

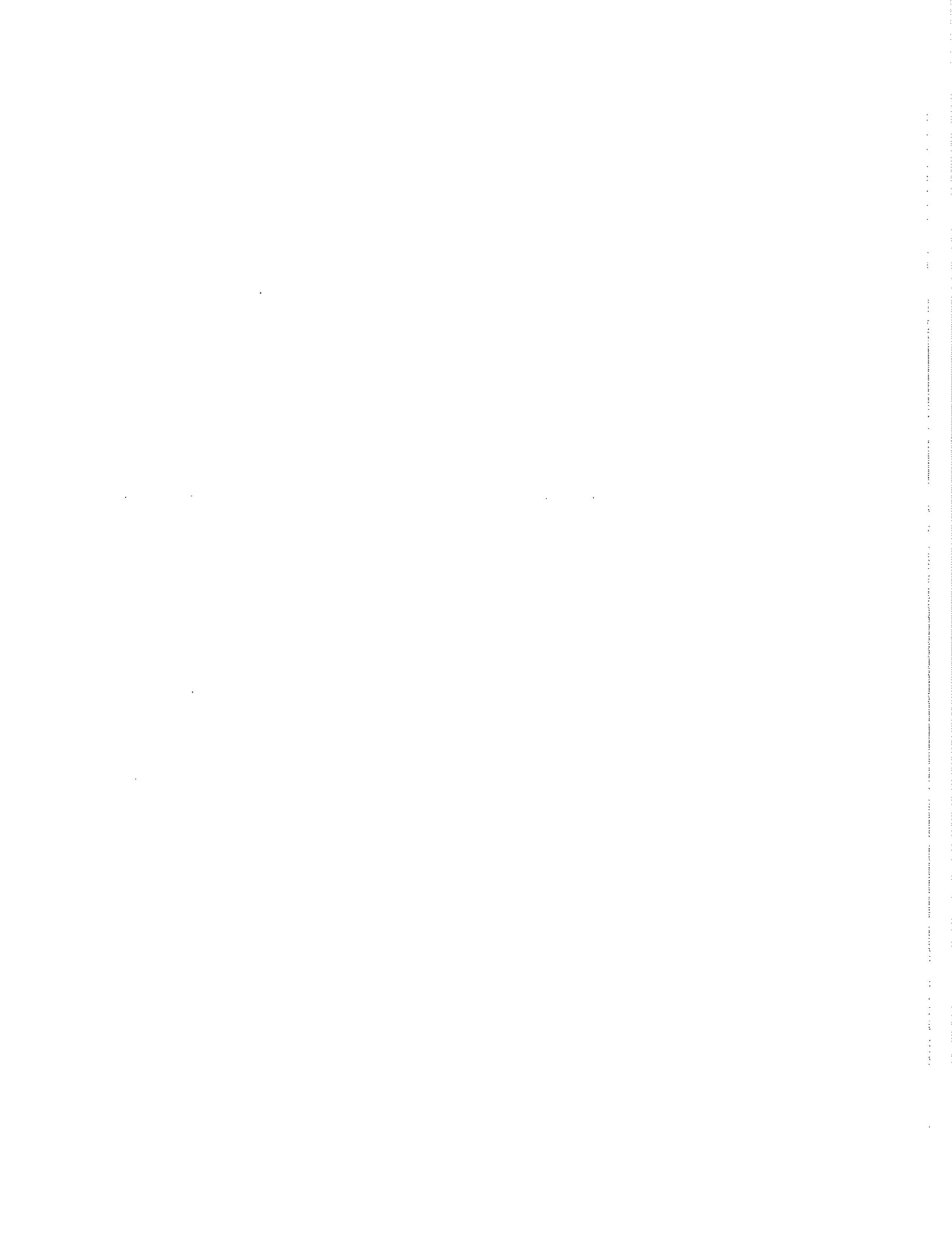
**Imlay City  
Lapeer County, Michigan**

**Six - Year  
Capital Improvement Plan**



**For Fiscal Years:  
2026 to 2032**

**Adopted by the City Commission on  
February 03, 2026**



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Consultant Assistance by:



# Introduction

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## What is a Capital Improvement Plan?

