

Exhibits 4 and 5
2023-2029 Capital Improvements Plan

	Project Name	Fund Source	Grant Funde	Project Description	Internal Funds	External Funds	Eng.	Total	Notes
2023-2024	Autumn Dr. W.M. Resurface/Repair	Water		Replace 200' of 6" W.M. w/ 8" from W. Springdale to E. Springdale and resurface	\$ 37,500			\$ 37,500	
	Service Line Identification	Water		Service Line Identification - Lead and copper rule	\$ -	\$ 350,000	\$ -	\$ 350,000	EAGLE Grant
	AMR Water Meters	Water		AMR Water Master Meters	\$ 300,000			\$ 300,000	Year 1 of 2- Split with Sewer Fund
	Gravity Main Repair & Lining per SAW AMP	Sewer		Repairs on School, Repair and Line sections on School, Curtis, Allen	\$ 160,800		\$ 24,000	\$ 184,800	
	Highland Drive Lift Station Replacement	Sewer		Complete demo and replacement with new wet well, submersible pumps, controls, etc.	\$ 510,000		\$ 90,000	\$ 600,000	Don to design, permit and bid
	AMR Water Meters	Sewer		AMR Water Master Meters	\$ 300,000			\$ 300,000	Year 1 of 2- Split with Water Fund
	40th Ave. Road Work	Major Streets		Mill and fill 1" of 40th Ave from Grant to Chicago Drive	\$ 40,000		\$ 10,000	\$ 50,000	
	Realign Barry St. (Fall 2023/Spring 2024)	Major Streets	✓	Realign Barry St. to cross creek and align with Allen St.	\$ 86,600	\$ 951,000	\$ 8,500	\$ 1,046,100	Grant from State \$951,000
	Resurface Barry St- 24th to Presidential	Major Streets		Resurface Barry St- 24th to Presidential	\$ 70,000			\$ 70,000	
	Balsam Dr. & North 32nd Ave. Road Diet (Fall 2023)	Major Streets	✓	Resurface and Restripe to 3-lane configuration from Rush Creek bridge to Allen.	\$ -	\$ 443,000	\$ 44,000	\$ 487,000	\$208,000 from developer; \$235,654 MDOT
	32nd Ave left turn lane @ New Holland St. (Fall 2023)	Major Streets	✓	Widen 32nd Ave for left turn lane at New Holland St. Includes ROW acquisition.	\$ 86,480	\$ 220,800	\$ 57,500	\$ 364,780	In TIP 80/20 split CMAQ - includes \$20k for land acquisition
	Misc. Major Street Repairs	Major Streets		Various resurface, sealcoat, crack seal work, location TBD	TBD			TBD	
	Storm Sewer and Manhole Repairs	Major Streets		Point repairs, lining, and manhole rehab per SAW AMP	\$ 25,000			\$ 25,000	
	Storm Sewer and Manhole Repairs	Local Streets		Point repairs, lining, and manhole rehab per SAW AMP	\$ 25,000			\$ 25,000	
	Misc. Local Street Repairs	Local Streets		Various resurface, sealcoat, crack seal work, location TBD	TBD			TBD	
	Recodify City Code Book Phase 2 of 2	General		Update and reorganize city codes and ordinances	\$ 8,000			\$ 8,000	\$2,000 paid in FY 22/23
	New Server	General		Replace Hud02 server	\$ 10,000			\$ 10,000	
	City Hall Interior Updates	General		Continue to work through city hall upgrading paint, floor coverings, fixtures, and countertops	\$ 10,000			\$ 10,000	
	EOC Mini Split Heating and Cooling system	General		Replace the original Mini split for the EOC room. Heating and Cooling.	\$ 6,000			\$ 6,000	
	Replace City Hall Flat Roof over Sheriff Dept	General		Replace City Hall Flat Roof over Sheriff Dept	\$ 25,000			\$ 25,000	
	Replace City Hall Roof (Shingles)	General		Replace City Hall Roof (Shingles)	\$ 50,000			\$ 50,000	
	Replace City Hall LED Sign	General		Replace aging /failing LED panel on City Hall sign	\$ 20,000			\$ 20,000	
	Fire Department Equipment Upgrade	General		Replace Jaws of Life tool and hydraulic spreader	\$ 33,000			\$ 33,000	
	Resurface DPW Loading Area & Balsam Driveway	General		Replace loading area and Balsam Drive Way Area	\$ 60,000			\$ 60,000	
	Master Plan Update	General		Master Plan 5 year update - Consultant Fees	\$ 40,000			\$ 40,000	
	Acquire Property for Village Green	General		Acquire Southern Property for Future Village Green	TBD			TBD	May get moved to following year
