45,000	4.83%
Security Camera (Spray Park, Main Pavilion, Basketball Court, Depot Interior and Outside Bathroom Building)	\$41,020	4.40%
Softball Field Fence Replacement	\$40,000	4.29%
Zero Turn Lawn Mower for City Park	\$30,000	3.22%

Summary of Requests

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036
Senior Citizen Park Renovations	\$195,000	\$195,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
City Park Buildings Re-Roof	\$25,000	\$20,000	\$35,000	\$10,200	\$45,000	\$20,000	\$0	\$0	\$0	\$0
William E Tennant Performance Shell	\$150,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Kubota Tractor Replacement	\$0	\$80,200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Parks Updates	\$15,000	\$15,000	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Security Camera (Spray Park, Main Pavilion, Basketball Court, Depot Interior and Outside Bathroom Building)	\$0	\$41,020	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Softball Field Fence Replacement	\$40,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Zero Turn Lawn Mower for City Park	\$0	\$0	\$15,000	\$15,000	\$0	\$0	\$0	\$0	\$0	\$0
Total Summary of Requests	\$425,000	\$351,220	\$65,000	\$25,200	\$45,000	\$20,000	\$0	\$0	\$0	\$0

Category

(continued from above)

	Total
Senior Citizen Park Renovations	\$390,000
City Park Buildings Re-Roof	\$155,200
William E Tennant Performance Shell	\$150,000
Kubota Tractor Replacement	\$80,200
Parks Updates	\$45,000
Security Camera (Spray Park, Main Pavilion, Basketball Court, Depot Interior and Outside Bathroom Building)	\$41,020
Softball Field Fence Replacement	\$40,000
Zero Turn Lawn Mower for City Park	\$30,000
Total Summary of Requests	\$931,420

DRAFT

City Park Buildings Re-Roof

Overview

Request Owner	Bill Schafer, Parks and Recreation Director
Department	PARKS DEPARTMENT
Type	Capital Improvement
Estimated Start Date	07/1/2026
Estimated Completion Date	06/30/2031

Project Location



Description

This project will reproof all the buildings in the city park.

2027 Hainer Pavilion, Park Garage

2028 Park House

2029 Main Pavilion

2030 Rotary Pavilion

2031 Green Storage Shed

2032 Zeeb Pavilion

Details

Type of Project: Remodel

Supplemental Attachments

 [MAIN PARK BUILDINGS RE-ROOF.pdf](#)

Capital Cost

FY2027 Budget
\$25K

Total Budget (all years)
\$155K

Project Total
\$155K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	FY2032 <i>Requested</i>	Total
Repairs/Improvements	\$25,000	\$20,000	\$35,000	\$10,200	\$45,000	\$20,000	\$155,200
Total	\$25,000	\$20,000	\$35,000	\$10,200	\$45,000	\$20,000	\$155,200

Funding Sources

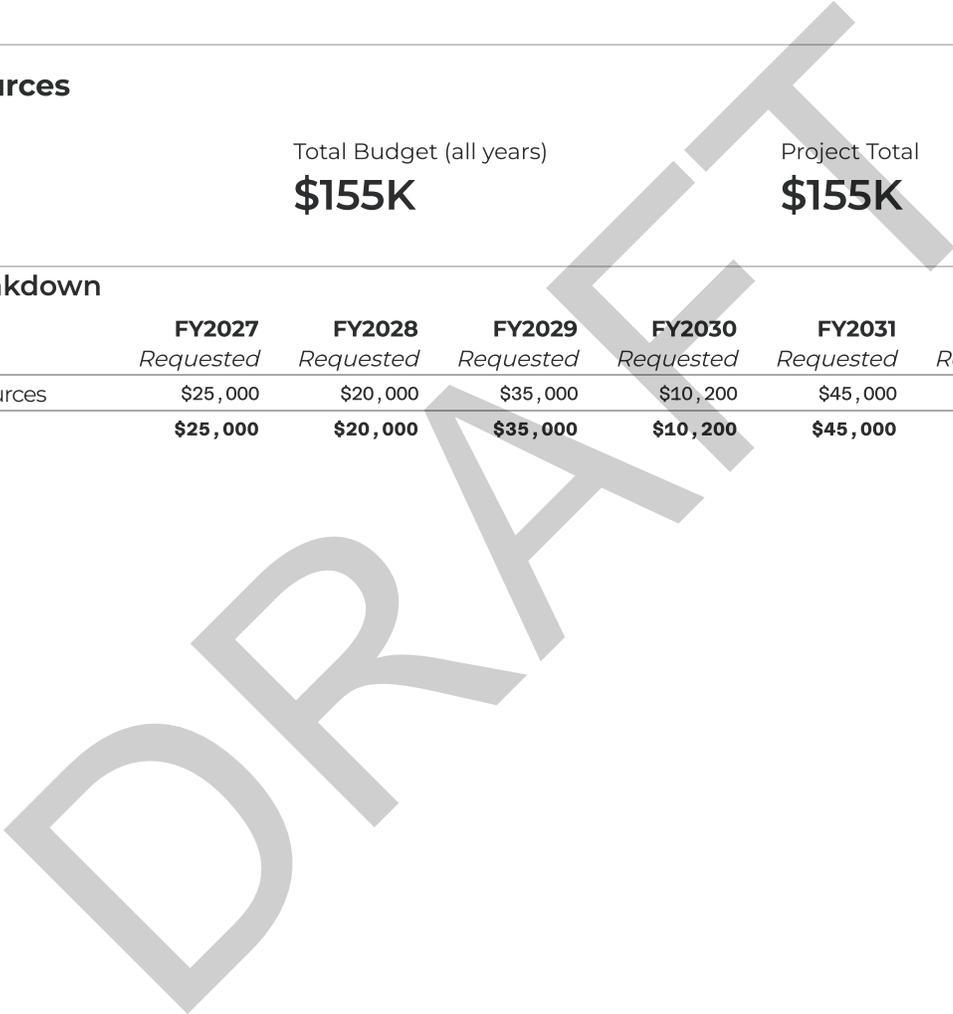
FY2027 Budget
\$25K

Total Budget (all years)
\$155K

Project Total
\$155K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	FY2032 <i>Requested</i>	Total
Fund Revenue Sources	\$25,000	\$20,000	\$35,000	\$10,200	\$45,000	\$20,000	\$155,200
Total	\$25,000	\$20,000	\$35,000	\$10,200	\$45,000	\$20,000	\$155,200



Kubota Tractor Replacement

Overview

Request Owner Bill Schafer, Parks and Recreation Director

Department PARKS DEPARTMENT

Type Capital Equipment

Description

Replacement of 2012 Kubota Tractor with a new similar-sized tractor.

Waiting for an estimate from Kubota Dealer, will add it when I receive it.

Details

New Purchase or Replacement: Replacement **Useful Life:** 15

Supplemental Attachments

 [KUBOTA QUOTE.pdf](#)

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
\$0	\$80.2K	\$80.2K

Detailed Breakdown

Category	FY2028 Requested
Vehicle Equipment	\$80,200
Total	\$80,200

Funding Sources

FY2027 Budget

\$0

Total Budget (all years)

\$80.2K

Project Total

\$80.2K

Detailed Breakdown

Category

FY2028
Requested

Fund Revenue Sources

\$80,200

Total

\$80,200

DRAFT

Parks Updates

Overview

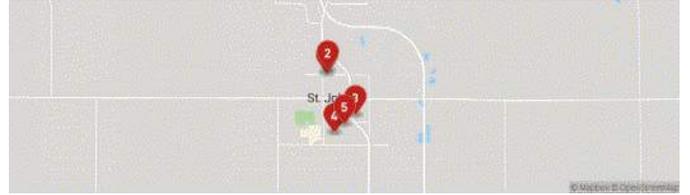
Request Owner Bill Schafer, Parks and Recreation Director

Department PARKS DEPARTMENT

Type Capital Improvement

Estimated Start Date 07/1/2025

Project Location



Description

Money for unknown park improvements.

\$10,000 - Parks

\$5,000 - Spark Park Fixtures

Details

Type of Project: Remodel

Capital Cost

FY2027 Budget

\$15K

Total Budget (all years)

\$45K

Project Total

\$45K

Detailed Breakdown

Category	FY2027 Requested	FY2028 Requested	FY2029 Requested	Total
Repairs/Improvements	\$15,000	\$15,000	\$15,000	\$45,000
Total	\$15,000	\$15,000	\$15,000	\$45,000

Funding Sources

FY2027 Budget

\$15K

Total Budget (all years)

\$45K

Project Total

\$45K

Detailed Breakdown

Category	FY2027 Requested	FY2028 Requested	FY2029 Requested	Total
Fund Revenue Sources	\$15,000	\$15,000	\$15,000	\$45,000
Total	\$15,000	\$15,000	\$15,000	\$45,000

Security Camera (Spray Park, Main Pavilion, Basketball Court, Depot Interior and Outside Bathroom Building)

Overview

Request Owner Bill Schafer, Parks and Recreation Director

Department PARKS DEPARTMENT

Type Capital Equipment

Description

Installation of Security Cameras in the Park and Depot

32 Channel receiver 1080 p resolution. 14 cameras on the Bath house building. 4 facing the splash pad, three cameras on the North side of the building, and 2 cameras on the East and West sides. \$26,540

3 cameras on the bathroom building, and 2 cameras inside the depot. \$7,640

Contingency 20% \$6,840

\$41,020

Details

New Purchase or Replacement: New

Supplemental Attachments

 [Camera Proposal](#)

Capital Cost

FY2027 Budget
\$0

Total Budget (all years)
\$41K

Project Total
\$41K

Detailed Breakdown

Category

FY2028
Requested

Equipment

\$41,020

Total

\$41,020

Funding Sources

FY2027 Budget
\$0

Total Budget (all years)
\$41K

Project Total
\$41K

Detailed Breakdown

Category

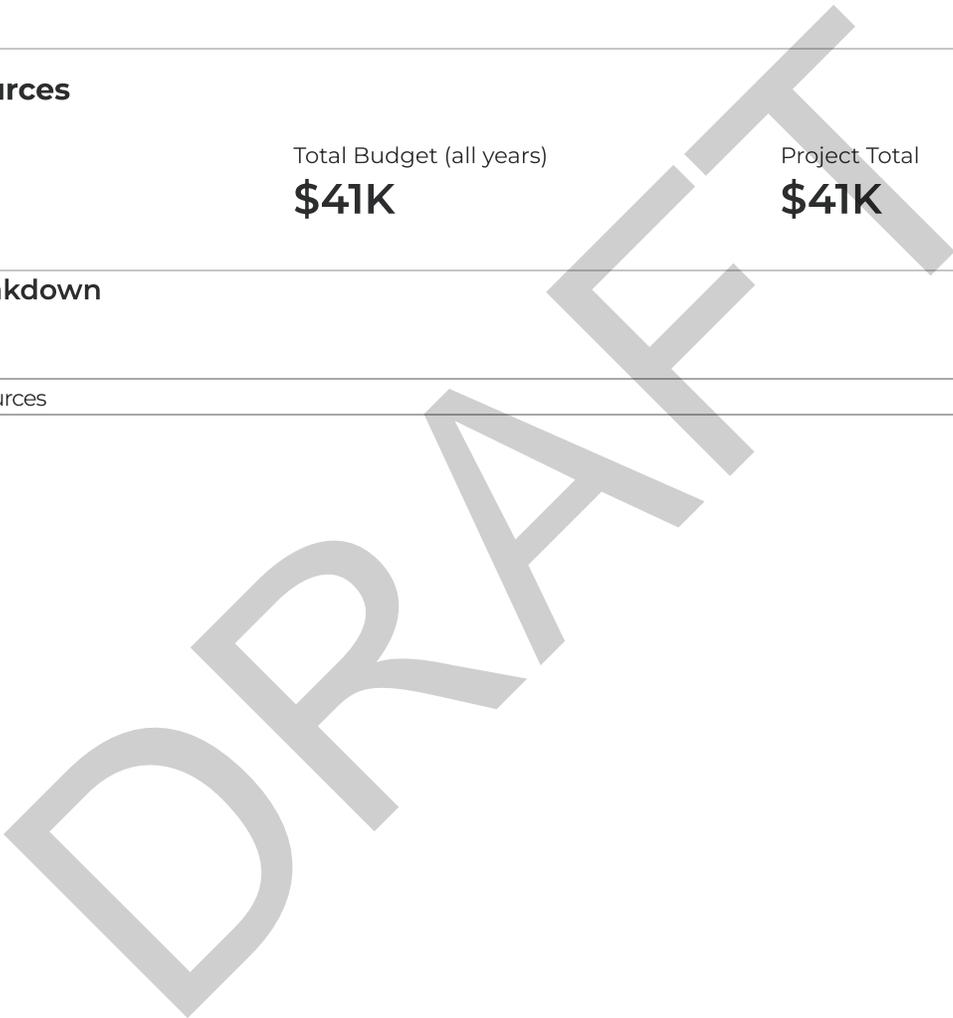
FY2028
Requested

Fund Revenue Sources

\$41,020

Total

\$41,020



Senior Citizen Park Renovations

Overview

Request Owner Bill Schafer, Parks and Recreation Director

Department PARKS DEPARTMENT

Type Capital Improvement

Estimated Start Date 07/1/2025

Project Location



Description

Conversion of two tennis courts into 6 pickleball courts with off-street parking.

Pickleball courts \$221,000

Park Amenities \$52,650

Parking Lot \$99,000

Engineering \$16,950

Supplemental Attachments

 [Senior Citizen Park](#)

 [SENIOR PARK PICKLEBALL COURT COSTS.pdf](#)

Capital Cost

FY2027 Budget

\$195K

Total Budget (all years)

\$390K

Project Total

\$390K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	Total
Repairs/Improvements	\$195,000	\$195,000	\$390,000
Total	\$195,000	\$195,000	\$390,000

Funding Sources

FY2027 Budget
\$195K

Total Budget (all years)
\$390K

Project Total
\$390K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	Total
Fund Revenue Sources	\$120,000	\$120,000	\$240,000
Grants	\$75,000	\$75,000	\$150,000
Total	\$195,000	\$195,000	\$390,000

DRAFT

Softball Field Fence Replacement

Overview

Request Owner	Bill Schafer, Parks and Recreation Director
Department	PARKS DEPARTMENT
Type	Capital Improvement
Estimated Start Date	10/12/2026
Estimated Completion Date	11/6/2026

Project Location



Description

We will remove and replace the outfield fence and the 4 ft. high fence on the west side of the field. Approx. 500 feet of 6 ft high and 165 feet of 4 ft high fence. \$34,370

Contingency 15% \$5150

Supplemental Attachments

 [SOFTBALL FIELD FENCE QUOTE UPDATED 1-2026.pdf](#)

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
\$40K	\$40K	\$40K

Detailed Breakdown

Category	FY2027 <i>Requested</i>
Repairs/Improvements	\$40,000
Total	\$40,000

Funding Sources

FY2027 Budget

\$40K

Total Budget (all years)

\$40K

Project Total

\$40K

Detailed Breakdown

Category

FY2027
Requested

Fund Revenue Sources

\$40,000

Total

\$40,000

DRAFT

William E Tennant Performance Shell

Overview

Request Owner	Bill Schafer, Parks and Recreation Director
Department	PARKS DEPARTMENT
Type	Capital Improvement
Estimated Start Date	09/1/2025
Estimated Completion Date	12/13/2026

Project Location



Description

Addition of a changing and storage room to the shell. 12' x 18' storage and performer changing area, roof over entrances on the West and North sides of the structure. \$150,000

The Arts Council has raised \$30,000 to put toward the project.

Bill Tennant will be applying for a \$75,000 grant from the Capital Regions Community Fund for \$75,000

Details

Type of Project: Other

Supplemental Attachments

 [Performance Shell Addition](#)

 [bid tabulation - RFP - William Tennant Performance Shell Addition - 10-22-2025.pdf](#)

Capital Cost

FY2027 Budget
\$150K

Total Budget (all years)
\$150K

Project Total
\$150K

Detailed Breakdown

Category

FY2027
Requested

Construction/Maintenance

\$150,000

Total

\$150,000

Funding Sources

FY2027 Budget
\$150K

Total Budget (all years)
\$150K

Project Total
\$150K

Detailed Breakdown

Category

FY2027
Requested

Grants

\$105,000

Fund Revenue Sources

\$45,000

Total

\$150,000

DRAFT

Zero Turn Lawn Mower for City Park

Overview

Request Owner Bill Schafer, Parks and Recreation Director

Department PARKS DEPARTMENT

Type Capital Equipment

Description

2 New Zero-Turn lawn mower to replace existing mowers

Mowers to be replaced, 2015 Simplicity, 2017 Husquvarna.

Details

New Purchase or Replacement: Replacement **Useful Life:** 10

Capital Cost

FY2027 Budget **\$0** Total Budget (all years) **\$30K** Project Total **\$30K**

Detailed Breakdown

Category	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	Total
Vehicle Cost	\$15,000	\$15,000	\$30,000
Total	\$15,000	\$15,000	\$30,000

Funding Sources

FY2027 Budget **\$0** Total Budget (all years) **\$30K** Project Total **\$30K**

Detailed Breakdown

Category	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	Total
Fund Revenue Sources	\$15,000	\$15,000	\$30,000
Total	\$15,000	\$15,000	\$30,000

POLICE DEPARTMENT

FY27 - FY36 POLICE DEPARTMENT Projects



Summary of Requests

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	Total
Police Department Replacement Patrol Vehicle	\$143,620	\$76,815	\$79,200	\$84,790	\$0	\$0	\$0	\$0	\$0	\$0	\$384,425
Police Department Garage and Parking Ports	\$65,891	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$65,891
Police Department Flock Fixed Traffic Cameras	\$0	\$14,600	\$12,000	\$12,000	\$0	\$0	\$0	\$0	\$0	\$0	\$38,600
Total Summary of Requests	\$209,511	\$91,415	\$91,200	\$96,790	\$0	\$0	\$0	\$0	\$0	\$0	\$488,916

Police Department Flock Fixed Traffic Cameras

Overview

Request Owner	Dave Kirk, Police Chief
Department	POLICE DEPARTMENT
Type	Capital Improvement
Estimated Start Date	07/1/2025
Estimated Completion Date	07/31/2025

Project Location



Description

FLOCK traffic cameras provide Automated License Plate Recognition (ALPR) systems to enhance community safety. Law enforcement primarily uses the system to monitor traffic and identify potential threats. Through real-time alerts, FLOCK cameras alert law enforcement about wanted individuals, stolen vehicles, AMBER Alert notices, or flagged vehicles in real-time, allowing for a more efficient and proactive response from law enforcement. Such cameras can discourage criminal activity as they capture clear images of plates, vehicles, details regarding location, and time stamps, which assist in solving crimes. FLOCK cameras operate a national database, allowing information to be easily shared across many law enforcement agencies operating within the FLOCK system and database, increasing collaboration and efficiency. An example of such collaboration and efficiency involves a criminal investigation involving elder fraud initiated by the Department, where the suspects were tracked in their vehicle to the Detroit area, leading to the recovery of stolen money and necessary evidence to support a cooperative investigation with the Attorney General's office and subsequent prosecution.

Compared to traditional surveillance systems, including contemporary CCTV systems, FLOCK systems are relatively affordable, with installation included in the costs. Additionally, FLOCK handles all maintenance, software updates, and data storage requirements.

It is worth noting the FLOCK system focuses on license plates, not individuals, and follows strict privacy policies, such as data encryption and automatic deletion after 30 days.

Overall, the FLOCK camera system provides a proactive approach to improving security, aiding crime-solving, and fostering safer communities.

**Due to the anticipation of potential budget challenges for this cycle, this request will not be put forward until the 2027-28 cycle. It is noteworthy that the Clinton County Sheriff's Office did get funding approved for 10 Flock cameras. It was communicated by Sheriff Dush that those 10 cameras will be distributed across the county in higher volume traffic areas with the intention of having usable camera coverage in all areas of the county, including the greater St. Johns area. The goal in the 2027-28 budget cycle will be to add additional flock cameras which will enhance the traffic coverage initiated by the cameras put into service by the Sheriff's Office.

Details

Type of Project: Other improvement

Strategic Plan Objective

The Flock Camera System provides a new investigative source keeping the Police Department in step with the best contemporary investigative processes. Assuring that we continue to identify these enhancements keeps us on track for assuring we are providing effective law enforcement services for the city.

Supplemental Attachments

 [Flock 4 Camera Quote](#)
Update to 4 Camera Quote

Capital Cost

FY2027 Budget

\$0

Total Budget (all years)

\$38.6K

Project Total

\$38.6K

Detailed Breakdown

Category	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	Total
Other	\$0	\$12,000	\$12,000	\$24,000
Equipment/Furnishings	\$14,600	\$0	\$0	\$14,600
Total	\$14,600	\$12,000	\$12,000	\$38,600

Funding Sources

FY2027 Budget

\$0

Total Budget (all years)

\$38.6K

Project Total

\$38.6K

Detailed Breakdown

Category	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	Total
Fund Revenue Sources	\$14,600	\$12,000	\$12,000	\$38,600
Total	\$14,600	\$12,000	\$12,000	\$38,600

Police Department Garage and Parking Ports

Overview

Request Owner	Dave Kirk, Police Chief
Department	POLICE DEPARTMENT
Type	Capital Improvement
Estimated Start Date	07/1/2026
Estimated Completion Date	07/31/2026

Project Location



Description

Our department currently has no covered parking for patrol vehicles. In inclement weather, particularly snow, the vehicles become covered, potentially delaying use for emergency situations.