A Capital Improvement Plan (CIP) is a tool to identify and prioritize the long-term (six years) capital project requirements of a local unit of government. As stated in the Michigan Planning Enabling Act:

*"The capital improvements program shall show those public structures and improvements in the general order of their priority, that in the planning commission's judgment will be needed or desirable and can be undertaken within the ensuing 6-year period."*

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

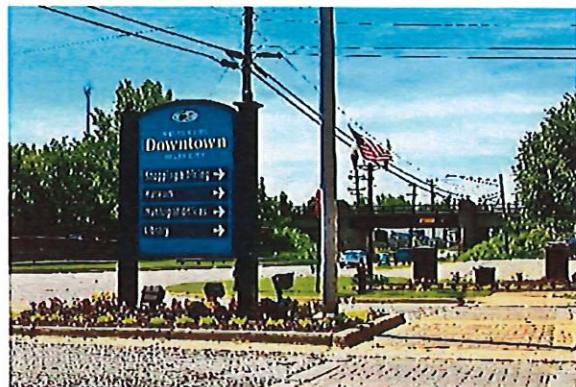
These will include project expenses that exceed \$15,000 and are further explained in the Qualifying Projects Section.

## Purpose

The CIP informs Imlay residents and stakeholders on how the City plans to address significant capital needs over the next 6 years. The CIP can also influence growth because infrastructure can impact development patterns. Some of the many benefits that the CIP provides for the residents and stakeholders include:

- Optimize the use of revenue
- Focus attention on community goals, needs, and capabilities
- Incremental implementation of Master Plan
- Guide to future growth and development
- Encourage efficient government
- Fosters cooperation among departments and informs other units of government of priorities
- Improve intergovernmental and regional cooperation
- Help maintain a sound and stable financial program
- Enhance opportunities for participation in federal and/or state grant programs

Imlay City will update the CIP every year to assist in the budget discussed by the City Commission for the upcoming year.



Pictures of Signage Near Downtown.

## Referenced Material

Different documents are utilized to help in the development of the CIP. This document helps to centralize the six-year list of projects for consideration. Below is a list of documents to consider:

- Imlay City Master Plan
- Imlay City PASER Study
- Water Reliability Study
- Imlay City Parks & Recreation Plan
- NIA Development Plan and Tax Increment Financing Plan
- DDA Development Plan and Tax Increment Financing Plan

## Mission Statement

Preparation of the CIP is done under the authority of the Michigan Planning Enabling Act (PA 33 of 2008). The goal of the CIP should be to implement the master plan and to assist in the City's financial planning.

The CIP is dynamic. Each year all projects included within the CIP are reviewed, a call for new projects is made, and adjustments are made to existing projects arising from changes in the amount of funding required, conditions, or timeline. A new year of programming is also added each year to replace the year funded in the annual operating budget.

The CIP program should continue to develop over time by adding features to gradually improve quality and sophistication. Greater attention shall be devoted to providing more detailed information about individual project requests, program planning, fiscal analysis, fiscal policies, and developing a debt strategy.

## Qualifying Projects

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Not every fiscal project is included as part of the CIP. The projects that are appropriate to include within the plan are major, non-recurring expenses that meet one or of the following descriptions:

1. Any construction of a new facility (i.e., a public building, water /sanitary sewer mains, storm sewers, major/local roadways, recreational facilities), an addition to, or extension of such a facility, provided that the cost is \$15,000 or more and that the improvement will have a useful life of five to ten years or more.
2. Any non-recurring rehabilitation of all or a part of a building, its grounds, a facility, or equipment, provided that the cost is \$15,000 or more
3. Any purchase or replacement of major equipment to support community programs, provided that the cost is \$15,000 or more.
4. Any planning, feasibility, engineering, or design study related to an individual capital improvements project or to a program that is implemented through individual capital improvements projects, provided that the cost is \$15,000 or more.
5. Any acquisition of land for a public purpose that is not part of an individual capital improvements project or a program that is implemented through individual capital improvements projects, provided that the cost is \$15,000 or more.
6. Contractual or bonded indebted payments related to fixed assets, Capital Improvement Programming.

# Program Development, Adoption & Amendment Procedure

The CIP process should precede the budget process.

**Step 1:** The City Manager will lead the Capital Improvement Plan (CIP) effort to submit the previous CIP and project scoring sheets to department heads.

**Step 2:** The department heads shall review the scoring criteria. Existing projects within the CIP will be updated if their priority status or factors have changed, while new projects will need a new scoring document.