	Acquire Property for Village Green	General		Acquire Northern Properties for Future Village Green	TBD			TBD	May get moved to following year
	Summergreen Park Bathroom/Parking Lot (Spring 2024)	Parks	✓	Construct Bathroom Facility and Parking Lot off new Holland	\$ 150,000	\$ 150,000		\$ 300,000	MDNRTF Grant 50/50 match
	Summergreen Park Improvements	Parks		Install various improvements around new Summer Creek Water Body	\$ -	\$ 30,000		\$ 30,000	In conjunction w bathroom project (\$30k Deppe)- Seek SPARKS grant
	Hughes Park Connector Path	Parks		Construct internal bituminous pathway linking to ballfields	\$ 32,800		\$ -	\$ 32,800	
Beautification Efforts/Social District	DDA/TIFA		Beautification Efforts/ Public Art/Social District Equipment	\$ 12,400			\$ 12,400		
Replace Pickup Truck #202	Equipment		Replace 2011 3/4 ton Chevy Standard Cab w/ Plows	\$ 62,000			\$ 62,000		
Pickup Truck Command Vehicle	Equipment		Purchase Pickup for Fire Chief - 4x4 for inclement weather	\$ 70,000			\$ 70,000	Funded by General Fund Transfer	

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2024-2025	Lawndale Ave. W.M. Resurface/Repair	Water		From Barker to Van Buren (Increase 1,150' of 6" w/ 8" - \$126.5k)	\$ 215,000		\$ 41,000	\$ 256,000	
	Install New Water Main from Canterbury Court to 40th	Water		898 feet of new WM to improve reliability and increase pressure to the south	\$ 117,000			\$ 117,000	
	32nd Ave. W.M. Resurface/Repair	Water		Install 600' of 8" new W.M. from Beechforest St. to Beechcrest Dr. and resurface	\$ 66,000			\$ 66,000	Does not include resurfacing cost
	Paint New Holland Water Tank	Water		Perform Misc. repairs on 750,000 gallon tank	\$ 224,000			\$ 224,000	Only if necessary
	Paint Highland Water Tank	Water		Clean and paint 300,000 gallon tank exterior	\$ 185,000			\$ 185,000	Only if necessary
	AMR Water Meters	Water		AMR Water Master Meters	\$ 300,000			\$ 300,000	Year 2 of 2- Split with Sewer Fund
	Manhole Repairs and Lining per SAW AMP	Sewer		Approximately 24 locations, city-wide	\$ 245,068			\$ 245,068	
	AMR Water Meters	Sewer		AMR Water Master Meters	\$ 300,000			\$ 300,000	Year 2 of 2- Split with Water Fund
	40th Ave. Road Work*	Major Streets	✓	Resurface 1,150' from M-121 to New Holland	\$ 136,000		\$ 24,500	\$ 160,500	GVMC illustrative list
	40th Ave. Road Work*	Major Streets	✓	Resurface 1,600' from Van Buren to north city limits	\$ 252,000		\$ 45,360	\$ 297,360	GVMC illustrative list
	Highland Drive Reconstruction	Major Streets	✓	3,250' reconstruction from Creekview to 32nd Ave.	\$ 207,600	\$ 484,400	\$ 118,000	\$ 810,000	In GVMC TIP. Currently 70/30. may change to 80/20
	Central Ave. Resurfacing	Major Streets		Resurface from 32nd. Ave to Plaza Ave.	\$ 41,400			\$ 41,400	
	Misc. Major Street Repairs	Major Streets		Various resurface, sealcoat, crack seal work, location TBD	TBD			TBD	
	Storm Sewer and Manhole Repairs	Major Streets		Point repairs, lining, and manhole rehab per SAW AMP	\$ 25,000			\$ 25,000	
	Storm Sewer and Manhole Repairs	Local Streets		Point repairs, lining, and manhole rehab per SAW AMP	\$ 25,000			\$ 25,000	
	Misc. Local Street Repairs	Local Streets		Various resurface, sealcoat, crack seal work, location TBD	TBD			TBD	
	Fire Department Equipment Upgrade	General		Replace 30 pair fire leather boots	\$ 9,000			\$ 9,000	
	Fire Department Equipment Upgrade	General	✓	*Replace thermal imaging camera	\$ 18,000			\$ 18,000	*May not need with new SCBA Equipment
	Upgrade BS&A Software	General		Cloud base system	\$ 49,000			\$ 49,000	
	Build Village Green	General	✓	Construct Village Green and surrounding streets/parking per redevelopment plan	\$ 700,000	\$ 1,500,000		\$ 2,200,000	MDNR, MEDC Grants possible