Regarding the garage, two current deficiencies are targeted. First, the interior of the building would be planned to include a storage area for any evidence which is a combustion hazard, such as a gasoline-powered generator. We currently do not have any such storage available on site. Second, the garage would be utilized to de-ice and snow vehicles as well as provide a location to operate for equipment maintenance and/or replacement when needed.

This proposal is functionally equivalent to what was proposed in last year's capital improvement plan. In an effort to reduce costs related to high-priority projects, the carport portion of the proposal was reduced by one space, which lowered the cost of that portion of the project over \$5,000.00 from \$31,805.00 to \$26,751.00.

*Last year, the estimated project cost related to the heated garage portion was \$38,000.00 and has been increased to \$39,140.00 assuming a 3% increase in construction and material costs. Once again, a formal, detailed plan could not be secured without contracting with the company for construction. If the request is approved, a detailed cost estimate, including specific plans, will be secured and presented.

**The project total of \$65,891.00 is listed in the cost section. If the total project is determined not feasible due to budget constraints, the project could be separated into two projects as opposed to one. In that scenario, \$26,751.00 would complete the carport portion and \$39,140.00 could complete the heated garage portion.

Images



David Kirk

Police Department Parking



David Kirk

Police Department Parking

Details

Type of Project: New Construction

Supplemental Attachments

 [Amended Carport Proposal](#)
Amended Carport Proposal

 [Amended Carport Illustration](#)
Amended Carport Illustration

Capital Cost

FY2027 Budget

\$65.9K

Total Budget (all years)

\$65.9K

Project Total

\$65.9K

Detailed Breakdown

Category	FY2027 Requested
Construction/Maintenance	\$65,891
Total	\$65,891

Funding Sources

FY2027 Budget

\$65.9K

Total Budget (all years)

\$65.9K

Project Total

\$65.9K

Detailed Breakdown

Category	FY2027 Requested
Fund Revenue Sources	\$65,891
Total	\$65,891

Police Department Replacement Patrol Vehicle

Overview

Request Owner	Dave Kirk, Police Chief
Department	POLICE DEPARTMENT
Type	Capital Equipment

Description

This request is the anticipated replacement of 2 patrol vehicles, re-establishing the operational life retention schedule which replaces one vehicle per year after being in service for four years. Due to budgetary considerations, we did not replace a patrol vehicle last year and now have two vehicles that have passed the scheduled emergency operational lives. I was informed by the vehicle outfitter that there may be minor modifications made to interior components such as the safety cages, but the exact modifications will not be available until the interior outfitting is initiated.

*The vendor advised they will attempt to send an approximate estimate for installation with the understanding that it cannot be precise until the process is initiated. I will update the request when I receive the information.

** One of the outgoing vehicles is a 2019 model. In 2020, there were significant modifications made to the vehicle to the extent that the interior components (prisoner cage etc.) are not transferable, resulting in a non-typically high expense for the change over. We have in the past been able to sell the outgoing vehicle with the emergency equipment, which helped in reducing the expense related to the new equipment required.

***The cost per vehicle is \$46,671.00. The upfit for the newer car being replaced is \$16,035.00 and the decommission of that vehicle is \$1333.00. I have not populated the cost into the vehicle cost or outfitting sections in hopes of providing clarity between the two vehicles.

Images



David Kirk

Current Patrol Vehicle 735

Details

New Purchase or Replacement: Replacement

Useful Life: 3

Supplemental Attachments

-  [David Kirk](#)
 2025 Patrol Vehicle Estimate
-  [Replacement Patrol Vehicles](#)
 2026 Ford Police Interceptor with specifications
-  [Upfit Estimate](#)
 Itemized upfit estimate for new patrol vehicle 735.
-  [Decommission Estimate](#)
 Estimate to remove equipment from outgoing patrol vehicle 735.
-  [Decommission Estimate 2](#)
 Decommission Outgoing Car 738
-  [Upfit Estimate 2](#)
 This estimate is for outgoing 738. The cost is less because equipment from this vehicle can be changed over unlike the 2019 model 735.

Capital Cost

FY2027 Budget

\$144K

Total Budget (all years)

\$384K

Project Total

\$384K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	Total
Vehicle Cost	\$99,100	\$53,000	\$53,700	\$57,500	\$263,300
Vehicle Equipment	\$41,200	\$22,040	\$23,600	\$25,250	\$112,090
Outfitting	\$3,320	\$1,775	\$1,900	\$2,040	\$9,035
Total	\$143,620	\$76,815	\$79,200	\$84,790	\$384,425

Funding Sources

FY2027 Budget
\$144K

Total Budget (all years)
\$384K

Project Total
\$384K

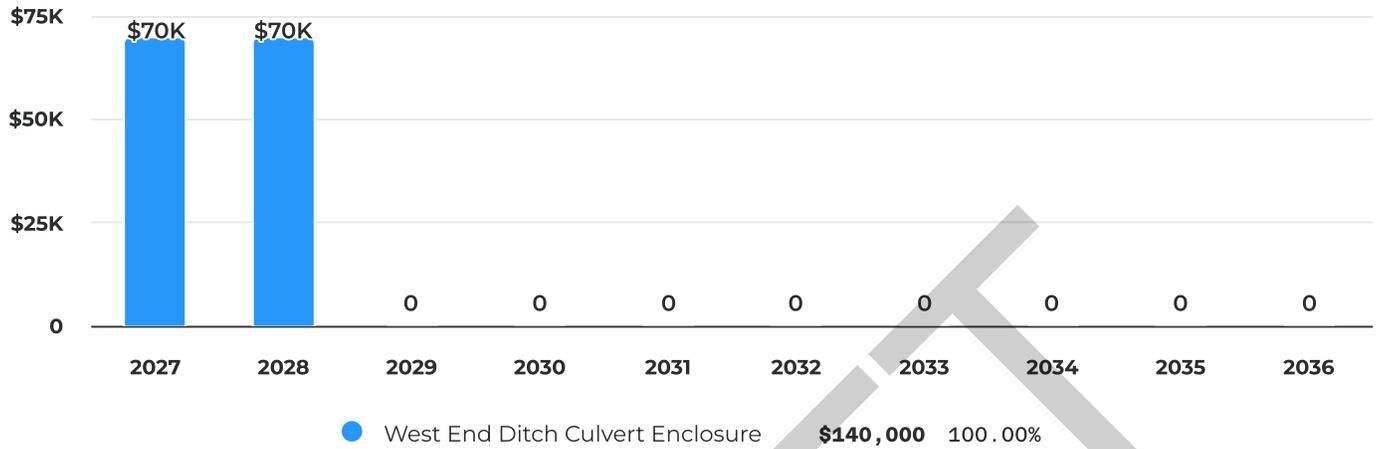
Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	Total
Fund Revenue Sources	\$143,620	\$76,815	\$79,200	\$84,790	\$384,425
Equipment Replacement Funds	\$0	\$0	\$0	\$0	\$0
Total	\$143,620	\$76,815	\$79,200	\$84,790	\$384,425

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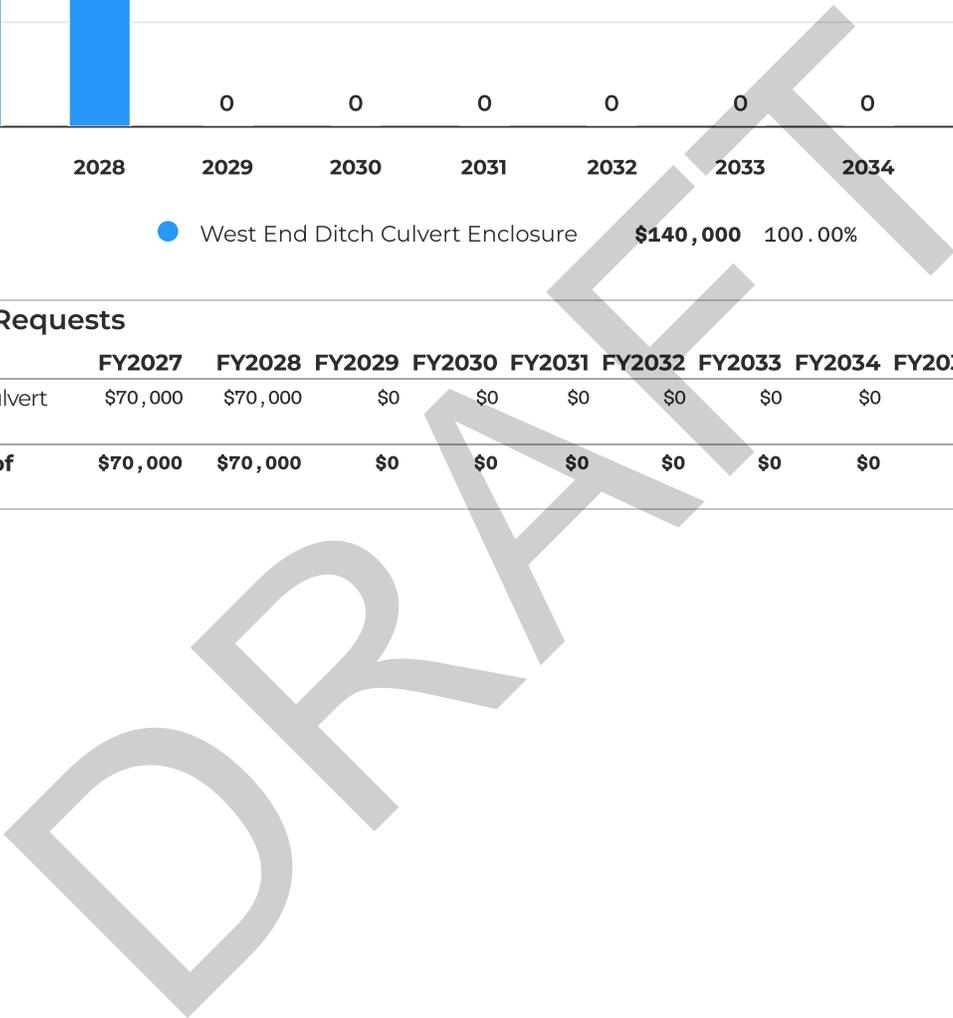
STREET MAINTENANCE

FY27 - FY36 STREET MAINTENANCE Projects



Summary of Requests

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	FY2036	Total
West End Ditch Culvert Enclosure	\$70,000	\$70,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$140,000
Total Summary of Requests	\$70,000	\$70,000	\$0	\$140,000							



West End Ditch Culvert Enclosure

Overview

Request Owner	Justin Smith, Director of Public Services
Department	STREET MAINTENANCE
Type	Capital Improvement
Request Groups	Public Works
Estimated Start Date	01/5/2026
Estimated Completion Date	07/31/2026

Project Location



Description

Continue with enclosure of West end storm drain ditch to align with culverts to the south and to limit future maintenance.

Details

Type of Project: Other improvement

Strategic Plan Objective

: Public Facilities – Goal #1: Continue to offer High Quality Services and Facilities for Residents

Capital Cost

FY2027 Budget

\$70K

Total Budget (all years)

\$140K

Project Total

\$140K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	Total
Construction Costs	\$70,000	\$70,000	\$140,000
Total	\$70,000	\$70,000	\$140,000

Funding Sources

FY2027 Budget
\$70K

Total Budget (all years)
\$140K

Project Total
\$140K

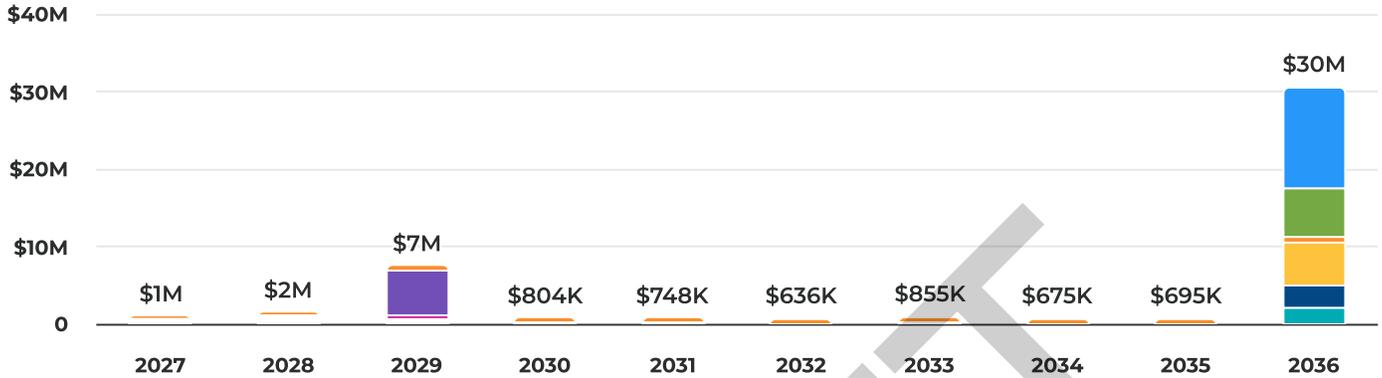
Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	Total
Other	\$70,000	\$70,000	\$140,000
Total	\$70,000	\$70,000	\$140,000

DRAFT

WASTEWATER TREATMENT PLANT

FY27 - FY36 WASTEWATER TREATMENT PLANT Projects



Trickling Filters	\$13,020,000	28.94%
Solids Handling Improvements	\$6,279,000	13.96%
Collection System Pipe Lining	\$6,184,250	13.75%
Tertiary Filtration Improvements	\$5,880,000	13.07%
TRLS Forcemain Replacement from TRLS to Sturgis Street	\$5,500,000	12.23%
Preliminary and Primary Treatment Improvements	\$2,835,000	6.30%
Additional Secondary Clarifier	\$2,142,000	4.76%
Chemical Building Renovations	\$510,000	1.13%
Sanitary Manhole Rehab / Lining	\$500,000	1.11%
Rejuvenation of Six Effluent Sand Filters	\$300,000	0.67%
SCADA/PLC Improvements at WWTP	\$270,000	0.60%
Sanitary Sewer Construction on M-21 from Baker to Scott	\$225,000	0.50%
Secondary Sludge Pumps Replacement	\$215,000	0.48%
Influent Pump 3 Replacement	\$200,000	0.44%
Pump Building Heat Pump 0.2 Replacement	\$200,000	0.44%
Influent Pump 2 Replacement	\$125,000	0.28%
Electrical Feed Replacement to Boiler Building	\$125,000	0.28%
Outside Filters Valve Actuator Replacement	\$116,500	0.26%
Non-Drive Side RBC Pillow Blocks	\$114,000	0.25%
Overhaul of Secondary Clarifier Components	\$100,000	0.22%
Drive Side RBC Pillow Blocks	\$83,500	0.19%

- Inside Filters Valve Actuator Replacement **\$33,500** 0.07%
- Re-lining of Ferrous Bulk Tank **\$30,000** 0.07%

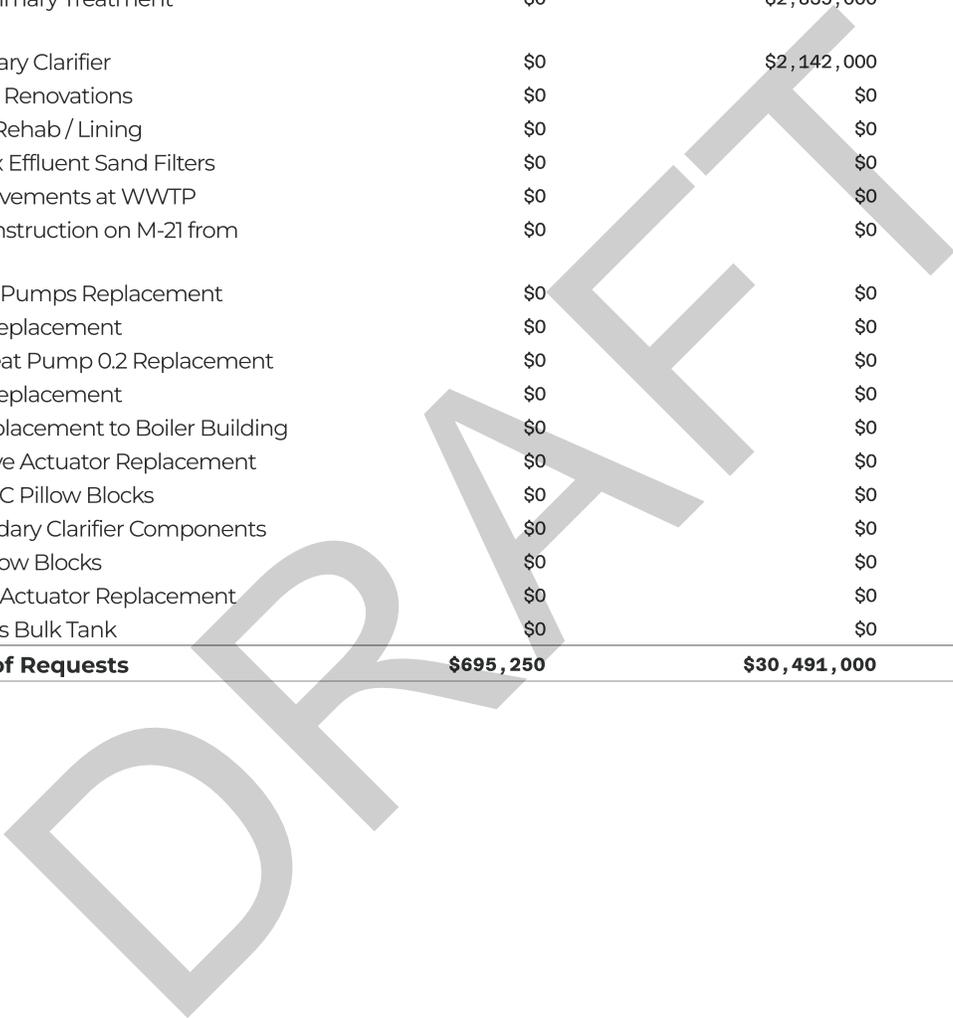
Summary of Requests

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034
Trickling Filters	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Solids Handling Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Collection System Pipe Lining	\$515,000	\$530,000	\$545,000	\$600,000	\$618,000	\$636,000	\$655,000	\$675,000
Tertiary Filtration Improvements	\$0	\$0	\$5,880,000	\$0	\$0	\$0	\$0	\$0
TRLS Forcemain Replacement from TRLS to Sturgis Street	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Preliminary and Primary Treatment Improvements	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Additional Secondary Clarifier	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chemical Building Renovations	\$0	\$35,000	\$475,000	\$0	\$0	\$0	\$0	\$0
Sanitary Manhole Rehab / Lining	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$0	\$0	\$0
Rejuvenation of Six Effluent Sand Filters	\$95,000	\$100,000	\$105,000	\$0	\$0	\$0	\$0	\$0
SCADA/PLC Improvements at WWTP	\$60,000	\$60,000	\$60,000	\$60,000	\$30,000	\$0	\$0	\$0
Sanitary Sewer Construction on M-21 from Baker to Scott	\$30,000	\$0	\$195,000	\$0	\$0	\$0	\$0	\$0
Secondary Sludge Pumps Replacement	\$0	\$215,000	\$0	\$0	\$0	\$0	\$0	\$0
Influent Pump 3 Replacement	\$0	\$0	\$0	\$0	\$0	\$0	\$200,000	\$0
Pump Building Heat Pump 0.2 Replacement	\$20,000	\$180,000	\$0	\$0	\$0	\$0	\$0	\$0
Influent Pump 2 Replacement	\$0	\$125,000	\$0	\$0	\$0	\$0	\$0	\$0
Electrical Feed Replacement to Boiler Building	\$125,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Outside Filters Valve Actuator Replacement	\$0	\$31,000	\$42,000	\$43,500	\$0	\$0	\$0	\$0
Non-Drive Side RBC Pillow Blocks	\$33,000	\$34,000	\$47,000	\$0	\$0	\$0	\$0	\$0
Overhaul of Secondary Clarifier Components	\$0	\$100,000	\$0	\$0	\$0	\$0	\$0	\$0
Drive Side RBC Pillow Blocks	\$25,000	\$26,000	\$32,500	\$0	\$0	\$0	\$0	\$0
Inside Filters Valve Actuator Replacement	\$14,000	\$19,500	\$0	\$0	\$0	\$0	\$0	\$0
Re-lining of Ferrous Bulk Tank	\$30,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

WASTEWATER TREATMENT PLANT

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034
Total Summary of Requests	\$1,047,000	\$1,555,500	\$7,481,500	\$803,500	\$748,000	\$636,000	\$855,000	\$675,000

Category <i>(continued from above)</i>	FY2035	FY2036	Total
Trickling Filters	\$0	\$13,020,000	\$13,020,000
Solids Handling Improvements	\$0	\$6,279,000	\$6,279,000
Collection System Pipe Lining	\$695,250	\$715,000	\$6,184,250
Tertiary Filtration Improvements	\$0	\$0	\$5,880,000
TRLS Forcemain Replacement from TRLS to Sturgis Street	\$0	\$5,500,000	\$5,500,000
Preliminary and Primary Treatment Improvements	\$0	\$2,835,000	\$2,835,000
Additional Secondary Clarifier	\$0	\$2,142,000	\$2,142,000
Chemical Building Renovations	\$0	\$0	\$510,000
Sanitary Manhole Rehab / Lining	\$0	\$0	\$500,000
Rejuvenation of Six Effluent Sand Filters	\$0	\$0	\$300,000
SCADA/PLC Improvements at WWTP	\$0	\$0	\$270,000
Sanitary Sewer Construction on M-21 from Baker to Scott	\$0	\$0	\$225,000
Secondary Sludge Pumps Replacement	\$0	\$0	\$215,000
Influent Pump 3 Replacement	\$0	\$0	\$200,000
Pump Building Heat Pump 0.2 Replacement	\$0	\$0	\$200,000
Influent Pump 2 Replacement	\$0	\$0	\$125,000
Electrical Feed Replacement to Boiler Building	\$0	\$0	\$125,000
Outside Filters Valve Actuator Replacement	\$0	\$0	\$116,500
Non-Drive Side RBC Pillow Blocks	\$0	\$0	\$114,000
Overhaul of Secondary Clarifier Components	\$0	\$0	\$100,000
Drive Side RBC Pillow Blocks	\$0	\$0	\$83,500
Inside Filters Valve Actuator Replacement	\$0	\$0	\$33,500
Re-lining of Ferrous Bulk Tank	\$0	\$0	\$30,000
Total Summary of Requests	\$695,250	\$30,491,000	\$44,987,750



Additional Secondary Clarifier

Overview

Request Owner	Jordan Whitford, Wastewater Supervisor
Department	WASTEWATER TREATMENT PLANT
Type	Capital Improvement
Request Groups	Wastewater
Estimated Start Date	07/1/2025
Estimated Completion Date	12/31/2025

Project Location



Description

Addition of a third secondary clarifier. This project will be required in the event development in the service area of the plant exceeds current design capacity.