**Project Scoring/Development Team:**  
**City Manager**  
**DDA Executive Director**  
**DPW Superintendent**  
**City Treasurer/Clerk**

**Step 3:** The development team shall review the scored documents to confirm all provided information. The development team shall consist of the City Manager, DDA Executive Director, DPW Director, City Treasurer, and other members as identified by the City Manager. The projects will be prioritized over the following six years using the following criteria:

## Tier One:

- Legal
- Department Priority
- Project Type
- Address Public Health, Safety, and Welfare
- Conforms to an Adopted Program, Plan, or Policy
- Have Funding for the Cost of the Project

## Tier Two:

- Project Coordination
- Estimated Useful Life of Project
- City Overall Priority

**Step 4:** Upon review, the City Manager shall forward this document to the Planning Commission for review and approval. Pursuant to the Michigan Planning Enabling Act PA 33 of 2008, the City Planning Commission will hold the public hearing and make a recommendation regarding the adoption of the six-year Capital Improvement Program (CIP) to carry out its long-range planning objectives.

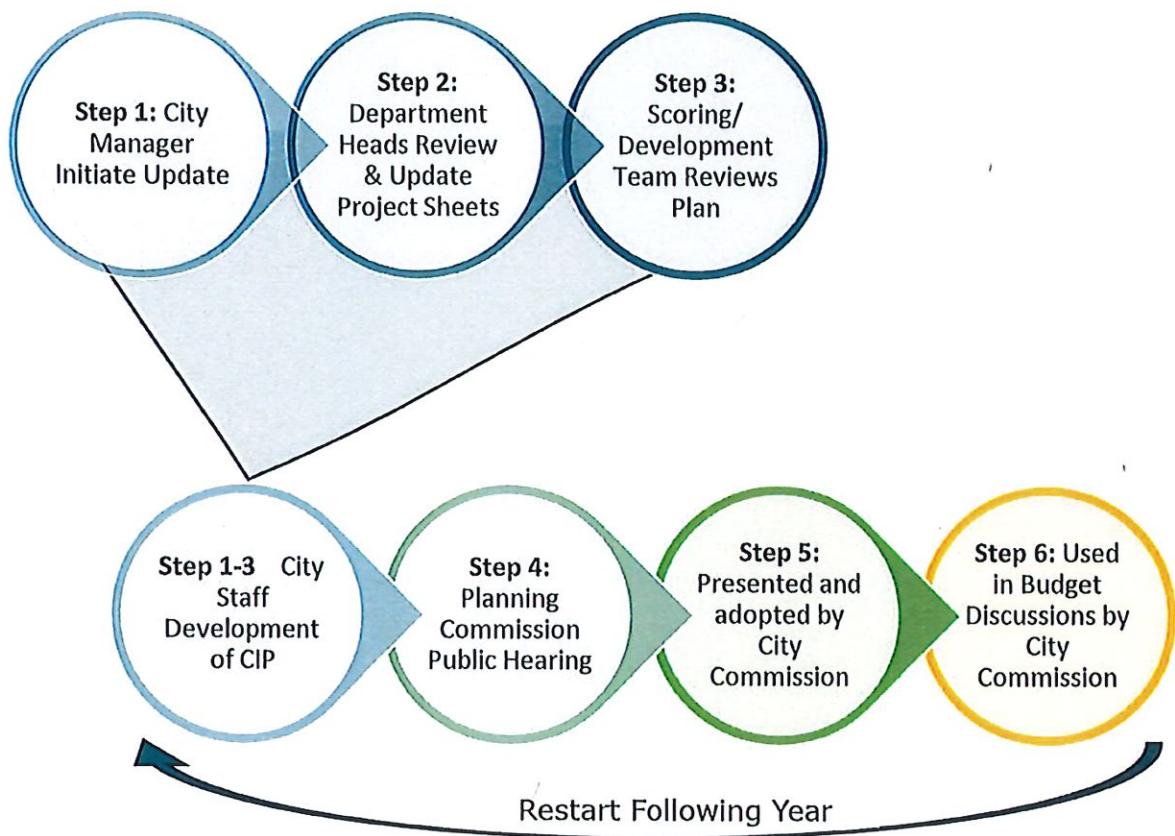
**Step 5:** The City Commission shall review and adopt the CIP.