	City Hall Interior Updates	General		Continue to work through city hall upgrading paint, floor coverings, fixtures, and countertops	\$ 10,000			\$ 10,000	
	New Commission Chamber Chairs	General		Replace 60 audience chairs in the commission chambers	\$ 5,000			\$ 5,000	
	Resurface Library Parking Lot	General		Mill and resurface library parking lot	\$ 95,000			\$ 95,000	
	Elmwood to Sunrise trail connector	Parks		Non-motorized path from Balsam Dr. @ Elmwood path trailhead east to Sunrise Park	TBD			TBD	In conjunction w/ development Ent of property
	Buttermilk Creek Trail Section	Parks	✓	Non-motorized pathway along creek from New Holland south to Highland	\$ 249,000		\$ 45,000	\$ 249,000	Dan to apply for GVMC funding
	WMX Bus Shelters	DDA/TIFA		Install 2 shelters at School/Chicago Dr @ \$16,000 ea.	\$ 32,000			\$ 32,000	
	WMX Commuter Parking Lot	DDA/TIFA		Work with HPS to expand ECC parking lot for commuters at south end	TBD			TBD	
	School Ave Parking Lot	DDA/TIFA		School Ave Parking Lot - 46 spots	\$ 114,000		\$ 18,000	\$ 132,000	
	Cherry St. Parking Lot Resurfacing	DDA/TIFA		Resurface DDA-Owned Cherry St. Parking Lot	\$ 163,200			\$ 163,200	
	Terra Square- Repolish Floors	Terra Square		Terra Square concrete floors Grind, fill, seal and polish floors.	\$ 18,000			\$ 18,000	
	Terra Square Market Space Acoustics Upgrades	Terra Square		Install Acoustic Panels in Market Space	\$ 7,000			\$ 7,000	
	Replace Elgin Street Sweeper #187	Equipment		Sweeper was purchased "used" in 2004, replace with new or refurbish existing	\$ 250,000			\$ 250,000	Mark to confirm cost
2025-2026	Ridge Court Water Main Replacement	Water		Replace 404' of 6" WM with 8" from Barry to Beechridge	\$ 53,000			\$ 53,000	Does not include resurfacing cost
	Kelly Street W.M Resurface/Repair	Water		From Cherry to 32nd Ave.	\$ 380,000		\$ 68,000	\$ 448,000	
	Creekview Lift Station Replacement	Sewer		Replacement of all pumps, controls, piping, valves. Utilize existing wet well	\$ 340,000			\$ 340,000	
	37th Avenue Lift Station Replacement	Sewer		Complete demo and replacement with new wet well, submersible pumps, controls, etc.	\$ 560,000			\$ 560,000	
	Misc. Major Street Repairs	Major Streets		Various resurface, fibermat, sealcoat, crack seal work, location TBD	TBD			TBD	
	Storm Sewer and Manhole Repairs	Major Streets		Point repairs, lining, and manhole rehab per SAW AMP	\$ 25,000			\$ 25,000	
	40th Avenue Reconstruction	Major Streets		2,100' from M-121 to Grant Street	\$ 64,200	\$ 256,800	\$ 58,000	\$ 379,000	In GVMC TIP with a 80/20 split
	Misc. Major Street Repairs	Major Streets		Various resurface, sealcoat, crack seal work, location TBD	TBD			TBD	
	Storm Sewer and Manhole Repairs	Major Streets		Point repairs, lining, and manhole rehab per SAW AMP	\$ 25,000			\$ 25,000	
	Storm Sewer and Manhole Repairs	Local Streets		Point repairs, lining, and manhole rehab per SAW AMP	\$ 25,000			\$ 25,000	
	Misc. Local Street Repairs	Local Streets		Various resurface, sealcoat, crack seal work, location TBD	TBD			TBD	
	Fire Department Equipment Upgrade	General		Replace 25 fire helmets	\$ 6,000			\$ 6,000	
	Resurface DPW Parking Lot	General		Resurface DPW Parking Lot	TBD			TBD	
	Replace 2012 Lochinvar Boiler in City Hall	General		Replace 2012 Lochinvar Boiler in City Hall. Life expectancy 10-15 years	\$ 20,000			\$ 20,000	
	Library Rooftop Unit	General		Heating and cooling- main library	\$ 50,000			\$ 50,000	
Nature Center Parking Enhancements	Parks		Construct off street parking lot facility at New Holland picnic facility	\$ 65,000			\$ 65,000	Bob to verify price	
Replace Pickup Truck #207	Equipment		Replace 2013 3/4 ton Chevy Standard Cab w/ Plows	\$ 60,000			\$ 60,000		