Images



Secondary Clarifier.JPG

Details

Type of Project: New Construction - Development

Capital Cost

FY2027 Budget
\$0

Total Budget (all years)
\$126K

Project Total
\$126K

Detailed Breakdown

Category	FY2036 <i>Requested</i>
Design Engineering	\$126,000
Construction Costs	\$0
Total	\$126,000

Funding Sources

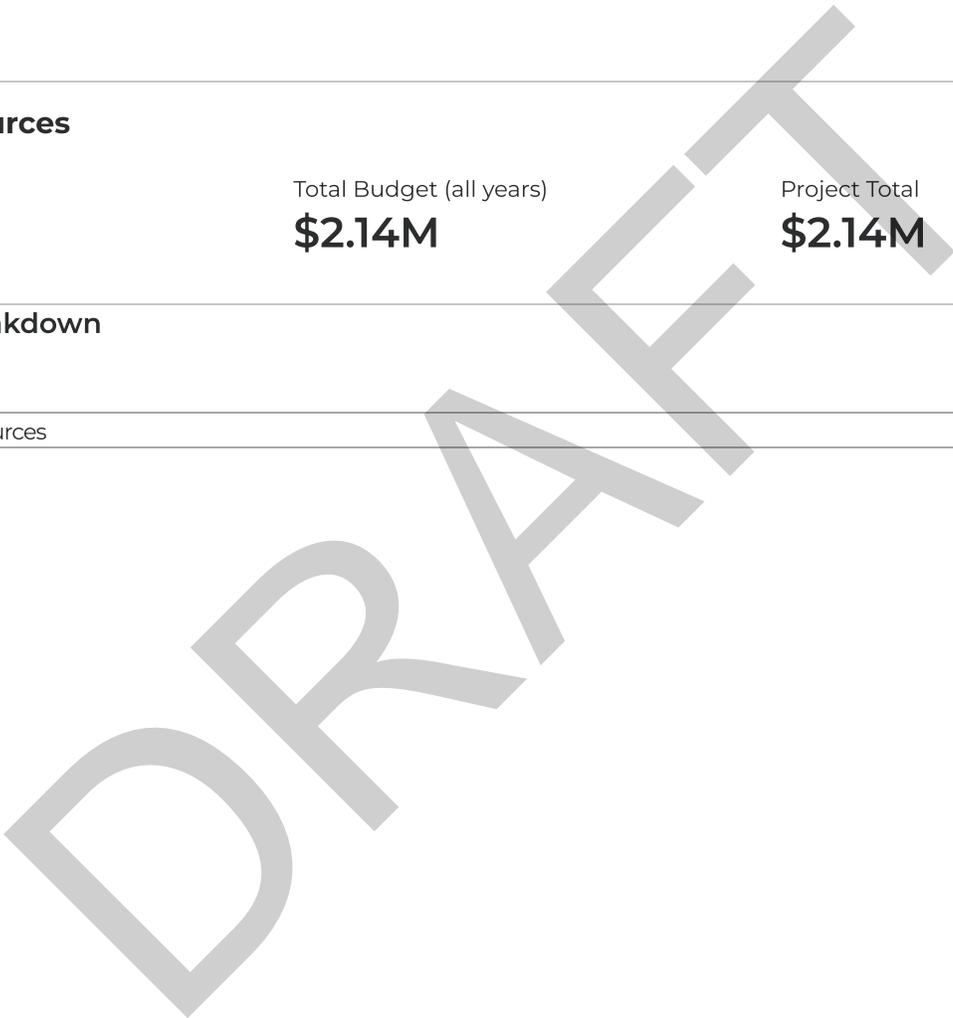
FY2027 Budget
\$0

Total Budget (all years)
\$2.14M

Project Total
\$2.14M

Detailed Breakdown

Category	FY2036 <i>Requested</i>
Fund Revenue Sources	\$2,142,000
Total	\$2,142,000



Chemical Building Renovations

Overview

Request Owner	Jordan Whitford, Wastewater Supervisor
Department	WASTEWATER TREATMENT PLANT
Type	Capital Improvement
Request Groups	Wastewater
Estimated Start Date	07/1/2027
Estimated Completion Date	12/31/2028

Project Location



Description

The chemical building is one of the original facilities at the plant. This building houses our ferrous chloride that is used for phosphorus removal. Due to the corrosiveness of the ferrous chloride stored and fed in this building, it has done significant damage to the interior of the building as well as the main electrical components.

This project would isolate the chemical storage and feed portion of the building, provide proper HVAC, clean up the inside of the building and replace all damaged electrical components.

Images



Ferrous Building#1.JPG



Ferrous Building#2.JPG



Ferrous Building#3.JPG



Ferrous Building#4.JPG



Ferrous Day Tank.JPG



Ferrous Bulk Tank.JPG

Details

Type of Project: Replacement - Maintenance

Capital Cost

FY2027 Budget

\$0

Total Budget (all years)

\$510K

Project Total

\$510K

Detailed Breakdown

Category	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	Total
Construction Costs	\$0	\$475,000	\$475,000
Design Engineering	\$35,000	\$0	\$35,000
Total	\$35,000	\$475,000	\$510,000

Funding Sources

FY2027 Budget

\$0

Total Budget (all years)

\$510K

Project Total

\$510K

Detailed Breakdown

Category	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	Total
Fund Revenue Sources	\$35,000	\$475,000	\$510,000
Total	\$35,000	\$475,000	\$510,000



Collection System Pipe Lining

Overview

Request Owner	Jordan Whitford, Wastewater Supervisor
Department	WASTEWATER TREATMENT PLANT
Type	Capital Improvement
Request Groups	Wastewater
Estimated Start Date	07/1/2025
Estimated Completion Date	12/31/2025

Project Location



Description

CIPP lining of sanitary sewer. 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.

Images



CIPP Lining Picture.JPG

Details

Type of Project: Replacement - Maintenance

Capital Cost

FY2027 Budget
\$515K

Total Budget (all years)
\$6.18M

Project Total
\$6.18M

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	FY2032 <i>Requested</i>	FY2033 <i>Requested</i>	FY2034 <i>Requested</i>
Construction Costs	\$515,000	\$530,000	\$545,000	\$600,000	\$618,000	\$636,000	\$655,000	\$675,000
Total	\$515,000	\$530,000	\$545,000	\$600,000	\$618,000	\$636,000	\$655,000	\$675,000

Category <i>(continued from above) ↑</i>	FY2035 <i>Requested</i>	FY2036 <i>Requested</i>	Total
Construction Costs	\$695,250	\$715,000	\$6,184,250
Total	\$695,250	\$715,000	\$6,184,250

Funding Sources

FY2027 Budget
\$515K

Total Budget (all years)
\$6.18M

Project Total
\$6.18M

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	FY2032 <i>Requested</i>	FY2033 <i>Requested</i>	FY2034 <i>Requested</i>
Fund Revenue Sources	\$515,000	\$530,000	\$545,000	\$600,000	\$618,000	\$636,000	\$655,000	\$675,000
Total	\$515,000	\$530,000	\$545,000	\$600,000	\$618,000	\$636,000	\$655,000	\$675,000

Category <i>(continued from above) ↑</i>	FY2035 <i>Requested</i>	FY2036 <i>Requested</i>	Total
Fund Revenue Sources	\$695,250	\$715,000	\$6,184,250
Total	\$695,250	\$715,000	\$6,184,250

Drive Side RBC Pillow Blocks

Overview

Request Owner	Jordan Whitford, Wastewater Supervisor
Department	WASTEWATER TREATMENT PLANT
Type	Capital Improvement
Request Groups	Wastewater
Estimated Start Date	07/1/2025
Estimated Completion Date	12/31/2025

Project Location



Description

Replacement of 13 drive side RBC pillow blocks. 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.

Images



RBC Pillow Block.jpg

Details

Type of Project: Replacement - Maintenance

Supplemental Attachments

 [RBC Pillow Blocks 11-20-24.pdf](#)

Capital Cost

FY2027 Budget
\$25K

Total Budget (all years)
\$83.5K

Project Total
\$83.5K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	Total
Equipment/Furnishings	\$25,000	\$26,000	\$32,500	\$83,500
Total	\$25,000	\$26,000	\$32,500	\$83,500

Funding Sources

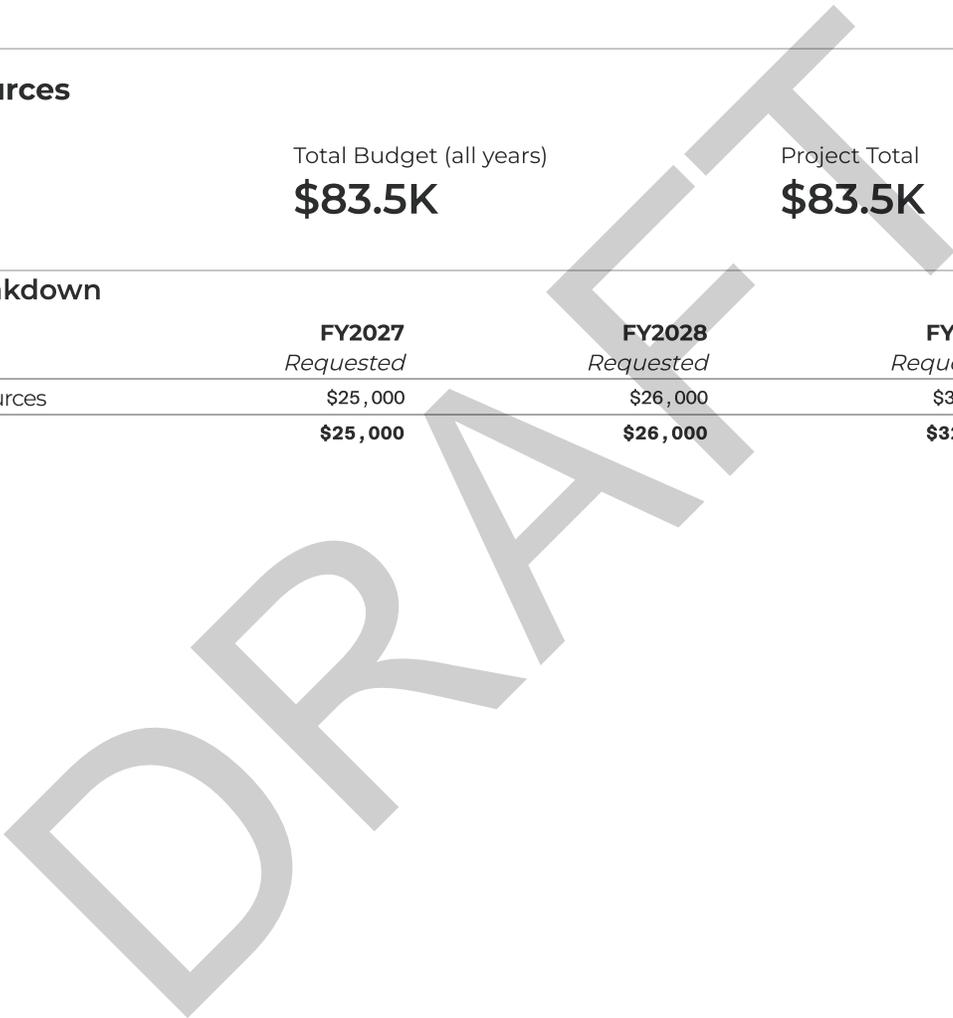
FY2027 Budget
\$25K

Total Budget (all years)
\$83.5K

Project Total
\$83.5K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	Total
Fund Revenue Sources	\$25,000	\$26,000	\$32,500	\$83,500
Total	\$25,000	\$26,000	\$32,500	\$83,500



Electrical Feed Replacement to Boiler Building

Overview

Request Owner	Jordan Whitford, Wastewater Supervisor
Department	WASTEWATER TREATMENT PLANT
Type	Capital Improvement
Request Groups	Wastewater
Estimated Start Date	07/1/2026
Estimated Completion Date	12/31/2026

Project Location



Description

Replacement of the primary electrical feed line to the boiler building. The building is currently operating off the backup feed due to an unexpected failure last fall.

Images



Boiler Building Electric.JPG

Details

Type of Project: Replacement - Maintenance

Capital Cost

FY2027 Budget
\$125K

Total Budget (all years)
\$125K

Project Total
\$125K

Detailed Breakdown

Category

FY2027
Requested

Construction Costs

\$125,000

Total

\$125,000

Funding Sources

FY2027 Budget
\$125K

Total Budget (all years)
\$125K

Project Total
\$125K

Detailed Breakdown

Category

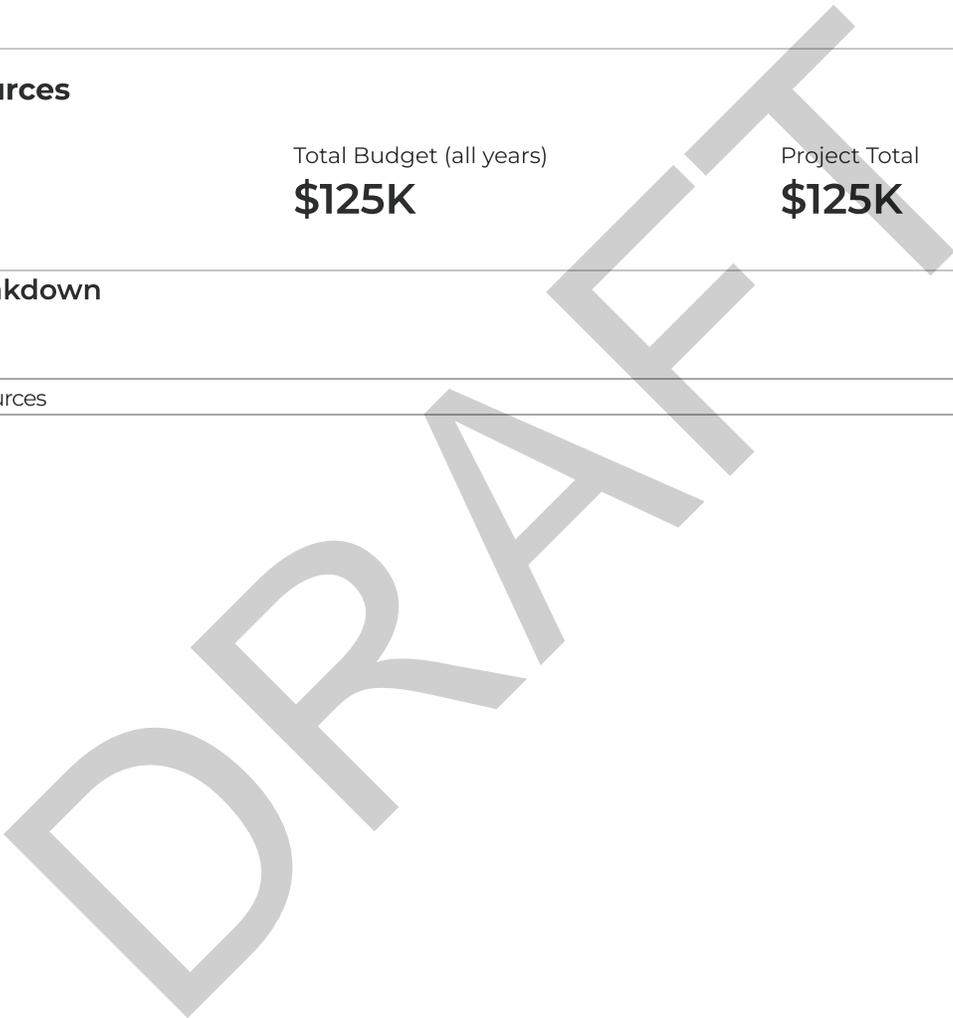
FY2027
Requested

Fund Revenue Sources

\$125,000

Total

\$125,000



Influent Pump 2 Replacement

Overview

Request Owner	Jordan Whitford, Wastewater Supervisor
Department	WASTEWATER TREATMENT PLANT
Type	Capital Improvement
Request Groups	Wastewater
Estimated Start Date	01/1/2028
Estimated Completion Date	12/31/2028

Project Location



Description

Replacement of influent pump 2. This is one of four pumps that pump influent wastewater for screening and aeration and was installed in 2008. Influent pump 1 is being replaced currently due to a catastrophic failure in mid 2025. The criticality of this equipment is high and the unexpected failure of this pump can not be afforded.

Images



Influent Pump.JPG

Details

Type of Project: Replacement - Maintenance

Capital Cost

FY2027 Budget
\$0

Total Budget (all years)
\$125K

Project Total
\$125K

Detailed Breakdown

Category

FY2028
Requested

Construction Costs

\$125,000

Total

\$125,000

Funding Sources

FY2027 Budget
\$0

Total Budget (all years)
\$125K

Project Total
\$125K

Detailed Breakdown

Category

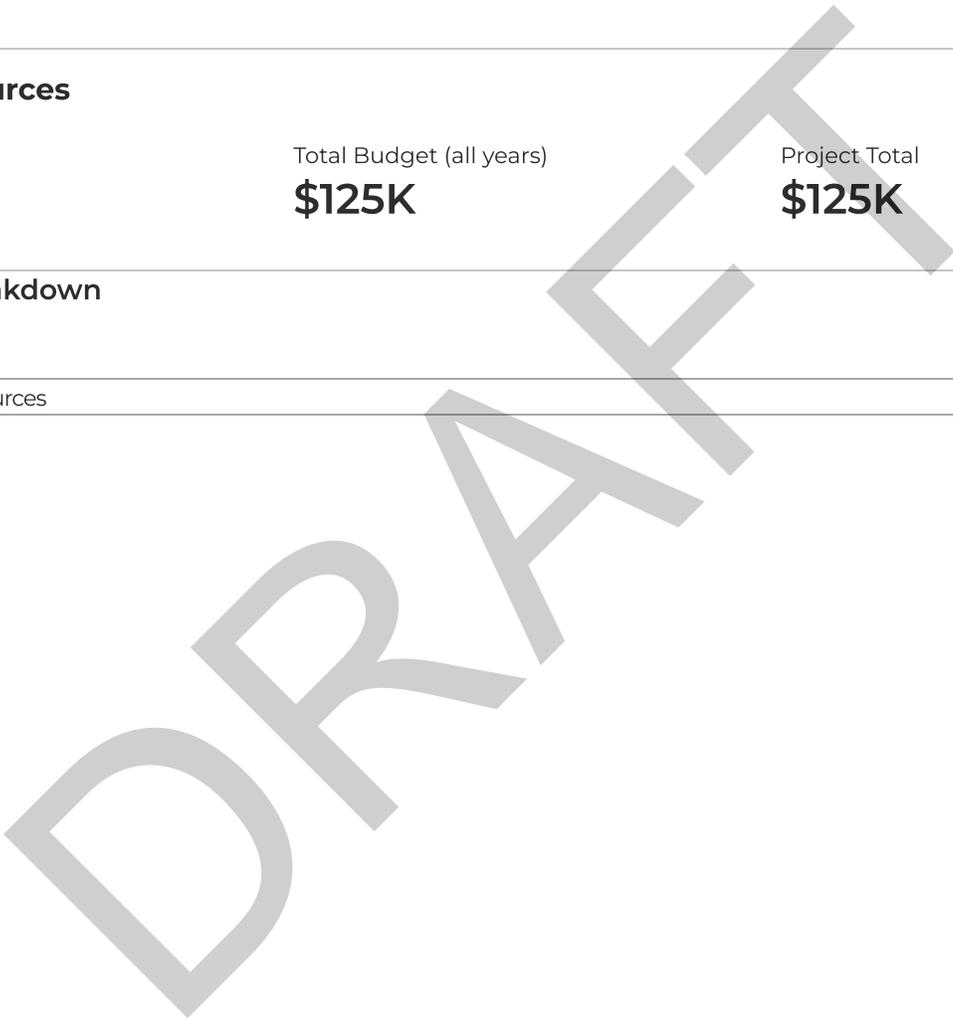
FY2028
Requested

Fund Revenue Sources

\$125,000

Total

\$125,000



Influent Pump 3 Replacement

Overview

Request Owner	Jordan Whitford, Wastewater Supervisor
Department	WASTEWATER TREATMENT PLANT
Type	Capital Improvement
Estimated Start Date	07/1/2033
Estimated Completion Date	12/31/2033

Project Location



Description

Replacement of influent pump 3. This is one of four pumps that pump influent wastewater for screening and aeration and was installed in 2008. Influent pump 1 is being replaced currently due to a catastrophic failure in mid 2025. This pump does not run as frequently as pump 1 and pump 2 runs but plays a vital role during wet weather events. An unexpected failure of this pump can not be afforded.