**Step 6:** The City Commission shall use the adopted CIP in the budget process. Their connection to one another is explained in the next section.

The figure on the following page shows a flow chart of the process.

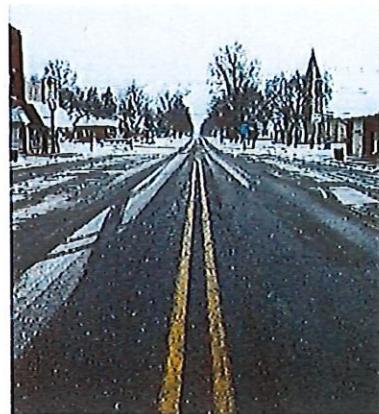


Picture of City Commission Chambers.



## CIP & Budget Process

The CIP plays a significant role in the implementation of a master plan by providing the link between planning and budgeting for capital projects. The CIP process precedes the budget process and is used to develop the capital project portion of the annual budget. Approval of the CIP by the City Commission does not mean that they grant final approval of all projects contained within the plan. Rather, by approving the CIP, the City Commission acknowledges that these projects represent a reasonable interpretation of the upcoming needs for the community and that projects contained in the first year of the plan are suitable for inclusion in the upcoming budget.



Picture of N. Almont St.

Priority rankings do not necessarily correspond to funding sequence. For example, a road widening project, which is ranked lower than a park project, may be funded before the park project because the road project has access to a restricted revenue source, whereas a park project may have to compete for funding from other revenue sources. A project's funding depends upon several factors: not only its merit, but also its location, cost, funding source, and logistics.

The City of Imlay City should strive to maximize resources by maintaining a balance between operating and capital budgets. A continuous relationship exists between the CIP and the annual budget. A direct link can be seen between the two documents, as there should be in a strategic planning environment. Budget appropriations lapse at the end of the fiscal year as the operating budget is funded with recurring annual revenues such as taxes, licenses, fines, user fees, and interest income.

## Program Funding Sources

Capital improvement projects involve the outlay of substantial funds; numerous sources are necessary to provide financing over the life of the project. Most capital funding sources are earmarked for specific purposes and cannot be transferred from one capital program to another. For example, funds raised by a specific community park maintenance and repair millage must be used for the purposes that were stated when the voters approved the millage. The CIP has to be prepared with some projections as to the amount of money available. The following is a summary of the funding sources for projects included in the capital improvements program.



Picture of residential street in downtown neighborhood.

### Enterprise (Reserve) Funds

In enterprise financing, funds are accumulated in advance for capital requirements. Enterprise funds not only pay for capital improvements, but also for the day-to-day operations of community services and the debt payment on revenue bonds. The community can set levels for capital projects; however, increases in capital expenditures for water mains, for example, could result in increased rates. Enterprise fund dollars can only be used on projects related to that particular enterprise fund.

## Bonds

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

**General Obligation (G.O.) Bonds:** Perhaps the most flexible of all capital funding sources, G.O. bonds can be used for the design or construction of any capital project. These bonds are financed through property taxes. In financing through this method, the taxing power of the community is pledged to pay interest and principal to retire the debt. Voter approval is required if the community wants to increase the taxes that it levies, and the amount is included in state-imposed debt limits. To minimize the need for property tax increases, the community makes every effort to coordinate new bond issues with the retirement of previous bonds. G.O. bonds are authorized by a variety of state statutes.

**Revenue Bonds:** Revenue bonds are sold for projects that produce revenues, such as water and sewer system projects. Revenue bonds depend on user charges and other project-related income to cover their costs. Unlike G.O. bonds, revenue bonds are not included in the community's state-imposed debt limits because the full faith and credit of the community backs them. Revenue bonds are authorized by the Public Act of 1933, the Revenue Bond Act.

## Weight and Gas Tax

Based on a formula set by the State of Michigan, the City receives a portion of the tax placed on motor fuel and highway usage in the state. The restrictions placed on the expenditure of these funds ensure that they will be spent on transportation-related projects or operations and services. These are commonly called *Act 51 funds*.