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2026-2027	Replace Dump Truck # 196	Equipment		Replace 2010 International Dump Truck w/new, fitted with dump box and belly blade	\$ 220,000			\$ 220,000	
	Replace Fire Truck #1322	Sinking Fund		Replace 1992 Class A Pumper Firetruck	\$ 800,000			\$ 800,000	Applying for FEMA grant
2027-2028	32nd Ave Water Booster Station Abandonment	Water		32nd Ave Water Booster Station Abandonment	TBD			TBD	
		Sewer							
	32nd Ave. Resurfacing	Major Streets	✓	From Highway to New Holland St.	TBD			TBD	Don to provide estimate Dan to apply for TIP
	32nd Ave Widening/Reconstruction	Major Streets	✓	From New Holland to Barry/Allen	TBD			TBD	Don to provide estimate Dan to apply for TIP
	Reconstruct New Holland	Major Streets	✓	From 32nd Ave. to 36th Ave.	TBD			TBD	Don to provide estimate
	Misc. Major Street Repairs	Major Streets		Various resurface, sealcoat, crack seal work, location TBD	TBD			TBD	
	Storm Sewer and Manhole Repairs	Major Streets		Point repairs, lining, and manhole rehab per SAW AMP	\$ 25,000			\$ 25,000	
	Storm Sewer and Manhole Repairs	Local Streets		Point repairs, lining, and manhole rehab per SAW AMP	\$ 25,000			\$ 25,000	
	Misc. Local Street Repairs	Local Streets		Various resurface, sealcoat, crack seal work, location TBD	TBD			TBD	
	Fire Department Equipment Upgrade	General		Replace 28 sets of fire gear	\$ 70,000			\$ 70,000	May be FEMA grant eligible
	City Hall Rooftop Air Handler and Exchanger	General		Replace 30 year old E-Z Aire Series 70 Air Handler and Exchanger on City Hall.	\$ 20,000			\$ 20,000	
	New Library Roof	General		New Flat roof	\$ 80,000			\$ 80,000	
	Nature Center Interpretive Center	Parks			TBD			TBD	
	Replace Tool Cat #201	Equipment		Replace 2010 BobCat Tool Cat	\$ 60,000			\$ 60,000	
2028-2029		Water							
		Sewer							
	Misc. Major Street Repairs	Major Streets		Various resurface, sealcoat, crack seal work, location TBD	TBD			TBD	
	Storm Sewer and Manhole Repairs	Major Streets		Point repairs, lining, and manhole rehab per SAW AMP	\$ 25,000			\$ 25,000	
	Storm Sewer and Manhole Repairs	Local Streets		Point repairs, lining, and manhole rehab per SAW AMP	\$ 25,000			\$ 25,000	
	Misc. Local Street Repairs	Local Streets		Various resurface, sealcoat, crack seal work, location TBD	TBD			TBD	
	DPW Salt Shed	General		New DPW Salt Shed- EAGLE compliance	TBD			TBD	
	Lift Station Pumps- City Halls	General		Replace two Lift Station Pumps- City Halls	TBD			TBD	
	New Fire Department Roof	General		New Fire Dept. Rubber Roof	TBD			TBD	
		Parks							
	Replace Chevy Truck #211	Equipment		Replace 2015 Chevy Truck 3/4 ton standard cab 4x4 w/front & rear plows	\$ 65,000			\$ 65,000	
Replace Dump Truck #217	Equipment		Replace 2017 International Dump Truck w/new fitted with dump box and belly blade	\$ 240,000			\$ 240,000		
2028-2029	Barry Street W.M. Resurface/Repair	Water		Replace 2,623' of 6" W.M. with 8" from Presidential Lane to 24th Street	\$ 769,000		\$ 138,000	\$ 907,000	
		Sewer							
	Misc. Major Street Repairs	Major Streets		Various resurface, sealcoat, crack seal work, location TBD	TBD			TBD	
	Storm Sewer and Manhole Repairs	Major Streets		Point repairs, lining, and manhole rehab per SAW AMP	\$ 25,000			\$ 25,000	
	Storm Sewer and Manhole Repairs	Local Streets		Point repairs, lining, and manhole rehab per SAW AMP	\$ 25,000			\$ 25,000	
	Misc. Local Street Repairs	Local Streets		Various resurface, sealcoat, crack seal work, location TBD	TBD			TBD	
	City Hall Air Handler Rooftop Unit	General		Replace original City Hall Air Handler Rooftop Unit	TBD			TBD	
		Parks							
Replace Landa pressure washer #206	Equipment		Replace 2013 Landa pressure washer at DPW facility	\$ 7,000			\$ 7,000		
Replace Chevy 1 Ton Truck #216	Equipment		Replace 2016 Chevy 1-Ton Dump truck	\$ 70,000			\$ 70,000		