Images



Influent Pump.JPG

Details

Type of Project: Replacement - Maintenance

Capital Cost

FY2027 Budget
\$0

Total Budget (all years)
\$200K

Project Total
\$200K

Detailed Breakdown

Category

FY2033
Requested

Construction Costs

\$200,000

Total

\$200,000

Funding Sources

FY2027 Budget
\$0

Total Budget (all years)
\$200K

Project Total
\$200K

Detailed Breakdown

Category

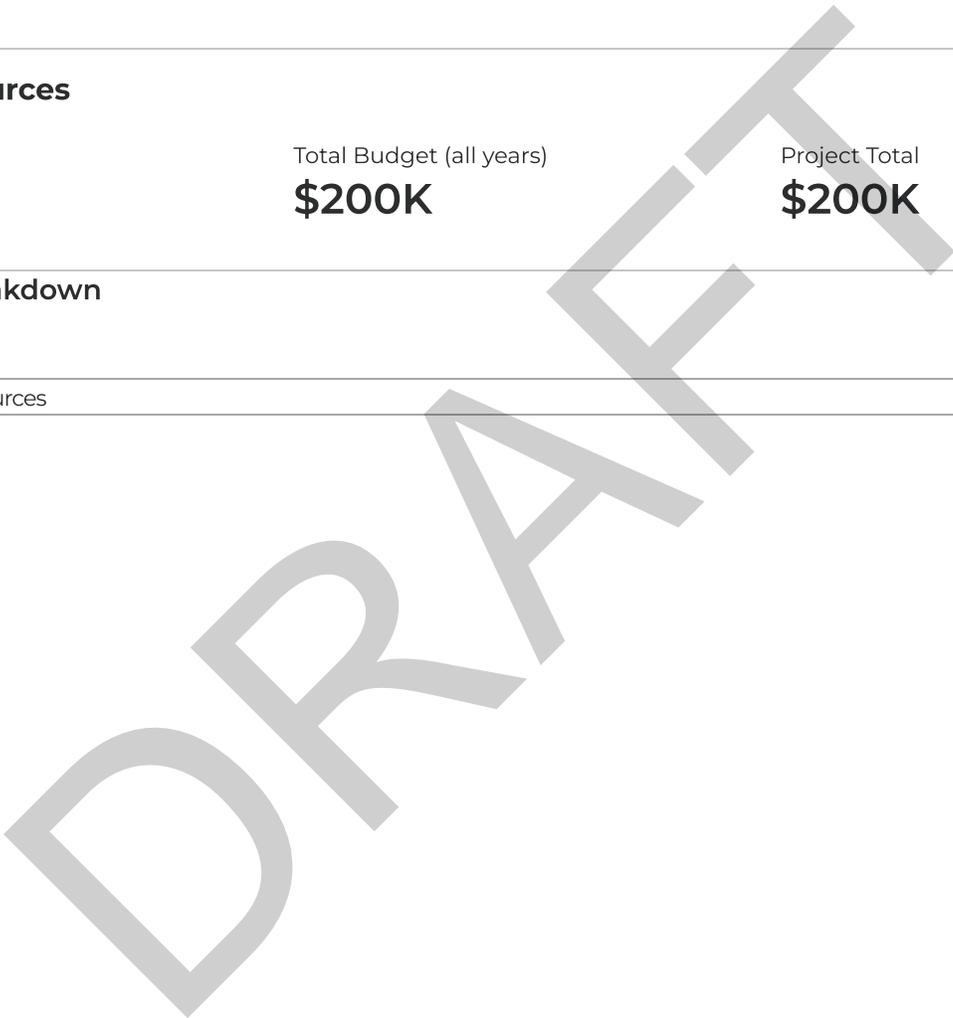
FY2033
Requested

Fund Revenue Sources

\$200,000

Total

\$200,000



Inside Filters Valve Actuator Replacement

Overview

Request Owner	Jordan Whitford, Wastewater Supervisor
Department	WASTEWATER TREATMENT PLANT
Type	Capital Improvement
Request Groups	Wastewater
Estimated Start Date	07/1/2026
Estimated Completion Date	12/31/2027

Project Location



Description

Phased replacement of 7 inside filter valve actuators. The inside filters were installed in the 1970s and many of the valve actuators are still original and unable to be rebuilt.

Images



Inside Filter Actuator#1.JPG



Inside Filter Actuator#2.JPG

Details

Type of Project: Replacement - Maintenance

Capital Cost

FY2027 Budget
\$14K

Total Budget (all years)
\$33.5K

Project Total
\$33.5K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	Total
Construction Costs	\$14,000	\$19,500	\$33,500
Total	\$14,000	\$19,500	\$33,500

Funding Sources

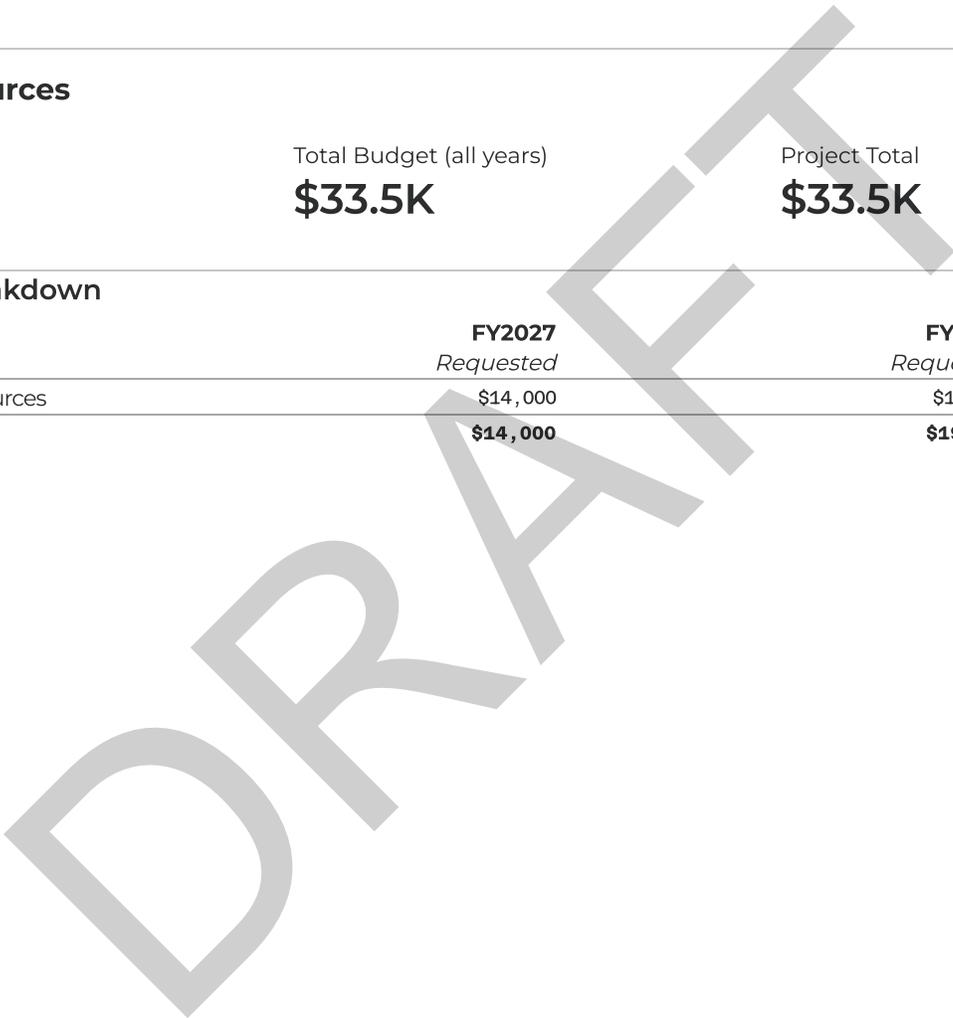
FY2027 Budget
\$14K

Total Budget (all years)
\$33.5K

Project Total
\$33.5K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	Total
Fund Revenue Sources	\$14,000	\$19,500	\$33,500
Total	\$14,000	\$19,500	\$33,500



Non-Drive Side RBC Pillow Blocks

Overview

Request Owner	Jordan Whitford, Wastewater Supervisor
Department	WASTEWATER TREATMENT PLANT
Type	Capital Improvement
Request Groups	Wastewater
Estimated Start Date	07/1/2025
Estimated Completion Date	12/31/2025

Project Location



Description

Replacement of 14 non-drive side RBC pillow blocks. 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.

Images



RBC Pillow Block.jpg

Details

Type of Project: Replacement - Maintenance

Supplemental Attachments

 [RBC Pillow Blocks 11-20-24.pdf](#)

Capital Cost

FY2027 Budget
\$31K

Total Budget (all years)
\$90K

Project Total
\$90K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	Total
Equipment/Furnishings	\$31,000	\$32,000	\$27,000	\$90,000
Total	\$31,000	\$32,000	\$27,000	\$90,000

Funding Sources

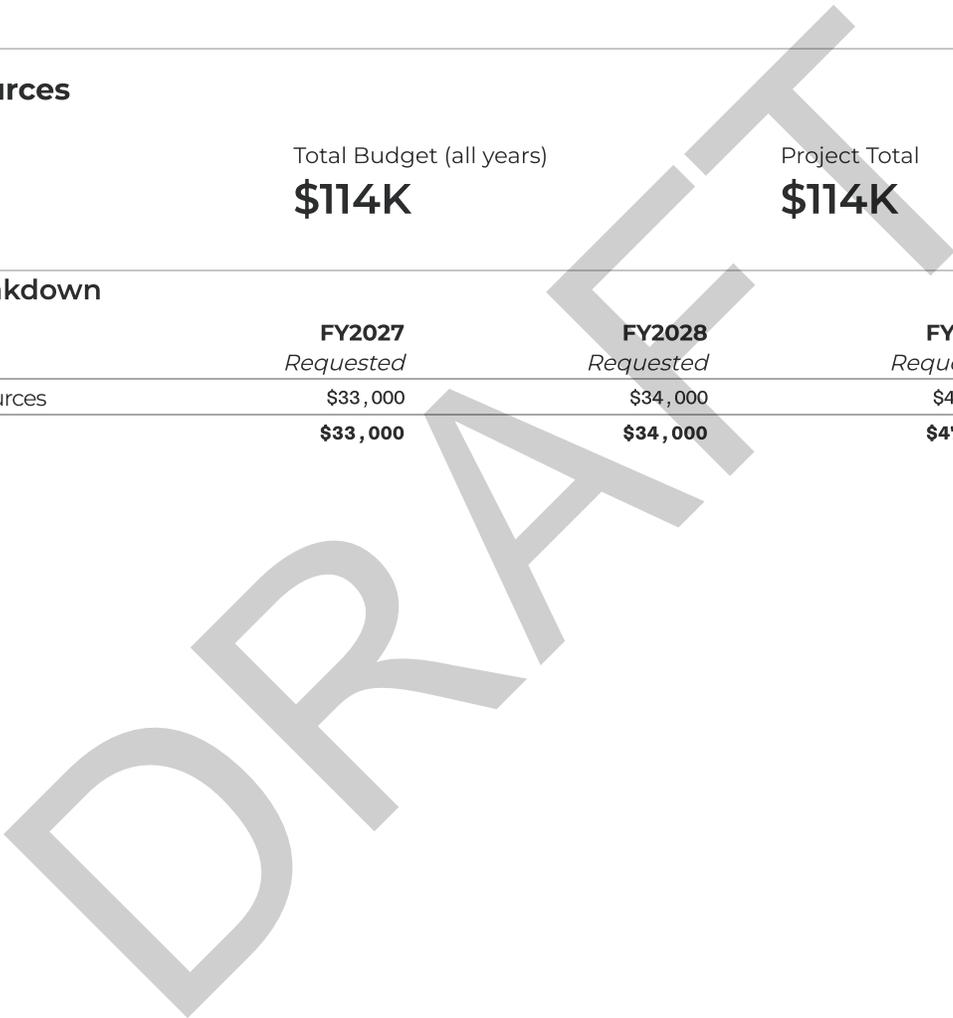
FY2027 Budget
\$33K

Total Budget (all years)
\$114K

Project Total
\$114K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	Total
Fund Revenue Sources	\$33,000	\$34,000	\$47,000	\$114,000
Total	\$33,000	\$34,000	\$47,000	\$114,000

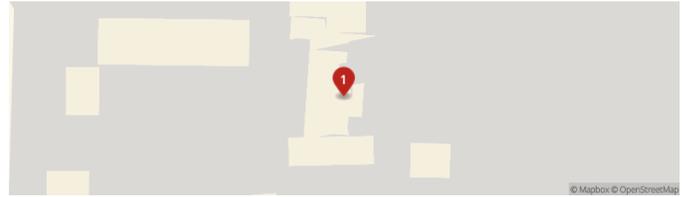


Outside Filters Valve Actuator Replacement

Overview

Request Owner	Jordan Whitford, Wastewater Supervisor
Department	WASTEWATER TREATMENT PLANT
Type	Capital Improvement
Request Groups	Wastewater
Estimated Start Date	07/1/2027
Estimated Completion Date	12/31/2029

Project Location



Description

Phased replacement of 11 outside filter valve actuators. The inside filters were installed in the early 2000s and many of the valve actuators are still original and due for replacement.

Images



Outside Filter Actuator#1.JPG



Outside Filter Actuator#2.JPG

Details

Type of Project: Replacement - Maintenance

Capital Cost

FY2027 Budget
\$0

Total Budget (all years)
\$117K

Project Total
\$117K

Detailed Breakdown

Category	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	Total
Construction Costs	\$31,000	\$42,000	\$43,500	\$116,500
Total	\$31,000	\$42,000	\$43,500	\$116,500

Funding Sources

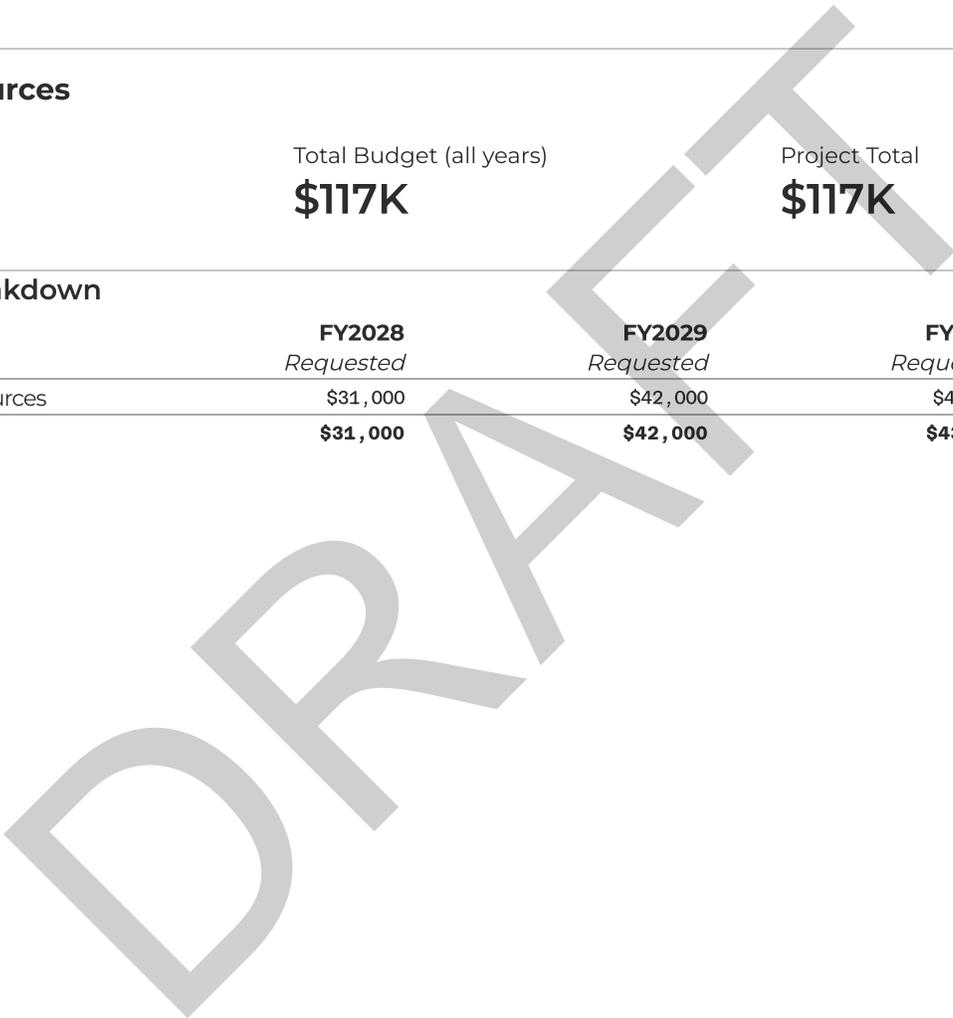
FY2027 Budget
\$0

Total Budget (all years)
\$117K

Project Total
\$117K

Detailed Breakdown

Category	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	Total
Fund Revenue Sources	\$31,000	\$42,000	\$43,500	\$116,500
Total	\$31,000	\$42,000	\$43,500	\$116,500



Overhaul of Secondary Clarifier Components

Overview

Request Owner	Jordan Whitford, Wastewater Supervisor
Department	WASTEWATER TREATMENT PLANT
Type	Capital Improvement
Request Groups	Wastewater
Estimated Start Date	07/1/2028
Estimated Completion Date	12/31/2028

Project Location



Description

Replacement and re-fabrication of secondary skimmer arms and scum boxes on the north and south secondary clarifiers. Both of which are original parts of the clarifier when they were built in the 70s.

Images



Secondary Clarifier#2.JPG



Secondary Clarifier#1.JPG

Details

Type of Project: Replacement - Maintenance

Capital Cost

FY2027 Budget
\$0

Total Budget (all years)
\$100K

Project Total
\$100K

Detailed Breakdown

Category

FY2029
Requested

Construction Costs

\$100,000

Total

\$100,000

Funding Sources

FY2027 Budget
\$0

Total Budget (all years)
\$100K

Project Total
\$100K

Detailed Breakdown

Category

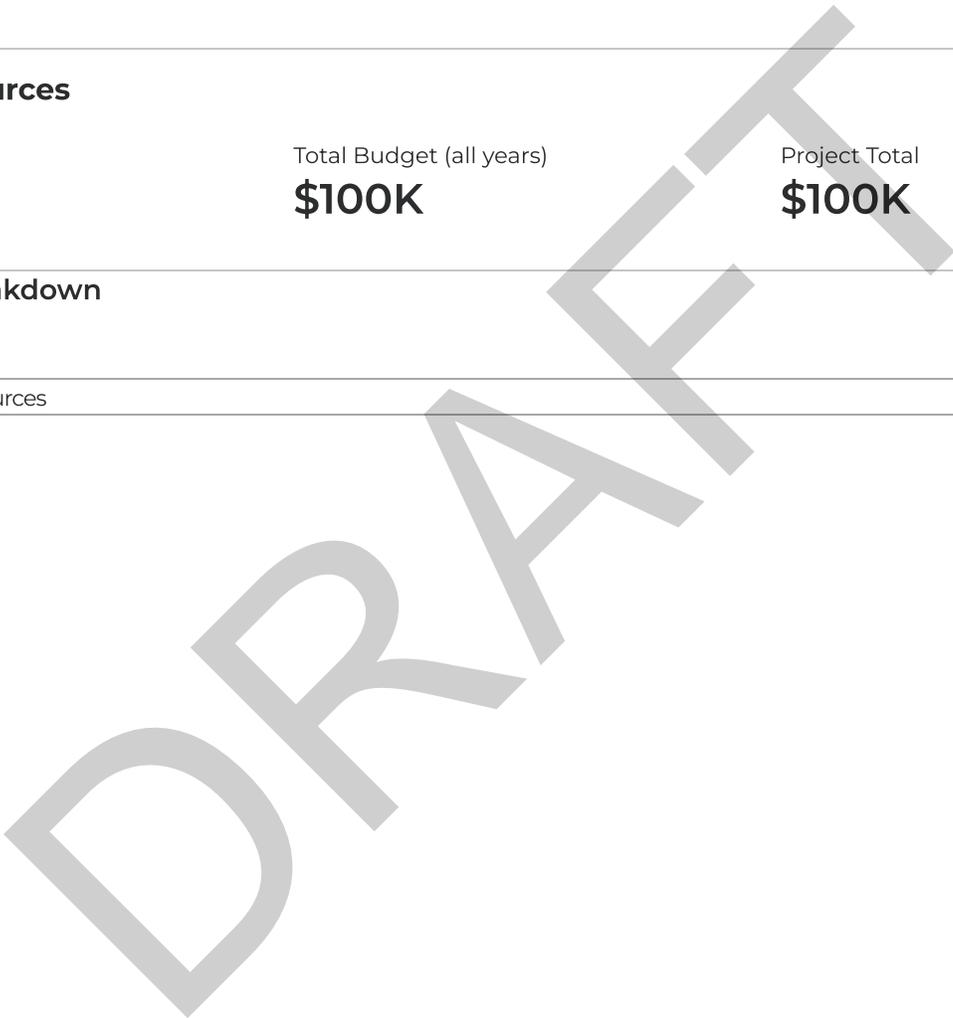
FY2028
Requested

Fund Revenue Sources

\$100,000

Total

\$100,000



Preliminary and Primary Treatment Improvements

Overview

Request Owner	Jordan Whitford, Wastewater Supervisor
Department	WASTEWATER TREATMENT PLANT
Type	Capital Improvement
Request Groups	Wastewater
Estimated Start Date	07/1/2025
Estimated Completion Date	12/31/2025

Project Location



Description

Headworks/wet well improvements. Addition of a primary clarifier and needed chemical feed improvements.