## Tax Increment Financing (TIF)

TIF is a municipal financing tool that can be used to renovate or redevelop declining areas while improving their tax base. TIF applies the increase in various state and local taxes that result from a redevelopment project to pay for project-related public improvements. The City now has two Tax Increment Finance Districts. For purposes of financing activities within the City's downtown district, the downtown development authority adopted a 30-year TIF plan in 1982. Public Act 281 of 1986, the Local Development Finance Authority Act, and Public Act 450 of 1980, the Tax Increment Financing Act, authorize TIF. In 2025, the City established the Neighborhood Improvement Authority. This Authority also has a TIF that will be intended to be implemented over the next 30 years. By using revenue from captured tax increment revenue in accordance with Public Act 57 of 2018 – Part 8 (the act recodified most of Michigan statutes related to tax increment financing authorities, which governed NIA).



Picture of Imlay City Museum.

## Millages

The property tax is a millage that is one of the most important sources of community revenue. The property tax rate is stated in mills (one dollar per \$1,000 of valuation). This rate is applied to a property's net value, following the application of all exemptions and a 50 percent equalization ratio. Millages are voter-approved taxes that are specifically earmarked for a particular purpose. For example, the Parks Maintenance and Repair millage helps support Parks and Recreation capital projects. The community is authorized to utilize millages under Public Act 279 of 1909, the Home Rule Cities Act.

## Federal and State Funds

The federal and state governments make funds available to communities through numerous grants and aid programs. Some funds are tied directly to a specific program. The community has discretion (within certain guidelines) over the expenditure of others. For the most part, the community has no direct control over the amount of money received under these programs.

## Special Assessments

Capital improvements that benefit particular properties, rather than the community as a whole, may be financed more equitably by special assessment, i.e., by those who directly benefit. Local improvements often financed by this method include new street improvements (including pavement, curb and gutter, sidewalks, etc.), sanitary and storm sewers, and water mains. The inventory of special assessments is included below:

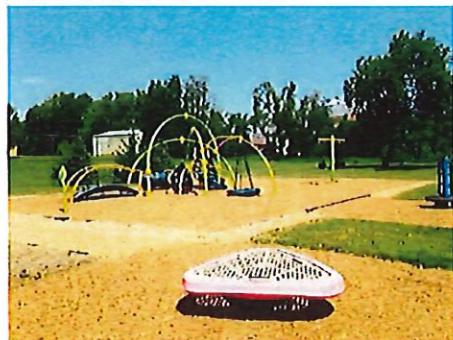


Picture of Fire Hall.

- Fire Hall – To cover bond expenses for the construction of the Fire Hall.
- Roads – A total millage amount of up to 2.5 to cover road costs and improvements.

## Developer Contributions

Sometimes capital improvements are required to serve new development. Where funding is not available for the community to construct the improvements, developers may agree to voluntarily contribute their share or to install the facilities themselves so the development can go ahead.



Picture of Rotary Park.

## Donation and Group Efforts

Crowdsourcing is a viable way to move a project forward. This would require coordination between the City Clerk/Treasurer to properly record and implement the project.

## Project Summaries

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There are two tables provided in this section to show the average summary of revenue for specific accounts associated with capital improvement projects. The actual revenue and balance of each account should be reviewed in the review of the official budget for that fiscal year.

### Summary of Revenue

Below are the nine main fund accounts associated with capital improvement projects. These are the anticipated funding income for each account. The actual amounts may change from year to year. The City's funding sources are as follows:

- General Fund
- Sewer Fund
- Water Fund
- Major Street Fund
- Local Street Fund
- Equipment (Equip) Fund
- Downtown Development Authority (DDA) Fund
- Public Safety Fund
- Neighborhood Development Authority (NIA) Fund

Other funds that do not have a regular revenue stream and take as needed from the general fund include Parks & Recreation.

The total funding sources amount is a projection because revenue is largely linked to assessed property value and other factors, and the exact amount may fluctuate year to year. The budget process will have the actual revenue per year and the balance of each fund in the City.

**Table 1: Summary of Funding Sources (dollars)**

Funding Sources	General Fund	Sewer Fund	Water Fund	Major Street Funds	Local Street Funds	Equip-Fund	DDA Fund	Public Safety Fund	NIA Fund	
							FD	PD	City	County
2026 - 2027	\$4,356,139	\$1,148,450	\$3,115,750	\$386,250	\$358,440	\$199,820	\$427,965	\$2,000,000	\$1,680,758	\$45,021
2027 - 2028	\$4,486,823	\$1,182,904	\$3,209,223	\$397,838	\$369,193	\$205,815	\$440,804	\$530,450	\$1,731,181	\$91,168
2028 - 2029	\$4,621,428	\$1,218,391	\$3,305,499	\$409,773	\$380,269	\$211,989	\$454,028	\$546,364	\$1,783,116	\$138,469
2029 - 2030	\$4,760,071	\$1,254,942	\$3,404,664	\$422,066	\$391,677	\$218,349	\$467,649	\$600,000	\$1,836,610	\$186,952
2030 - 2031	\$4,902,873	\$1,292,591	\$3,506,804	\$434,728	\$403,427	\$224,899	\$481,678	\$318,000	\$1,891,708	\$236,647
2031 - 2032	\$5,049,959	\$1,331,368	\$3,612,008	\$447,770	\$415,530	\$231,646	\$496,129	\$635,540	\$1,948,459	\$287,585
<b>Total</b>	<b>\$28,177,293</b>	<b>\$7,428,645</b>	<b>\$20,153,948</b>	<b>\$2,498,423</b>	<b>\$2,318,537</b>	<b>\$1,292,518</b>	<b>\$2,768,253</b>	<b>\$655,636</b>	<b>\$2,006,913</b>	<b>\$985,842</b>
										<b>\$209,045</b>

## Summary of Expenditures

Below is a list of the various expenditures or costs of the various projects over the course of the Capital Improvement Plan by fund.

**Table 2: Summary of Capital Project Expenditures**

#	Project Name	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	2031 - 32
<b>General Fund Category</b>							
2	Polly Ann Trailhead Improvements	\$145,000					
3	BS&A Conversion to Cloud	\$38,000					
4	Windows 11 Upgrade	\$10,000					
	<b>Total</b>	<b>\$193,000</b>		<b>\$200,000</b>			
<b>Sewer Category</b>							
1	Water Meter Replacement Program	\$250,000		\$250,000		\$250,000	
2	Fourth St. Improvements			\$1,000,000			
3	W First St Reconstruction					\$500,000	
4	Oxidation Ditch Cleaning	\$25,000					
5	E. Second Street				\$400,000		
6	Handley St. Project					\$500,000	
	<b>Total</b>	<b>\$275,000</b>		<b>\$1,250,000</b>	<b>\$250,000</b>	<b>\$500,000</b>	<b>\$500,000</b>
<b>Water Category</b>							
1	Lead Service Lines	\$1,000,000					
2	S. Almont Ave Water Main			\$700,000			
3	Fourth Street			\$1,000,000			
4	Water Meter Replacement Program	\$250,000		\$250,000			
5	E. Second Street				\$500,000		
6	V First St Reconstruction					\$300,000	
7	Lierman Rd PRV Pit/Water Towers Improvements			\$250,000			
8	Handley St. Project					\$595,000	
	<b>Total</b>	<b>\$1,250,000</b>		<b>\$2,200,000</b>	<b>\$250,000</b>	<b>\$500,000</b>	<b>\$300,000</b>

**Table 2: Summary of Capital Project Expenditures**

#	Project Name	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	2031 - 32
<b>Major Street Category</b>							
1	Fourth Street		\$1,100,000				
2	E. Second Street			\$900,000			
3	W First St Reconstruction				\$1,000,000		
	<b>Total</b>		<b>\$1,100,000</b>		<b>\$900,000</b>		<b>\$1,000,000</b>
<b>Local Street Category</b>							
	N/A						
			<b>Total</b>				
<b>Equip. Category</b>							
1	Pick-up Truck Replacement	\$45,000					
2	Vactor Hydro Vac		\$600,000				
3	One Person Leaf Vac	\$325,000					
4	Street Sweeper			\$250,000			
	<b>Total</b>	<b>\$370,000</b>		<b>\$600,000</b>		<b>\$250,000</b>	
<b>DDA Category</b>							
1	CBD Pocket Parks	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
2	Property Acquisition		\$90,000				
3	Rotary Park Improvements	\$10,000		\$5,000	\$5,000	\$5,000	\$5,000
	<b>Total</b>	<b>\$105,000</b>		<b>\$5,000</b>	<b>\$5,000</b>	<b>\$5,000</b>	<b>\$5,000</b>