Images



Primary Clarifier.JPG

Details

Type of Project: New Construction - Development

Capital Cost

FY2027 Budget
\$0

Total Budget (all years)
\$210K

Project Total
\$210K

Detailed Breakdown

Category

FY2036
Requested

Design Engineering

\$210,000

Construction Costs

\$0

Total

\$210,000

Funding Sources

FY2027 Budget
\$0

Total Budget (all years)
\$2.84M

Project Total
\$2.84M

Detailed Breakdown

Category

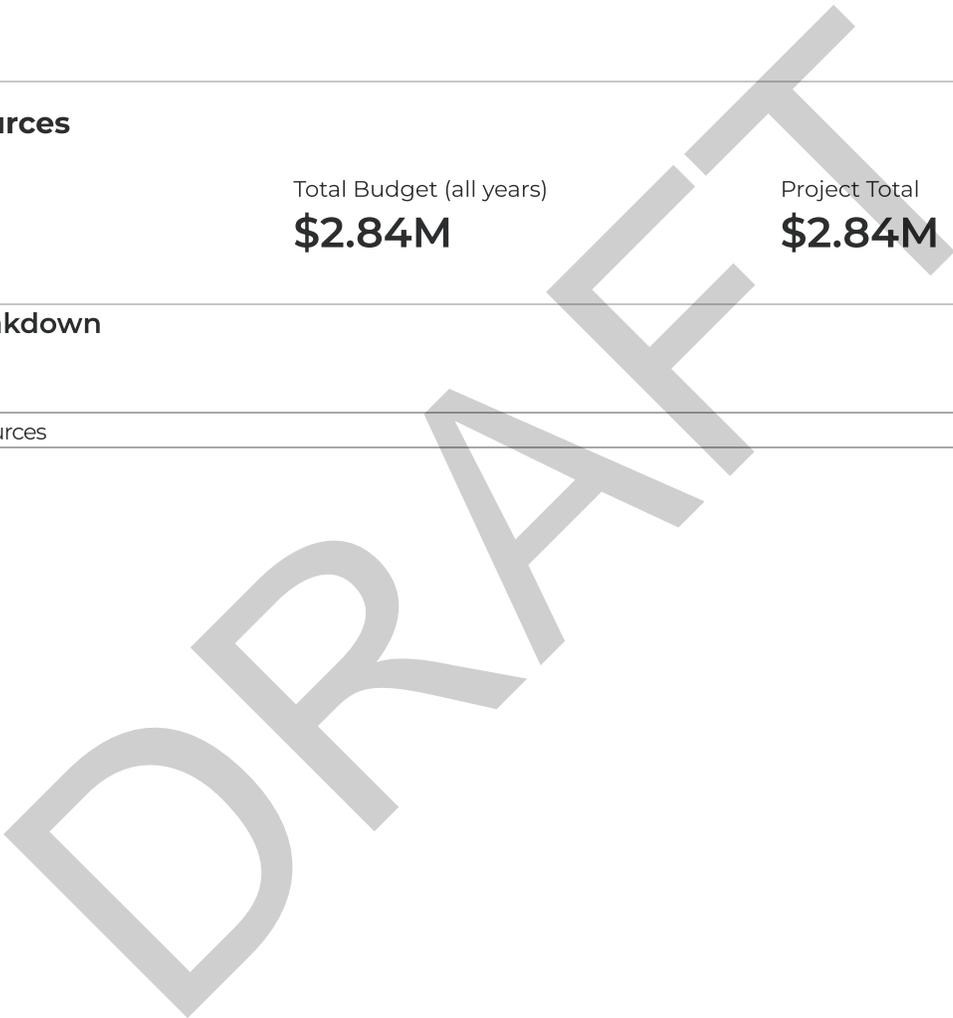
FY2036
Requested

Fund Revenue Sources

\$2,835,000

Total

\$2,835,000



Pump Building Heat Pump 0.2 Replacement

Overview

Request Owner	Jordan Whitford, Wastewater Supervisor
Department	WASTEWATER TREATMENT PLANT
Type	Capital Improvement
Request Groups	Wastewater
Estimated Start Date	07/1/2025
Estimated Completion Date	12/31/2025

Project Location



Description

Pump building heat pump 0.2 replacement. The main pump building at the WWTP is heated by two geo-thermal heat pumps. One of the two units was replaced in the 24-25 F.Y budget due to an unexpected failure in late winter of 2024. The intent is to replace the second unit prior to its failure as both units were installed at the same time in 2008.

Due to effluent water and underground piping characteristics causing additional maintenance and issues with the heat pumps, we intend to move to a gas-fired boiler system that will be more efficient and reliable than the current heat pump 0.2.

Images



Pump Building Heat Pump.JPG

Details

Type of Project: Replacement - Maintenance

Supplemental Attachments

 [Pump Building Heat Pump-Hopkins.pdf](#)

Capital Cost

FY2027 Budget

\$20K

Total Budget (all years)

\$200K

Project Total

\$200K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	Total
Construction Costs	\$0	\$180,000	\$180,000
Design Engineering	\$20,000	\$0	\$20,000
Total	\$20,000	\$180,000	\$200,000

Funding Sources

FY2027 Budget

\$20K

Total Budget (all years)

\$200K

Project Total

\$200K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	Total
Fund Revenue Sources	\$20,000	\$180,000	\$200,000
Total	\$20,000	\$180,000	\$200,000

Re-lining of Ferrous Bulk Tank

Overview

Request Owner	Jordan Whitford, Wastewater Supervisor
Department	WASTEWATER TREATMENT PLANT
Type	Capital Improvement
Request Groups	Wastewater
Estimated Start Date	07/1/2026
Estimated Completion Date	12/31/2026

Project Location



Description

The ferrous bulk tank is a 8,000 gallon fiberglass tank that stores our ferrous chloride. This tank was installed in the late 70's. A few small leaks have been noticed and require repair. Preliminary investigations found that the lower three feet of the tank needs to be relined in order to prevent future leaks.

Images



Ferrous Bulk Tank.JPG

Details

Type of Project: Replacement - Maintenance

Capital Cost

FY2027 Budget
\$30K

Total Budget (all years)
\$30K

Project Total
\$30K

Detailed Breakdown

Category

FY2027
Requested

Construction Costs

\$30,000

Total

\$30,000

Funding Sources

FY2027 Budget
\$30K

Total Budget (all years)
\$30K

Project Total
\$30K

Detailed Breakdown

Category

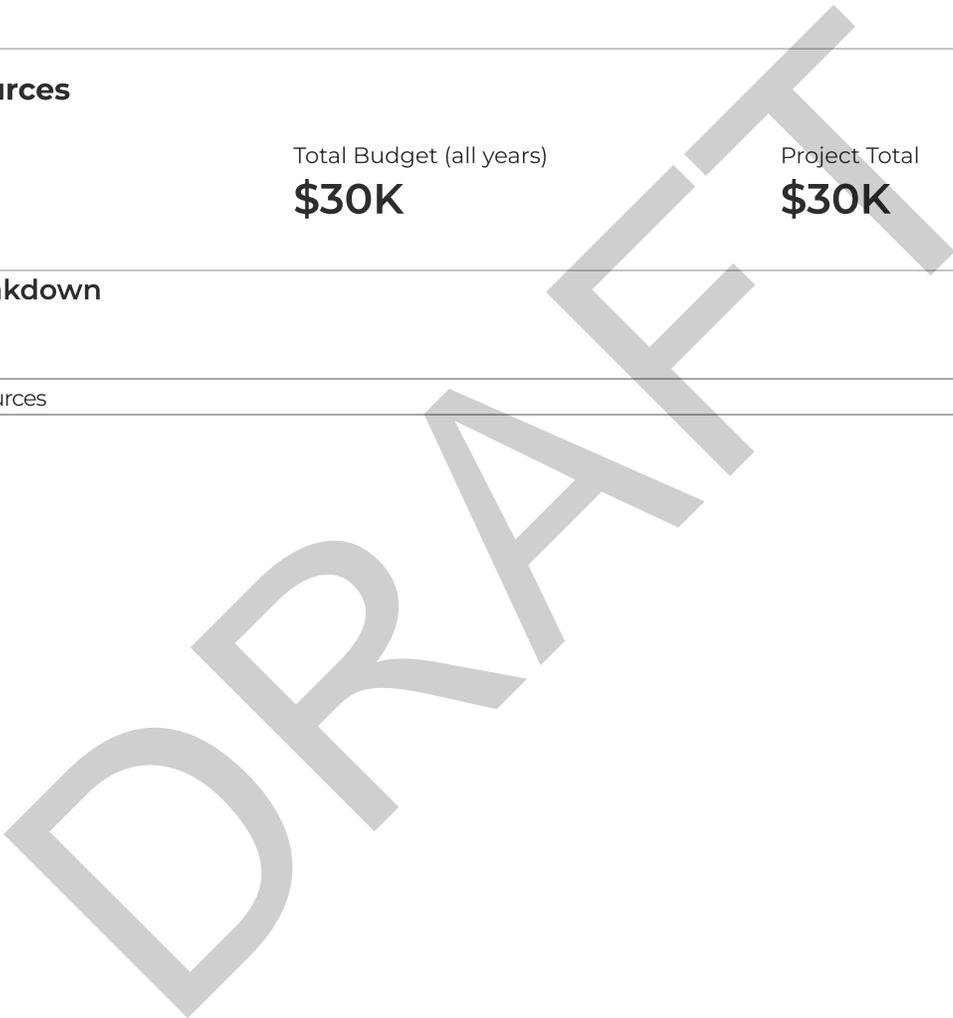
FY2027
Requested

Fund Revenue Sources

\$30,000

Total

\$30,000



Rejuvenation of Six Effluent Sand Filters

Overview

Request Owner	Jordan Whitford, Wastewater Supervisor
Department	WASTEWATER TREATMENT PLANT
Type	Capital Improvement
Estimated Start Date	07/1/2026
Estimated Completion Date	12/31/2030

Project Location

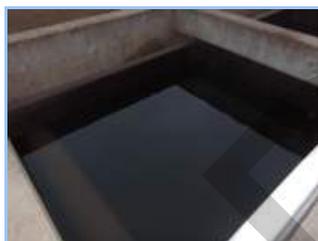


Description

3 year phased approach to rejuvenate the media inside all 6 effluent filters. In the fall, Fishbeck was contracted to perform an analysis on all 6 sand filters. The study is still ongoing, but earlier results show that all 6 filters media needs to be removed and replaced. The inside filters are the oldest with an installation date in the 70s with additional media only being added once since their installation. The outside filters were installed in the early 2000s and have also had media added to them once.

In the fall of 2025 our discharge permit was updated by EGLE and included more stringed discharge limits. In order to continually meet those limits, this work on the filters needs to be completed in its entirety by April 2029.

Images



Outside Filter.JPG



Inside Filter.JPG

Details

Type of Project: Replacement - Maintenance

Capital Cost

FY2027 Budget
\$95K

Total Budget (all years)
\$300K

Project Total
\$300K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	Total
Construction Engineering	\$95,000	\$100,000	\$105,000	\$300,000
Total	\$95,000	\$100,000	\$105,000	\$300,000

Funding Sources

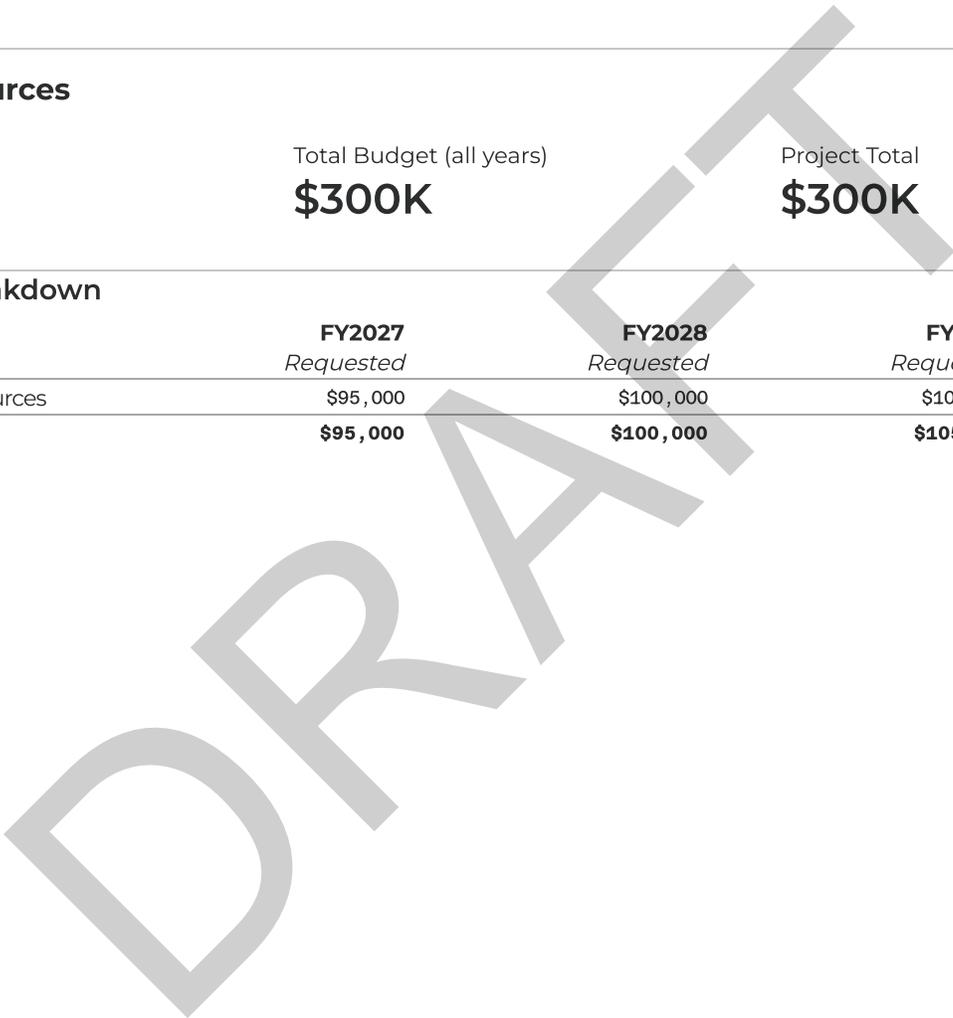
FY2027 Budget
\$95K

Total Budget (all years)
\$300K

Project Total
\$300K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	Total
Fund Revenue Sources	\$95,000	\$100,000	\$105,000	\$300,000
Total	\$95,000	\$100,000	\$105,000	\$300,000



Sanitary Manhole Rehab / Lining

Overview

Request Owner	Jordan Whitford, Wastewater Supervisor
Department	WASTEWATER TREATMENT PLANT
Type	Capital Improvement
Request Groups	Wastewater
Estimated Start Date	07/1/2026

Project Location



Description

Lining of approximately 330 vertical feet of sanitary manholes. This process reduces the ability for infiltration and increases structural integrity of the manhole.

Images



Manhole Lining.jpg

Details

Type of Project: Replacement - Maintenance

Capital Cost

FY2027 Budget
\$105K

Total Budget (all years)
\$1.32M

Project Total
\$1.32M

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	FY2032 <i>Requested</i>	FY2033 <i>Requested</i>	FY2034 <i>Requested</i>
Construction Costs	\$105,000	\$110,250	\$115,750	\$121,550	\$127,650	\$134,000	\$140,750	\$147,750
Total	\$105,000	\$110,250	\$115,750	\$121,550	\$127,650	\$134,000	\$140,750	\$147,750

Category <i>(continued from above)</i>	FY2035 <i>Requested</i>	FY2036 <i>Requested</i>	Total
Construction Costs	\$155,100	\$163,000	\$1,320,800
Total	\$155,100	\$163,000	\$1,320,800

Funding Sources

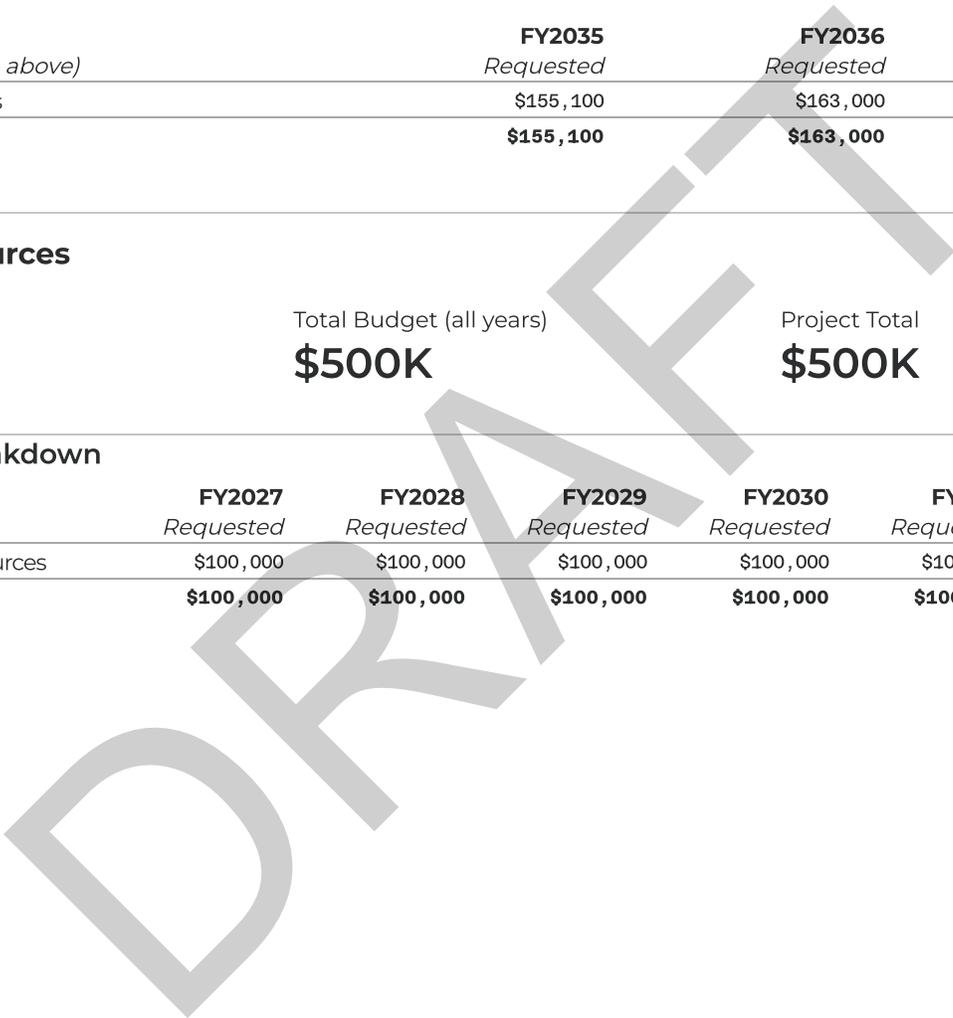
FY2027 Budget
\$100K

Total Budget (all years)
\$500K

Project Total
\$500K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	Total
Fund Revenue Sources	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Total	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000



Sanitary Sewer Construction on M-21 from Baker to Scott

Overview

Request Owner	Jordan Whitford, Wastewater Supervisor
Department	WASTEWATER TREATMENT PLANT
Type	Capital Improvement
Request Groups	Wastewater
Estimated Start Date	07/1/2025
Estimated Completion Date	12/31/2025

Project Location



Description

Installing roughly 1,100' of sanitary sewer on M-21 between Baker and Scott Road. Currently, the homes and businesses on this stretch of M-21 have sewer leads going back to Cass Street and Walker Street as there is no sewer main down this section of M21.

Details

Type of Project: New Construction

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
\$30K	\$225K	\$225K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2029 <i>Requested</i>	Total
Construction Costs	\$0	\$195,000	\$195,000
Design Engineering	\$30,000	\$0	\$30,000
Total	\$30,000	\$195,000	\$225,000

Funding Sources

FY2027 Budget
\$30K

Total Budget (all years)
\$225K

Project Total
\$225K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2029 <i>Requested</i>	Total
Fund Revenue Sources	\$30,000	\$195,000	\$225,000
Total	\$30,000	\$195,000	\$225,000

DRAFT

SCADA/PLC Improvements at WWTP

Overview

Request Owner	Jordan Whitford, Wastewater Supervisor
Department	WASTEWATER TREATMENT PLANT
Type	Capital Improvement
Request Groups	Wastewater
Estimated Start Date	07/1/2025
Estimated Completion Date	12/31/2025

Project Location



Description

Phased replacement of building PLCs. 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 nearing 20 years old and becoming obsolete, requiring a phased replacement approach.