**Table 2: Summary of Capital Project Expenditures**

Imlay City

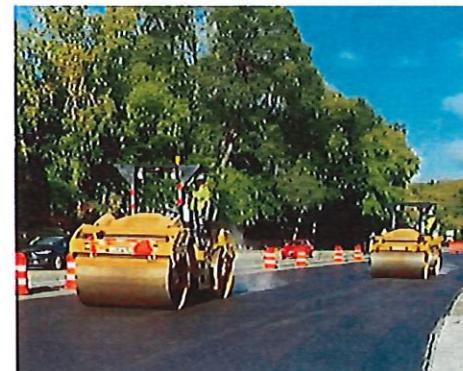
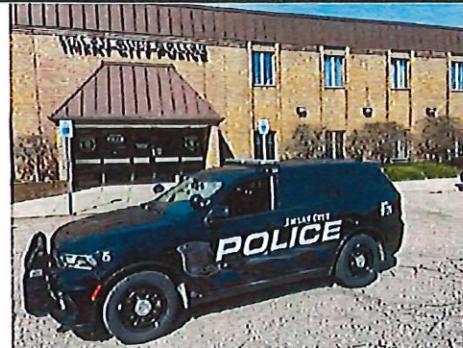
Capital Improvement Plan 2026 - 2032

#	Project Name	2026 - 27	2027 - 28	2028 - 29	2029 - 30	2030 - 31	2031 - 32
Public Safety Category							
1	Ladder 361 Replacement FD	\$2,000,000	\$2,000,000	\$2,500,000			
2	Tanker 333 Replacement FD				\$750,000		
3	Police Dept. Flooring Update					\$15,000	
4	Police Dept. Patrol Vehicle Replacement	\$95,000	\$62,000	\$65,000	\$68,000	\$72,000	\$75,000
	<b>Total</b>	<b>\$2,095,000</b>	<b>\$2,062,000</b>	<b>\$2,565,000</b>	<b>\$68,000</b>	<b>\$822,000</b>	<b>\$90,000</b>
Grant Category							
1	Fourth Street – Portion from DWSRF Grant			\$3,000,000			
2	S. Almont Ave Water Main – Portion from DWSRF Grant		\$600,000				
3	Lead Service Lines – Portion from DWSRF Grant	\$1,400,000					
4	CBD Pocket Parks - Grants & Donations	\$10,000		\$10,000		\$10,000	
5	Rotary Park Improvements - Grants & Donations	\$10,000					
6	Property Acquisition – LDC Grant	\$100,000					
7	Polly Ann Trailhead Improvements	\$400,000					
8	Vastewater System Improvements		\$15,000,000				
	<b>Total</b>	<b>\$2,520,000</b>	<b>\$18,010,000</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$10,000</b>	<b>\$10,000</b>

## Summary of Projects

The individual project descriptions are filled out by Department Heads and evaluated by the Scoring Committee. The project description sheets are each one sheet, including important information to help evaluate the various project requests. Information includes project name, project location, related plan, type of project, project description, project justification, total project cost, and grant to target.

Incorporated in this plan are the individual project sheets as the full summary of requests. The Scoring Committee is ranked high, medium, or low. Each year, project descriptions will be updated and modified as needed until the project is completed.



## Project Evaluation

Below are the ranked projects.