Images



PLC.jpg

Details

Type of Project: Replacement - Maintenance

Capital Cost

FY2027 Budget
\$60K

Total Budget (all years)
\$270K

Project Total
\$270K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	Total
Equipment/Furnishings	\$60,000	\$60,000	\$60,000	\$60,000	\$30,000	\$270,000
Total	\$60,000	\$60,000	\$60,000	\$60,000	\$30,000	\$270,000

Funding Sources

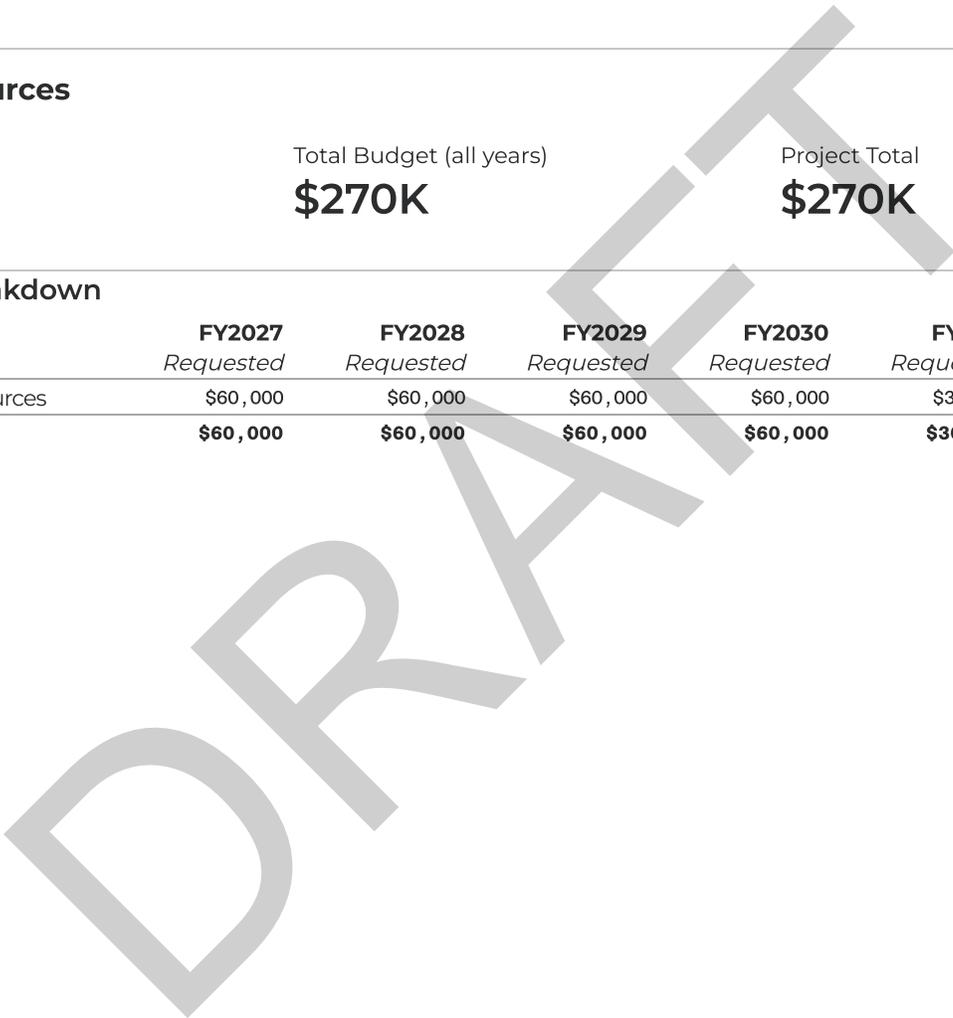
FY2027 Budget
\$60K

Total Budget (all years)
\$270K

Project Total
\$270K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	Total
Fund Revenue Sources	\$60,000	\$60,000	\$60,000	\$60,000	\$30,000	\$270,000
Total	\$60,000	\$60,000	\$60,000	\$60,000	\$30,000	\$270,000



Secondary Sludge Pumps Replacement

Overview

Request Owner	Jordan Whitford, Wastewater Supervisor
Department	WASTEWATER TREATMENT PLANT
Type	Capital Improvement
Request Groups	Wastewater
Estimated Start Date	07/1/2028
Estimated Completion Date	12/31/2028

Project Location



Description

The secondary sludge pumps draw sludge off the secondary clarifier and pump it back to the front of the plant to be reprocessed. Current pumps were installed in the 70s and have operated well beyond their life span. Parts are becoming difficult to get for these pumps and they should be replaced prior to replacement parts becoming totally obsolete.

Details

Type of Project: Replacement - Maintenance

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
\$0	\$215K	\$215K

Detailed Breakdown

Category	FY2028
	<i>Requested</i>
Construction Costs	\$215,000
Total	\$215,000

Funding Sources

FY2027 Budget

\$0

Total Budget (all years)

\$215K

Project Total

\$215K

Detailed Breakdown

Category

FY2028
Requested

Fund Revenue Sources

\$215,000

Total

\$215,000

DRAFT

Solids Handling Improvements

Overview

Request Owner	Jordan Whitford, Wastewater Supervisor
Department	WASTEWATER TREATMENT PLANT
Type	Capital Improvement
Request Groups	Wastewater
Estimated Start Date	07/1/2025
Estimated Completion Date	12/31/2025

Project Location



Description

Additional digester and sludge storage. This project will be required in the event development in the service area of the plant exceeds current design capacity.

Images



Secondary Digester.JPG

Details

Type of Project: New Construction - Development

Capital Cost

FY2027 Budget
\$0

Total Budget (all years)
\$504K

Project Total
\$504K

Detailed Breakdown

Category

FY2036
Requested

Construction Engineering
 Construction Costs

\$504,000

\$0

Total

\$504,000

Funding Sources

FY2027 Budget
\$0

Total Budget (all years)
\$6.28M

Project Total
\$6.28M

Detailed Breakdown

Category

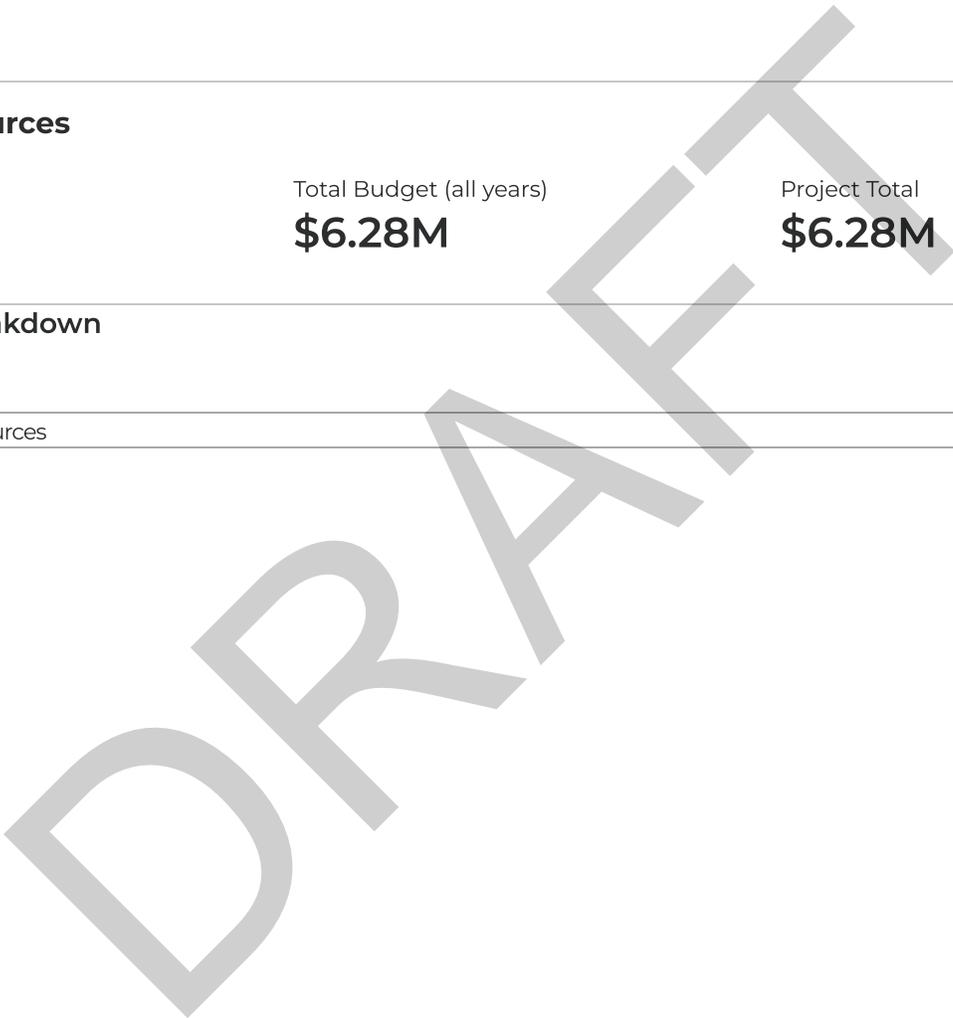
FY2036
Requested

Fund Revenue Sources

\$6,279,000

Total

\$6,279,000



Tertiary Filtration Improvements

Overview

Request Owner	Jordan Whitford, Wastewater Supervisor
Department	WASTEWATER TREATMENT PLANT
Type	Capital Improvement
Request Groups	Wastewater
Estimated Start Date	07/1/2025
Estimated Completion Date	12/31/2025

Project Location



Description

Upgrades to the tertiary filtration process and building. Three of the current filters in use were installed in the late 70s, while the exterior three filters were installed in the early 2000s. These upgrades would remove the sand filters and replace them with rotating disc filters. Improving effluent quality, reducing backwash rates, and increasing treatment capacity.

Details

Type of Project: New Construction - Development

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
\$0	\$5.88M	\$5.88M

Detailed Breakdown

Category	FY2029 Requested
Construction Engineering	\$5,880,000
Total	\$5,880,000

Funding Sources

FY2027 Budget

\$0

Total Budget (all years)

\$5.88M

Project Total

\$5.88M

Detailed Breakdown

Category

FY2029
Requested

Fund Revenue Sources

\$5,880,000

Total

\$5,880,000

DRAFT

Trickling Filters

Overview

Request Owner	Jordan Whitford, Wastewater Supervisor
Department	WASTEWATER TREATMENT PLANT
Type	Capital Improvement
Request Groups	Wastewater
Estimated Start Date	07/1/2025
Estimated Completion Date	12/31/2025

Project Location



Description

Removal of the existing RBCs to be replaced with two trickling filters. This project will be required in the event development in the service area of the plant exceeds current design capacity.

Images



Trickling Filters.jpg

Details

Type of Project: New Construction - Development

Capital Cost

FY2027 Budget
\$0

Total Budget (all years)
\$420K

Project Total
\$420K

Detailed Breakdown

Category

FY2036
Requested

Construction Engineering
Construction Costs

\$420,000
\$0

Total

\$420,000

Funding Sources

FY2027 Budget
\$0

Total Budget (all years)
\$13M

Project Total
\$13M

Detailed Breakdown

Category

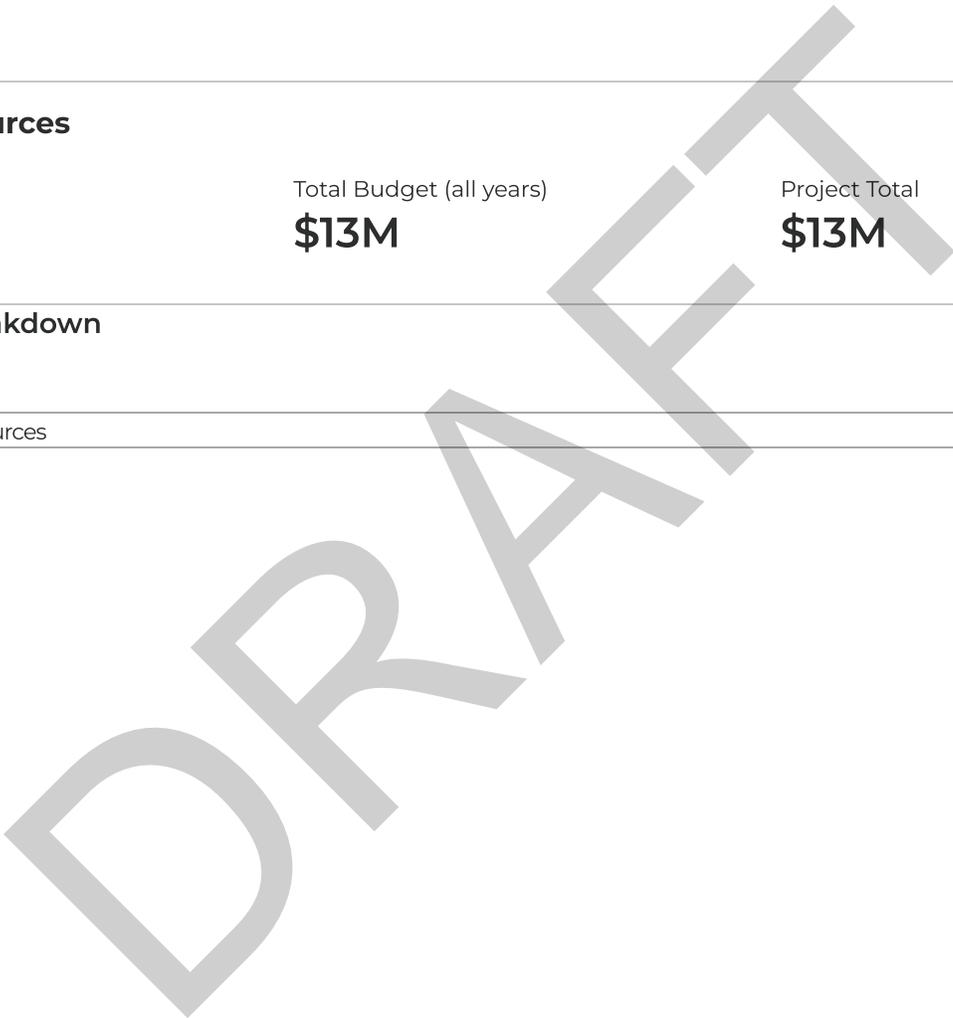
FY2036
Requested

Fund Revenue Sources

\$13,020,000

Total

\$13,020,000



TRLS Forcemain Replacement from TRLS to Sturgis Street

Overview

Request Owner	Jordan Whitford, Wastewater Supervisor
Department	WASTEWATER TREATMENT PLANT
Type	Capital Improvement
Request Groups	Wastewater
Estimated Start Date	07/1/2025
Estimated Completion Date	12/31/2025

Project Location



Description

Replacement of ductile iron force main from Townsend Road Lift Station to Sturgis Street. This force main has had a few breaks on it, and has no ability to be bypassed. requiring an SSO if a bypass did need to occur. Additional flow capacity would be gained with the upgrade of this forcemain as well.

Details

Type of Project: New Construction - Development

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
\$0	\$5.5M	\$5.5M

Detailed Breakdown

Category	FY2036 Requested
Construction Costs	\$5,500,000
Total	\$5,500,000

Funding Sources

FY2027 Budget

\$0

Total Budget (all years)

\$5.5M

Project Total

\$5.5M

Detailed Breakdown

Category

FY2036
Requested

Fund Revenue Sources

\$5,500,000

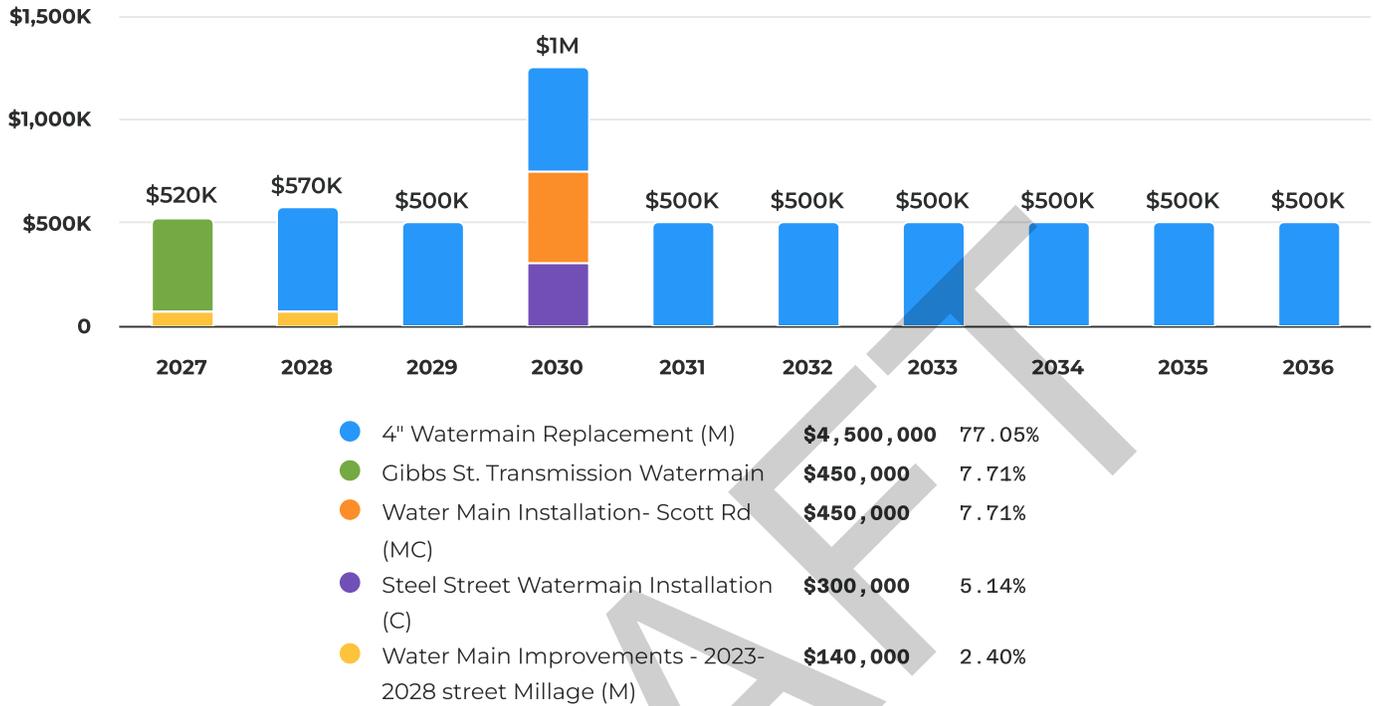
Total

\$5,500,000

DRAFT

WATER DISTRIBUTION

FY27 - FY36 WATER DISTRIBUTION Projects



Summary of Requests

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035
4" Watermain Replacement (M)	\$0	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Gibbs St. Transmission Watermain	\$450,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Main Installation- Scott Rd (MC)	\$0	\$0	\$0	\$450,000	\$0	\$0	\$0	\$0	\$0
Steel Street Watermain Installation (C)	\$0	\$0	\$0	\$300,000	\$0	\$0	\$0	\$0	\$0
Water Main Improvements - 2023-2028 street Millage (M)	\$70,000	\$70,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Summary of Requests	\$520,000	\$570,000	\$500,000	\$1,250,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000

Category	FY2036	Total
<i>(continued from above)</i>		
4" Watermain Replacement (M)	\$500,000	\$4,500,000
Gibbs St. Transmission Watermain	\$0	\$450,000
Water Main Installation- Scott Rd (MC)	\$0	\$450,000
Steel Street Watermain Installation (C)	\$0	\$300,000
Water Main Improvements - 2023-2028 street Millage (M)	\$0	\$140,000
Total Summary of Requests	\$500,000	\$5,840,000

DRAFT

4" Watermain Replacement (M)

Overview

Request Owner	Calvin Galecka, Water Supervisor
Department	WATER DISTRIBUTION
Type	Capital Improvement
Request Groups	Water
Estimated Start Date	07/1/2028
Estimated Completion Date	07/1/2032

Project Location



Description

Replacement of existing 4" watermain throughout the City of St. Johns

Details

Type of Project: Replacement - Maintenance

Capital Cost

FY2027 Budget

\$500K

Total Budget (all years)

\$5M

Project Total

\$5M

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	FY2032 <i>Requested</i>	FY2033 <i>Requested</i>	FY2034 <i>Requested</i>
Construction Costs	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Total	\$500,000							

Category <i>(continued from above) ↑</i>	FY2035 <i>Requested</i>	FY2036 <i>Requested</i>	Total
Construction Costs	\$500,000	\$500,000	\$5,000,000
Total	\$500,000	\$500,000	\$5,000,000

Funding Sources

FY2027 Budget

\$0

Total Budget (all years)

\$4.5M

Project Total

\$4.5M

Detailed Breakdown

Category	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	FY2032 <i>Requested</i>	FY2033 <i>Requested</i>	FY2034 <i>Requested</i>	FY2035 <i>Requested</i>
Fund Revenue Sources	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000
Total	\$500,000							

Category

(continued from above) ↑

Category	FY2036 <i>Requested</i>	Total
Fund Revenue Sources	\$500,000	\$4,500,000
Total	\$500,000	\$4,500,000



Gibbs St. Transmission Watermain

Overview

Request Owner	Calvin Galecka, Water Supervisor
Department	WATER DISTRIBUTION
Type	Capital Improvement
Request Groups	Water
Estimated Start Date	07/1/2026
Estimated Completion Date	06/30/2027

Project Location



Description

Replacement of the existing 12-inch water transmission main from Ottawa St. east to Clinton St. with new 12-inch main. Roughly 675'

Details

Type of Project: Replacement

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
\$450K	\$450K	\$450K

Detailed Breakdown

Category	FY2027 Requested
Repairs/Improvements	\$450,000
Total	\$450,000

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
\$450K	\$450K	\$450K

Detailed Breakdown

Category	FY2027 Requested
Fund Revenue Sources	\$450,000
Total	\$450,000

Steel Street Watermain Installation (C)

Overview

Request Owner	Calvin Galecka, Water Supervisor
Department	WATER DISTRIBUTION
Type	Capital Improvement
Request Groups	Water
Estimated Start Date	07/1/2030
Estimated Completion Date	06/30/2031

Project Location



Description

Installation of new watermain on Steel Street from N Kibbee St. to N Scott Rd

Details

Type of Project: New Construction - Development

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
\$0	\$300K	\$300K

Detailed Breakdown

Category	FY2030 Requested
Construction Costs	\$300,000
Total	\$300,000

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
\$0	\$300K	\$300K

Detailed Breakdown

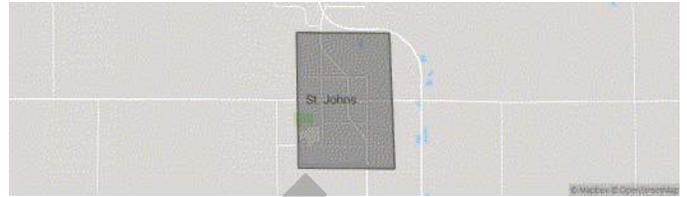
Category	FY2030 Requested
Fund Revenue Sources	\$300,000
Total	\$300,000

Water Main Improvements - 2023-2028 street Millage (M)

Overview

Request Owner	Calvin Galecka, Water Supervisor
Department	WATER DISTRIBUTION
Type	Capital Improvement
Request Groups	Water
Estimated Start Date	07/1/2023
Estimated Completion Date	06/30/2029

Project Location



Description

Annual Street millage for maintenance of water main infrastructure including service lines, water mains, hydrants and valves.

Details

Type of Project: Replacement - Maintenance

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
\$70K	\$140K	\$140K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	Total
Construction Costs	\$70,000	\$70,000	\$140,000
Total	\$70,000	\$70,000	\$140,000

Funding Sources

FY2027 Budget
\$70K

Total Budget (all years)
\$140K

Project Total
\$140K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	Total
Fund Revenue Sources	\$70,000	\$70,000	\$140,000
Total	\$70,000	\$70,000	\$140,000

DRAFT

Water Main Installation- Scott Rd (MC)

Overview

Request Owner	Calvin Galecka, Water Supervisor
Department	WATER DISTRIBUTION
Type	Capital Improvement
Request Groups	Water
Estimated Start Date	07/1/2030
Estimated Completion Date	06/30/2031

Project Location



Description

The installation of a new watermain on N Scott Rd. from Searles Estate Dr. to the CIS trail. 50% (M) 50% (C)

Details

Type of Project: New Construction

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
\$0	\$450K	\$450K

Detailed Breakdown

Category	FY2030 Requested
Construction Engineering	\$450,000
Total	\$450,000

Funding Sources

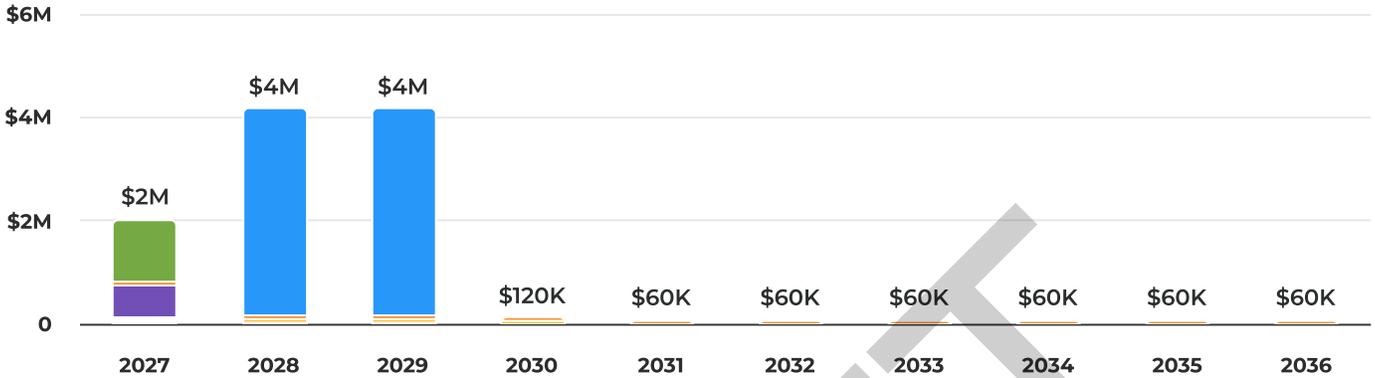
FY2027 Budget	Total Budget (all years)	Project Total
\$0	\$450K	\$450K

Detailed Breakdown

Category	FY2030 Requested
Fund Revenue Sources	\$450,000
Total	\$450,000

WATER PRODUCTION

FY27 - FY36 WATER PRODUCTION Projects



Water Main Replacement On M-21 From Scott Rd to Piston Ring	\$8,000,000	73.91%
Water Main Replacement BUS 27 from Sturgis St. to Townsend Rd.	\$1,200,000	11.09%
SCADA Upgrades Water Plant	\$675,000	6.24%
New Well #14	\$600,000	5.54%
Well Drive Way Replacement 2, 7 and 8	\$240,000	2.22%
Concrete Parking Lot at WTP (M)	\$49,500	0.46%
Meter Reading Equipment	\$40,000	0.37%
Chemical Feed Pumps (M)	\$20,000	0.18%

Summary of Requests

Category	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035
Water Main Replacement On M-21 From Scott Rd to Piston Ring	\$0	\$4,000,000	\$4,000,000	\$0	\$0	\$0	\$0	\$0	\$0
Water Main Replacement BUS 27 from Sturgis St. to Townsend Rd.	\$1,200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
SCADA Upgrades Water Plant	\$85,000	\$85,000	\$85,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
New Well #14	\$600,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Well Drive Way Replacement 2, 7 and 8	\$60,000	\$60,000	\$60,000	\$60,000	\$0	\$0	\$0	\$0	\$0
Concrete Parking Lot at WTP (M)	\$16,000	\$16,500	\$17,000	\$0	\$0	\$0	\$0	\$0	\$0
Meter Reading Equipment	\$40,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Chemical Feed Pumps (M)	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Summary of Requests	\$2,021,000	\$4,161,500	\$4,162,000	\$120,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000

Category <i>(continued from above)</i>	FY2036	Total
Water Main Replacement On M-21 From Scott Rd to Piston Ring	\$0	\$8,000,000
Water Main Replacement BUS 27 from Sturgis St. to Townsend Rd.	\$0	\$1,200,000
SCADA Upgrades Water Plant	\$60,000	\$675,000
New Well #14	\$0	\$600,000
Well Drive Way Replacement 2, 7 and 8	\$0	\$240,000
Concrete Parking Lot at WTP (M)	\$0	\$49,500
Meter Reading Equipment	\$0	\$40,000
Chemical Feed Pumps (M)	\$0	\$20,000
Total Summary of Requests	\$60,000	\$10,824,500

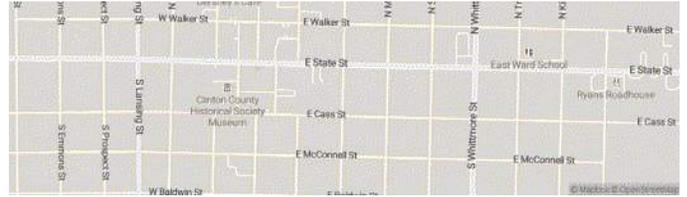
DRAFT

Chemical Feed Pumps (M)

Overview

Request Owner	Calvin Galecka, Water Supervisor
Department	WATER PRODUCTION
Type	Capital Improvement
Request Groups	Water
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Project Location



Description

Replacing and upgrading the chemical feed pumps at all well houses. The current pumps are no longer manufactured. Therefore, we are upgrading all pumps as they fail. Total cost of each pump is \$2,300.00 totaling \$23,000.00

Details

Type of Project: Replacement - Maintenance

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
\$20K	\$20K	\$20K

Detailed Breakdown

Category	FY2027 Requested
Equipment/Furnishings	\$20,000
Total	\$20,000

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
\$20K	\$20K	\$20K

Detailed Breakdown

Category	FY2027 Requested
Fund Revenue Sources	\$20,000
Total	\$20,000

Concrete Parking Lot at WTP (M)

Overview

Request Owner	Calvin Galecka, Water Supervisor
Department	WATER PRODUCTION
Type	Capital Improvement
Request Groups	Water
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Project Location



Description

Continuing to upgrade the WTP parking lot with the replacement of old broken asphalt with new concrete.

Details

Type of Project: Replacement - Maintenance

Capital Cost

FY2027 Budget

\$16K

Total Budget (all years)

\$49.5K

Project Total

\$49.5K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	Total
Construction Costs	\$16,000	\$16,500	\$17,000	\$49,500
Total	\$16,000	\$16,500	\$17,000	\$49,500

Funding Sources

FY2027 Budget

\$16K

Total Budget (all years)

\$49.5K

Project Total

\$49.5K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	Total
Fund Revenue Sources	\$16,000	\$16,500	\$17,000	\$49,500
Total	\$16,000	\$16,500	\$17,000	\$49,500

Meter Reading Equipment

Overview

Request Owner	Calvin Galecka, Water Supervisor
Department	WATER PRODUCTION
Type	Capital Improvement
Request Groups	Water
Estimated Start Date	07/1/2026
Estimated Completion Date	06/30/2027

Project Location



Description

The addition of another meter tower to increase the accuracy in the meter reading throughout the city and township.

Details

Type of Project: New Construction

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
\$40K	\$40K	\$40K

Detailed Breakdown

Category	FY2027 Requested
Equipment/Furnishings	\$40,000
Total	\$40,000

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
\$40K	\$40K	\$40K

Detailed Breakdown

Category	FY2027 Requested
Fund Revenue Sources	\$40,000
Total	\$40,000

New Well #14

Overview

Request Owner	Calvin Galecka, Water Supervisor
Department	WATER PRODUCTION
Type	Capital Improvement
Request Groups	Water
Estimated Start Date	07/1/2025
Estimated Completion Date	06/30/2026

Project Location



Description

New production well #14.

Details

Type of Project: New Construction

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
\$600K	\$600K	\$600K

Detailed Breakdown

Category	FY2027 <i>Requested</i>
Construction Costs	\$600,000
Total	\$600,000

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
\$600K	\$600K	\$600K

Detailed Breakdown

Category	FY2027 <i>Requested</i>
Fund Revenue Sources	\$600,000
Total	\$600,000

SCADA Upgrades Water Plant

Overview

Request Owner Calvin Galecka, Water Supervisor
Department WATER PRODUCTION
Type Capital Equipment
Request Groups Water

Description

Continuing to upgrade our SCADA system at the water plant for maximum efficiency and reliability throughout our water system.

Images



Scada Screen.jpg

Details

New Purchase or Replacement: Replacement

Capital Cost

FY2027 Budget
\$85K

Total Budget (all years)
\$675K

Project Total
\$675K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	FY2032 <i>Requested</i>	FY2033 <i>Requested</i>	FY2034 <i>Requested</i>
Software	\$85,000	\$85,000	\$85,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
Total	\$85,000	\$85,000	\$85,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000

Category <i>(continued from above) ↑</i>	FY2035 <i>Requested</i>	FY2036 <i>Requested</i>	Total
Software	\$60,000	\$60,000	\$675,000
Total	\$60,000	\$60,000	\$675,000

Funding Sources

FY2027 Budget
\$85K

Total Budget (all years)
\$675K

Project Total
\$675K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	FY2031 <i>Requested</i>	FY2032 <i>Requested</i>	FY2033 <i>Requested</i>	FY2034 <i>Requested</i>
Fund Revenue Sources	\$85,000	\$85,000	\$85,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
Total	\$85,000	\$85,000	\$85,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000

Category <i>(continued from above) ↑</i>	FY2035 <i>Requested</i>	FY2036 <i>Requested</i>	Total
Fund Revenue Sources	\$60,000	\$60,000	\$675,000
Total	\$60,000	\$60,000	\$675,000

Water Main Replacement BUS 27 from Sturgis St. to Townsend Rd.

Overview

Request Owner	Calvin Galecka, Water Supervisor
Department	WATER PRODUCTION
Type	Capital Improvement
Request Groups	Water
Estimated Start Date	07/1/2025
Estimated Completion Date	07/1/2026

Project Location



Description

Replace the existing water main on BUS 27 from Sturgis St. to Townsend Rd. with a new water main. This water main continues to show its age with continuous water main breaks throughout the year. During the 2024-25 fiscal year we have already had four watermain breaks which are very costly to the City.

Details

Type of Project: Replacement - Maintenance

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
\$1.2M	\$1.2M	\$1.2M

Detailed Breakdown

Category	FY2027 Requested
Construction Costs	\$1,200,000
Total	\$1,200,000

Funding Sources

FY2027 Budget
\$1.2M

Total Budget (all years)
\$1.2M

Project Total
\$1.2M

Detailed Breakdown

Category

FY2027
Requested

Fund Revenue Sources

\$1,200,000

Total

\$1,200,000

DRAFT

Water Main Replacement On M-21 From Scott Rd to Piston Ring

Overview

Request Owner	Calvin Galecka, Water Supervisor
Department	WATER PRODUCTION
Type	Capital Improvement
Request Groups	Water
Estimated Start Date	07/1/2026
Estimated Completion Date	07/1/2030

Project Location



Description

Replacement of the old 4-inch water main and services with a new 12-inch water main and 1 inch services with 8 inch stubs for all side streets on M-21 from Scott Rd to Piston Ring.

Details

Type of Project: Replacement - Maintenance

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
\$0	\$8M	\$8M

Detailed Breakdown

Category	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	Total
Construction Engineering	\$4,000,000	\$4,000,000	\$8,000,000
Total	\$4,000,000	\$4,000,000	\$8,000,000

Funding Sources

FY2027 Budget

\$0

Total Budget (all years)

\$8M

Project Total

\$8M

Detailed Breakdown

Category	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	Total
Fund Revenue Sources	\$4,000,000	\$4,000,000	\$8,000,000
Total	\$4,000,000	\$4,000,000	\$8,000,000

DRAFT

Well Drive Way Replacement 2, 7 and 8

Overview

Request Owner	Calvin Galecka, Water Supervisor
Department	WATER PRODUCTION
Type	Capital Improvement
Request Groups	Water
Estimated Start Date	07/1/2025
Estimated Completion Date	07/1/2027

Project Location



Description

Replace gravel driveways with concrete at wells 2, 7 and 8 due to immense maintenance and costs of continued upkeep on gravel driveways.

Details

Type of Project: Replacement - Maintenance

Capital Cost

FY2027 Budget	Total Budget (all years)	Project Total
\$60K	\$240K	\$240K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	Total
Construction Costs	\$60,000	\$60,000	\$60,000	\$60,000	\$240,000
Total	\$60,000	\$60,000	\$60,000	\$60,000	\$240,000

Funding Sources

FY2027 Budget	Total Budget (all years)	Project Total
\$60K	\$240K	\$240K

Detailed Breakdown

Category	FY2027 <i>Requested</i>	FY2028 <i>Requested</i>	FY2029 <i>Requested</i>	FY2030 <i>Requested</i>	Total
Fund Revenue Sources	\$60,000	\$60,000	\$60,000	\$60,000	\$240,000
Total	\$60,000	\$60,000	\$60,000	\$60,000	\$240,000

**CITY OF ST. JOHNS, MICHIGAN
REQUEST FOR COMMISSION ACTION
February 23, 2026**

Department: Police	Attachments:	Submitted to CA for Review [X]
Subject: Adoption of ordinance to amend Section 134.01 Disturbances.	<p>[X] Proposed ordinance to amend Section 134.01 Disturbances.</p> <p>[X] Resolution #5-2026 to Introduce the Ordinance</p>	[X] Submitted 1/28/2026 for inclusion on the February 23, 2026 agenda.
Prepared by: David Kirk, Chief of Police	Approved by: Kristina Kinde, Interim City Manager	

SUMMARY/HIGHLIGHT: As part of a continuing review of offenses which can be processed at the City Prosecuting Attorney level, the current Section 134.01 dealing with disturbances has been identified as needing an update to align it with the most recent applicable court rulings.

BACKGROUND/DISCUSSION: When the Harkness Law Firm assumed prosecutorial duties, part of the contractual agreement was to assess current city ordinances for consistency with applicable state law nexus as well as identify any offenses that could be processed at the City Prosecutor level that currently lacked an empowering city ordinance. This topic falls within that category. The adoption of these recommendations will align this ordinance with the most recent case law related to this subject area.

This proposed ordinance to amend the disturbing the peace ordinance is to align with the contemporary model jury instructions that were updated by the Supreme Court in 2021. The current language is circa 1990. Since that time there has been several court of appeals decisions which indicated that language limited to a “disturbance” standing alone is too vague to be enforceable.

STRATEGIC PLAN OBJECTIVE: Adoption of this amended ordinance will continue to align the Police Department with contemporary best practices and accreditation standards related to the enforcement aspects of these offenses. As noted, it will also shift proceeds from fines and costs that previously would include compensation to the County Prosecuting Attorney to be solely dedicated to the city.

FISCAL IMPACT: Funding for those services has been approved and budgeted within expense line item 101-301-804.806 (Legal/Audit) with no additional expenses being incurred by the city.

RECOMMENDATION: *Staff recommends the City Commission adopt Resolution #5-2026 to Introduce the Ordinance for the proposed amendments related to Section 134.01.*

CITY OF ST. JOHNS

ORDINANCE NO. _____

AN ORDINANCE TO AMEND TITLE XIII: GENERAL OFFENSES, CHAPTER 134: OFFENSES AGAINST PUBLIC PEACE, SECTION 134.01 DISTURBANCES

THE CITY OF ST. JOHNS ORDAINS:

Section 1. Amendment to Title XIII: General Offenses, Chapter 134: Offenses Against Public Peace, Section 134.01: Disturbances. The City deletes Title XIII: General Offenses, Chapter 134: Offenses Against Public Peace, Section 134.01: Disturbances and replaces it in entirety as follows:

“§134.01 Disturbing the Peace

(A) It shall be unlawful for any person, present in a tavern, grocery, store, business place, manufacturing establishment, street, lane, alley, highway, public building, park, an election, or a public meeting where people were lawfully assembled, to intentionally engage in:

- i. Conduct that threatens public safety,
- ii. Conduct that threatens violence to other persons,
- iii. Conduct that disrupts the peace and quiet of other persons present, or
- iv. Conduct that interferes with the ability of other persons to perform legal actions or duties.

(B) The person must intentionally engage in conduct that goes beyond stating their position or opinion, or the mere expression of ideas.

(C) A violation of this Section shall be a misdemeanor and punishable as set forth in Section 10.99 of the City of St. Johns Code of Ordinances.”

Section 2. Validity and Severability

Should any portion of this Ordinance be found invalid for any reason, such holding shall not be construed as affecting the validity of the remaining portions of this Ordinance.

Section 3. Repealer

Any ordinances or parts of ordinances in conflict herewith are hereby repealed but only to the extent necessary to give this Ordinance full force and effect.

Section 4. Effective Date

This Ordinance shall become effective twenty (20) days after final approval.

YEAS:

NAYS:

ABSTAIN:

ABSENT:

CERTIFICATION As the duly elected Mayor and Clerk of the City of St. Johns, Clinton County, Michigan, we certify that this is a true and complete copy of an ordinance adopted by the St. Johns City Commission at a regular meeting held on ____, 2026.

Scott Dzurka, Mayor

Mindy J. Seavey, Clerk

88044:00001:202360330-1

**CITY OF ST. JOHNS
RESOLUTION #5-2026**

**RESOLUTION TO INTRODUCE AN ORDINANCE TO AMEND TITLE XIII:
GENERAL OFFENSES, CHAPTER 134: OFFENSES AGAINST PUBLIC PEACE,
SECTION 134.01 DISTURBANCES**

At a regular meeting of the City Commission of the City of St. Johns, Clinton County, Michigan, held at the City Hall, in said City on the 23rd day of February 2026 at 6:00 p.m., Local Time.

Present: _____

Absent: _____

The following resolution was offered by _____ and supported by _____.

WHEREAS, the City of St. Johns (“City”) has previously adopted an ordinance regulating and governing individuals engaging in disturbances, fights, or quarrels in public places within the City of St. Johns’ jurisdiction; and

WHEREAS, the City now desires to amend Title XIII (*General Offenses*), Chapter 134 (*Offenses Against Public Peace*), Section 134.01 (*Disturbances*) of the Code of Ordinances of the City of St. Johns, to allow the City to establish clear regulations governing the safeguarding of life and property from conduct threatening public safety, threatening violence to others, disrupting the peace and quiet of others, or interferes with the ability of others to perform legal actions or duties; and

WHEREAS, pursuant to the “Ordinances” chapter of the City of St. Johns Charter (“Charter”), the City has the authority to amend its Code of Ordinances; and

WHEREAS, pursuant to Section 5 of the Charter, the City desires to introduce Ordinance No. _____, An Ordinance to Amend Title XIII: General Offenses, Chapter 134: Offenses Against Public Peace, Section 134.01: Disturbance; and

WHEREAS, the City now desires to introduce the Ordinance.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of St. Johns as follows:

1. The City introduces Ordinance No ._____, An Ordinance to Amend Title XII: General Offenses, Chapter 134: Offenses Against Public Peace, Section 134.01: Disturbances.

2. To the extent that any resolution or portion of resolution is inconsistent with this Resolution, such resolutions or portions of resolutions are hereby rescinded.

ADOPTED:

YEAS: _____

NAYS: _____

STATE OF MICHIGAN)

)

COUNTY OF CLINTON)

I, the undersigned, the duly qualified and acting Clerk of the City of St. Johns, Clinton County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the City Commission of said City at a regular meeting held on the 23rd day of February, 2026.

Mindy Seavey, City Clerk

CITY OF ST. JOHNS, MICHIGAN
REQUEST FOR COMMISSION ACTION
February 23, 2026

Department: Administration	Attachments:	Submitted to CA for Review
Subject: <i>Motor Pool Deficit Elimination Plan</i>	<input checked="" type="checkbox"/> Department of Treasury Letter	[N/A]
	<input checked="" type="checkbox"/> Motor Pool Cover Letter to Treasury	[N/A]
	<input checked="" type="checkbox"/> Resolution #6-2026	<input checked="" type="checkbox"/>
Prepared by: Kristina Kinde, Interim City Manager	Approved by: Kristina Kinde, Interim City Manager	

SUMMARY/HIGHLIGHT: The City received a letter dated February 10, 2026 from the Department of Treasury indicating that we need to submit a deficit elimination plan for the deficit in the Motor Pool Fund of \$110,194. Although our Motor Pool had a total Net Position of \$525,626 at the end of FY 24-25, \$641,799 of that was a net investment in capital assets. When this occurs, we are required to submit a deficit elimination plan to the State of Michigan for approval.

After further investigation into why this occurred, I realized that did not transfer the equipment replacement funds in assigned fund balance in the General Fund to the Motor Pool fund to cover the two new dump truck Chassis' that were purchased. This was a total of \$281,189 that should have been transferred and would correct the deficit problem.

As you will see in the plan, I have added that additional transfer to the 25-26 budget and showed that with that transfer occurring we would have a positive Net Position in 25-26.

BACKGROUND/DISCUSSION: Deficit elimination plans are not uncommon. The City used to file these each year for our Street Millage Funds and we had to do one for the Motor Pool Fund back in 1999. It is a fairly simple process that requires an approval by the Commission of a resolution of that plan, which then gets submitted to the Department of Treasury for approval.

The City has 30 days from the date of the letter to submit a plan. If the plan is not submitted the Department of Treasury may withhold up to 25% of our State Revenue Sharing payments until filed.

STRATEGIC PLAN OBJECTIVE: N/A

FISCAL IMPACT: This will require a budget adjustment in both the General Fund and the Motor Pool Fund in the amount of \$281,189 for the transfer of funds. This will not affect or unassigned Fund Balance in the General Fund.

RECOMMENDATION: *Staff recommends the City Commission approve Resolution #6-2026 to approve the Deficit Elimination Plan and approve the budget adjustment for a transfer of \$281,189 from the General Fund to the Motor Pool Fund.*



STATE OF MICHIGAN
DEPARTMENT OF TREASURY
LANSING

GRETCHEN WHITMER
GOVERNOR

RACHAEL EUBANKS
STATE TREASURER

February 10, 2026

**NOTICE OF INTENT TO
WITHHOLD STATE PAYMENTS**

Municipality Code: 19-2-030

APR Form ID No: 143712

Chief Administrative Officer
City of St. Johns
mseavey@stjohnsmich.com

Dear Chief Administrative Officer:

The Glenn Steil State Revenue Sharing Act of 1971, Public Act 140 of 1971, Section 21(2) states that units of local government (local units) that end their fiscal year in a deficit condition shall formulate a deficit elimination plan. Any assessment of a local unit's deficit condition should be made using the guidelines provided in Numbered Letter 2016-1.

The Local Audit and Finance Division received an audit report from your local unit for the fiscal year ending 2025, which indicates a deficit in one or more funds as follows:

<u>FUND NAME</u>	<u>AMOUNT</u>
Motor Pool Fund	-\$110,194.00

If a deficit exists in the General Fund, the General Fund plan should include a monthly breakdown of revenues and expenditures for the first two years of the projection and annual detail for the remaining years. For example, a five-year plan would show monthly detail for 24 months, and annual detail for the remaining three years. When a revised plan is submitted in the subsequent year, it would include a monthly breakdown for two years and an annual breakdown for the remaining two years. The monthly breakdown shall be for actual revenue and expenditures expected that month. For example, property taxes should be included in the months the taxes are projected to be actually collected. It shall not be merely the annual revenue and expenditures divided by 12 months. This will allow for a more meaningful picture of how the municipality is progressing on a monthly basis.

Except where indicated "No Plan Necessary," please submit a deficit elimination plan for all funds listed above and a certified resolution to Treas_MunicipalFinance@Michigan.gov within 30 days from the date of this letter. Should a plan not be filed within 30 days, we may withhold 25% of the local unit's State Incentive Payments or payments issued under Public Act 140 of 1971, the Glenn Steil State Revenue Sharing Act of 1971. Once withheld, payments are not released when a plan has been *filed*, but when a plan has been *evaluated and certified* by Treasury.

After receiving your plan, we will notify you by email if additional information is needed or that your plan has been certified. If you have any questions or concerns, please do not hesitate to contact Jeff Schwartz at (517) 241-4750 or Treas_MunicipalFinance@Michigan.gov.

Sincerely,

A handwritten signature in black ink that reads "Harlan Goodrich". The signature is written in a cursive style with a large initial "H" and "G".

Harlan Goodrich, Municipal Finance Manager
Local Audit and Finance Division

Scott Dzurka
Mayor

Brad Gurski
Vice Mayor

Eric Hufnagel
Commissioner

Chris Hyzer
Commissioner

Chris DeLiso
Commissioner



Vacant
City Manager

Mindy J. Seavey
City Clerk

Kristina Kinde
City Treasurer

Michael Homier
City Attorney

Justin Smith
Director of Public Services

February 24, 2026

Local Audit and Finance Division
Michigan Department of Treasury
PO Box 30728
Lansing, MI 48909-8228

This is a deficit elimination plan for our fiscal year ended June 30, 2025. During our annual financial audit, it was determined the City of St. Johns had an unrestricted net position deficit in our Motor Pool Fund as of June 30, 2025.

The City Commission has adopted a resolution on February 23, 2026 authorizing a transfer from the City's General Fund to the Motor Pool Fund in the amount of \$281,189 to cover the deficit of \$110,194. Also included is the journal entry within our system to show that the transfer has taken place.

Thank you and please let me know if you have any further questions.

Sincerely,

Kristina Kinde
City Treasurer|Deputy City Manager
kkinde@stjohnsmi.gov
989-224-8944, ext. 232

Email: csj@stjohnsmi.gov

**RESOLUTION #6-2026
CITY OF ST. JOHNS**

RESOLUTION FOR DEFICIT ELIMINATION PLAN

At a regular meeting of the City of St. Johns City Commission held at 100 East State Street, Suite #2200, St. Johns, Michigan 48879, at 6:00 p.m. on the 23rd day of February, 2026:

Commissioners Present: _____

Commissioners Absent: _____

The following Resolution was offered by _____
_____ and seconded by _____.

WHEREAS, The City of St. Johns Mobile Equipment Fund has a \$110,194 unrestricted deficit fund balance on June 30, 2026; and

WHEREAS, 1971 PA 140 requires that a Deficit Elimination Plan be formulated by the local unit of government and filed with the Michigan Department of Treasury;

NOW THEREFORE, IT IS RESOLVED that the City of St. Johns City Commission adopts the following as the City of St. Johns Mobile Equipment Deficit Elimination Plan:

		2025-26
		AMENDED
GL NUMBER	DESCRIPTION	BUDGET
	Unrestricted Net Position (Deficit), July 1	(116,170.00)
	REVENUE	
661-000-665.000	INTEREST EARNED/INVESTMENTS	
661-000-676.001	RENTAL REIMBURSEMENT	2,000.00
661-000-699.039	TRANS FM GENERAL FUND	572,091.00
661-000-699.040	TRANSFERS FROM OTHER DEPTS	495,024.18
661-000-699.136	TRANSFER FROM FIRE	31,833.19
	Total REVENUE	1,100,948.37

EXPENSES		
661-271-702.000	SALARIES AND WAGES	71,705.59
661-271-712.000	FRINGE BENEFITS	100.00
661-271-713.001	EMPLOYER SOCIAL SECURITY	4,240.18
661-271-713.002	MEDICARE/EMPLOYER PORTION	991.65
661-271-714.002	PENSION -DEFINED BENEFIT	22,561.00
661-271-714.003	PENSION-DEFINED CONTRIBUTION	6,490.74
661-271-722.000	SICK LEAVE	2,184.39
661-271-750.000	OPERATING SUPPLIES	15,000.00
661-271-750.002	GASOLINE	33,000.00
661-271-750.003	DIESEL FUEL	27,000.00
661-271-750.011	TIRES	17,000.00
661-271-804.000	ADMINISTRATION CHARGES	95,020.00
661-271-814.008	TRAINING	2,000.00
661-271-818.066	CDL TESTING	2,500.00
661-271-819.000	FLEET AND LIABILITY INSURANC	20,281.00
661-271-920.001	NATURAL GAS	2,000.00
661-271-920.002	ELECTRIC	2,000.00
661-271-930.004	HOIST INSPECTION	2,000.00
661-271-933.000	EQUIPMENT MAINTENANCE	1,500.00
661-271-933.018	IN-HOUSE EQUIPMENT MAINT	53,000.00
661-271-933.019	OUTSIDE SERVICE	23,000.00
661-271-956.000	MISCELLANEOUS	200.00
661-271-977.000	EQUIPMENT PURCHASE	69,000.00
661-271-977.002	FRONT-END LOADER	39,000.00
661-271-977.003	FIRE TRUCK	5,394.27
661-271-977.024	FRONT PLOW	11,380.00
661-271-977.029	MISCELLANEOUS EQUIPMENT	1,700.00
661-271-977.034	DUMP TRUCK	360,847.37
661-271-977.036	PICK-UP	75,000.00
661-271-977.037	RADIO EQUIPMENT	2,500.00
661-271-977.042	TOOL ALLOWANCE	300.00
661-271-977.045	TOOLS	3,000.00
661-271-993.014	INTEREST PAYMENT	4,281.18
Total EXPENSES		976,177.37
NET of REVENUES & EXPENDITURES		124,771.00
Unrestricted Net Position (Deficit), June 30		8,601.00

BE IT FURTHER RESOLVED that the City of St. Johns City Commission submits the Deficit Elimination Plan to the Michigan Department of Treasury for certification.

BE IT FURTHER RESOLVED that any Resolution that is in conflict with this Resolution is hereby rescinded.

Resolution declared adopted on February 23, 2026.

YEAS: _____

NAYS: _____

Scott Dzurka, Mayor

Mindy J. Seavey, City Clerk

STATE OF MICHIGAN)
) ss.
COUNTY OF CLINTON)

I, the undersigned, the duly qualified and acting City Clerk of the City of St. Johns, Clinton County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the City Commission of said City at a meeting held on February 23, 2026.

Mindy J. Seavey, City Clerk

**CITY OF ST. JOHNS, MICHIGAN
REQUEST FOR COMMISSION ACTION
February 23, 2026**

Department: Administration	Attachments:	Submitted to CA for Review
Subject: <i>Rental Inspection Fee Resolution</i>	[X] Resolution #7-2026	[X]
Prepared by: Kristina Kinde, Interim City Manager	Approved by: Kristina Kinde, Interim City Manager	

SUMMARY/HIGHLIGHT: At the January 26, 2026 City Commission meeting it was discussed to change the Rental Inspection Fee for the next three-year cycle to \$150 per unit. After the Commission meeting it was realized that the Ordinance No. 670 establishing the Rental Registration Program required a resolution to change the fees associated with the program. Therefore the attached resolution is to set the \$150 per unit fee as previously discussed.

BACKGROUND/DISCUSSION: This was previously discussed at our January 26, 2026 Commission meeting.

STRATEGIC PLAN OBJECTIVE: N/A

FISCAL IMPACT: N/A

RECOMMENDATION: *Staff recommends the City Commission approve Resolution #7-2026 to Amend the Rental Registration and Certification Fee Schedule to Update the Rental Inspection Fee.*

**RESOLUTION #7-2026
CITY OF ST. JOHNS**

**RESOLUTION TO AMEND THE RENTAL REGISTRATION AND CERTIFICATION FEE
SCHEDULE TO UPDATE THE RENTAL INSPECTION FEE**

At a regular meeting of the City of St. Johns City Commission held at 100 East State Street, Suite #2200, St. Johns, Michigan 48879, at 6:00 p.m. on the 23rd day of February, 2026:

Commissioners Present: _____

Commissioners Absent: _____

The following Resolution was offered by _____ and seconded by _____.

WHEREAS, the City of St. Johns has adopted Ordinance No. 670 establishing the Rental Registration and Certification Program; and

WHEREAS, Ordinance No. 670 (§ 119.01 *et seq* of the City of St. Johns Code), authorizes the City Commission to establish, by resolution, the required fees for registration, certification, inspection, appeals, and other applications pursuant to Ordinance 670; and

WHEREAS, on June 27, 2022, the City Commission adopted Resolution #12-2022 (A Resolution to Establish the Procedures, Fines, Fees, and Deadlines for the Rental Registration and Certification Program established under Ordinance No. 670), which established the required fees for registration, certification, inspection, appeals, and other applications pursuant to Ordinance 670; and

WHEREAS, the City Commission periodically reviews the fee schedule to ensure that fees are reasonably related to the cost of administration, inspection, and enforcement of the Rental Registration and Certification Program; and

WHEREAS, the City Commission finds it necessary and appropriate to update the rental inspection fee to reflect current operational costs; and

WHEREAS, no other fees, policies, or procedures within the Rental Registration and Certification Program as provided in Resolution #12-2022 require adjustment.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of St. Johns as follows:

1. The First Rental Inspection fee is hereby \$150 per dwelling unit inspected.
2. All other existing fees, policies, and procedures previously adopted in Resolution #12-2022 shall remain unchanged and in full force and effect.

Resolution declared adopted on February 23, 2026.

YEAS: _____

NAYS: _____

I, the undersigned, the duly qualified and acting City Clerk of the City of St. Johns, Clinton County, Michigan, DO HEREBY CERTIFY that the foregoing is a true and complete copy of certain proceedings taken by the City Commission of said City at a meeting held on February 23, 2026.

Mindy J. Seavey, City Clerk



January 29, 2026

RE: City of St. Johns and Bingham Township – Governance and Intermunicipal Contract Agreement and Authority Rate Study

Dear City of St. Johns Council and Bingham Township Board,

Bendzinski & Co. Municipal Finance Advisors would like to thank you for the opportunity to serve as advisor for the above referenced governance engagement. This below will confirm the scope and terms of our engagement:

Scope 1 - Governance

- Review and analyze historical agreements between the entities.
 - Understand past responsibilities and facilitate discussion about future responsibilities.
 - Analyze current issues in the way the systems operate, discuss possible solutions and facilitate discussion around solutions to gain consensus.
- Discussions between entities regarding the following:
 - Operations, maintenance, repair and replacement of assets.
 - Asset responsibilities between entities.
 - Capacity allocations between entities.
 - Budgeting changes based on asset responsibilities.
 - Capital improvement planning changes based on asset responsibilities.
- Review and commenting on legal documents (no drafting included).
 - Comments and facilitation of discussion regarding contract details based on past knowledge and entity desires.
 - Suggest solutions based on discussions with the entities and past experience.
- Meetings
 - In-person attendance of meetings is included up to 5 meetings.
 - Virtual attendance of Teams meetings and/or calls is included.
- Memos and Presentations
 - Detailing governance recommendations, who should be responsible for what, contract scenarios and other important aspects of utility contracts



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Bendzinski & Co. proposes a minimum fee of \$15,000. This fee includes up to 5 in-person meetings and up to 40 hours of additional time (virtual meetings, analysis, recommendations, memos, etc.). In-person meeting travel and time is not included in 40-hour cap. Each additional meeting over 5 is \$1,000 each. Additional time incurred over 40 hours is \$250/hour. The firm will notify both communities if any additional fees are going to be incurred before they are incurred to discuss a new not-to-exceed extension.

The above fee shall be split in the following way:

City of St. Johns – 50%

Bingham Township – 50%

The above fee shall be payable in two installments, one invoiced in December 2026 for 1/2 of the fee and one invoiced at the end of the engagement for 1/2 of the fee.

Scope 2 – Authority Rate Study/Structure Analysis

- Review and analyze historical operating expenses using audit and budget information.
 - 2-4 years of audits and budgets.
 - Current and proposed (if available) budget.
- A “Test Year” is developed that reflects a “normalized” operating budget.
 - Current and/or proposed budgets are considered.
 - Analysis of anticipated changes to operating costs with both client input and our input.
 - Inflation multipliers are analyzed and attached to each budget line item.
- Existing debt is analyzed.
 - Drafting of existing semi-annual debt service by debt issue.
 - Refinancing and/or restructuring possibilities are explored.
- The customer base is analyzed, including the number of meter equivalents, billable flow, treated/pumped flow and other methods.
 - This information is verified by applying it to the current rate structure to ascertain margin of error compared to audited and budgeted revenues.
 - Other operating and non-operating revenues analyzed for trends and stability.
 - Analysis of assumptions made for duration of the analysis, including prediction of meter equivalents, billable flow and other user rate revenue methods.



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- Capital improvement plans are analyzed and discussed.
 - Annual asset management plans are analyzed, and scenarios are developed for cash funding and debt funding costs.
 - Funding asset management plans from cash reserves is analyzed against potential efficiency of grouping certain costs together for purposes of debt financing.
 - Financing options are considered including the State Revolving Fund, USDA Rural Development, other agency funding sources and open market bonds. Various term options, bond securities and possible interest rate scenarios are considered.
- Cash reserve analysis.
 - Cash and investments are analyzed for trending and stability, including restricted funds.
 - A cash reserve policy is recommended based on the fund's stability, capital improvement plans, size of the system and changing customer dynamics.
- User rate management is considered with various options and scenarios.
 - Appropriateness of rate structure, including the proportion of revenue generated from ready to serve and commodity charge, is analyzed.
 - Rate adjustments of a one-time nature, annual inflationary increases and other options are considered.
- Meetings
 - In-person attendance of an additional 3 meetings is included.
 - This includes a rate presentation to be conducted by the company to discuss findings and recommendations.
 - Virtual attendance of Teams meetings and/or calls is included.
- Reports
 - Upon completion of study, a five-year user rate recommendation will be made.
 - Provide financial information, important supporting data, important trends and analysis, narrative detailing findings and recommendations.
- Usual and customary rate consultant services as may be requested by the Client.



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Bendzinski & Co. proposes a fee of \$24,500. The above fee shall be payable in two installments, one invoiced in June 2027 for 1/2 of the fee and one invoiced at the end of the engagement for 1/2 of the fee.

The above fee shall be split in the following way:

City of St. Johns – 50%

Bingham Township – 50%

The above fee can be paid directly by the Authority, if established at that point.

Bendzinski & Co. is registered as a “municipal advisor” pursuant to Section 15B of the Securities Exchange Act and rules and regulations adopted by the SEC and the MSRB. As part of this registration Bendzinski & Co. is required to disclose to the SEC information regarding any criminal actions, regulatory actions, investigations, terminations, judgments, liens, civil judicial actions, customer complaints, arbitrations and civil litigation involving Bendzinski & Co. Pursuant to MSRB Rule G-42, Bendzinski & Co. is required to disclose any legal or disciplinary event that is material to the Issuer’s evaluation of Bendzinski & Co. or the integrity of its management or advisory personnel. Bendzinski & Co. has determined that no such event exists as there are no criminal actions, regulatory actions, investigations, terminations, judgments, liens, civil judicial actions, customer complaints, arbitrations or civil litigation involving Bendzinski & Co. that were required to be reported to the SEC.

The MSRB has made available on its website (www.msrb.org) a municipal advisory client brochure that describes the protections that may be provided by MSRB rules and how to file a complaint with the appropriate regulatory authority.

Copies of Bendzinski & Co.’s filings with the SEC can currently be found by accessing the SEC’s EDGAR system Company Search Page, which is currently available at <https://www.sec.gov/edgar/searchedgar/companysearch.html> and searching for either Bendzinski & Co. or for our CIK number which is 1614475.

It is understood and agreed that either party to this contract of employment may terminate the contract for any reason upon thirty (30) days prior written notice to the other party. If our employment on this basis is agreeable to you, please endorse your acceptance hereof on this letter which will constitute our contract of employment.

Should you have any questions or require any additional information, please do not hesitate to call.



Bendzinski & Co.
MUNICIPAL FINANCE ADVISORS
A MICHIGAN FIRM, WORKING FOR MICHIGAN.

City of St. Johns and Bingham Township
January 29, 2026

Sincerely,

BENDZINSKI & CO.
Municipal Finance Advisors

Andy Campbell, CPA
Registered Municipal Advisor

Accepted: _____, 20__

CITY OF ST. JOHNS, STATE OF MICHIGAN

Signature: _____

Printed Name: _____

Title: _____

Accepted: _____, 20__

BINGHAM TOWNSHIP, STATE OF MICHIGAN

Signature: _____

Printed Name: _____

Title: _____