Project Name	Timing	Anticipate Total Cost	Funding Sources	Dept Priority	Address Threat	Associated with Plan	Project Coordination	Scoring Committee
Property Acquisition	2026-27	300,000	DDA/Grant	Medium	Yes	Yes	Yes	MEDIUM
Water Meter Replacement	2026-29	\$1,500,000	Sewer/Water	High	No	No	No	HIGH
CBD Pocket Parks	2026-32	\$90,000	DDA/Grant	High	No	Yes	No	HIGH
Rotary Park	2026-27	\$20,000	DDA/Grant	Medium	Yes	Yes	Yes	MEDIUM
Oxidation Ditch Cleaning	2026-27	\$25,000	Sewer	Medium	Yes	Yes	No	MEDIUM
Vehicle Replacement	2026-32	\$437,000	Public Safety	High	Yes	No	No	HIGH
BS&A Conversion to Cloud	2026-27	\$38,000	General	High	No	No	No	HIGH
Windows 11 Upgrade	2026-27	\$10,000	General	High	No	No	No	HIGH
Polly Ann Trailhead Improv.	2026-27	\$545,000	General/Grant	Medium	Yes	Yes	Yes	HIGH
Lead Service Lines	2026-27	\$2,400,000	Water/Grant	High	Yes	Yes	No	HIGH
S. Almont Ave Water Main	2026-27	\$1,300,000	Water/Grant	High	Yes	Yes	No	HIGH
One Personal Leaf Vac.	2026-27	\$325,000	Equipment	Medium	No	Yes	No	MEDIUM
Pick-up Truck Replacement	2026-27	\$45,000	Equipment	Medium	No	No	No	MEDIUM
<b>Next Year</b>								
Wastewater Treatment	2027-28	\$15,000,000	Grant	High	Yes	Yes	Yes	HIGH
Plant Improvements								
Vehicle Replacement	2026-32	\$437,000	Public Safety	High	Yes	No	No	HIGH
Water Meter Replacement	2026-29	\$1,500,000	Sewer/Water	High	No	No	No	HIGH
CBD Pocket Parks	2026-32	\$90,000	DDA/Grant	High	No	Yes	No	HIGH
Fourth St. Improvements	2027-28	\$6,100,000	Water/Sewer	High	Yes	Yes	No	MEDIUM
			Major Street Grant					
Lierman Rd PRV Pit/Water Tower	2027-28	\$250,000	Water		Yes	Yes	No	HIGH

Project Name	Timing	Anticipate Total Cost	Funding Sources	Dept Priority	Address Threat	Associated with Plan	Project Coordination	Scoring Committee
<b>Several Years Out</b>								
Tanker 333 Replacement	2030-31	\$750,000	Public Safety Equipment	High	Yes	Yes	No	MEDIUM
Vactor Hydro Vac.	2028-29	\$600,000	DDA/Grant	Medium	No	No	No	MEDIUM
CBD Pocket Parks	2026-32	\$90,000	Public Safety	High	No	Yes	No	HIGH
Ladder Truck Replacement	2028-29	\$2,500,000	Public Safety	High	Yes	Yes	No	HIGH
PD Vehicle Replacement	2026-32	\$437,000	Public Safety	High	Yes	No	No	HIGH
PD Floor Replacement	2031-32	\$15,000	Public Safety	Medium	No	Yes	No	MEDIUM
W. First St Reconstruction	2031-32	\$1,800,000	Water/Sewer Grants	Medium	Yes	Yes	No	LOW
E. Second St. Improvements	2029-30	\$1,800,000	Water/Sewer Major Streets	High	No	Yes	No	MEDIUM
Handley St. Project	2030-31	\$1,095,000	Water/Sewer	High	No	Yes	No	MEDIUM
Water Meter Replacement	2026-29	\$1,500,000	Sewer/Water Equipment	High	No	No	No	HIGH
Street Sweeper	2031-32	\$250,000	Equipment	Medium	Yes	Yes	No	LOW

## Appendices

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### A: Initial Project Wishlist

Project Title: One Person Leaf Vac. \_\_\_\_\_ Department: DPW \_\_\_\_\_

Description of Project: Purchase a one-person leaf vacuum. It would also serve as a chipper truck to replace #832, a 2006 Ford 1-ton truck. \_\_\_\_\_

Location: City Wide \_\_\_\_\_ Related Plan: \_\_\_\_\_

Project Title: Street Sweeper \_\_\_\_\_ Department: DPW \_\_\_\_\_

Description of Project: Replace 2014 Street Sweeper \_\_\_\_\_

Location: City Wide \_\_\_\_\_ Related Plan: \_\_\_\_\_

Project Title: Vactor Hydro Vac. \_\_\_\_\_ Department: DPW \_\_\_\_\_

Description of Project: Buy a new Vactor Hydro Vac. \_\_\_\_\_

Location: City Wide \_\_\_\_\_ Related Plan: \_\_\_\_\_

Project Title: Pick-up Truck Replacement \_\_\_\_\_ Department: DPW \_\_\_\_\_

Description of Project: Replace aging and deteriorating pick-up fleet \_\_\_\_\_

Location: City Wide \_\_\_\_\_ Related Plan: \_\_\_\_\_

Project Title: Polly Ann Trailhead Improvements \_\_\_\_\_ Department: DPW \_\_\_\_\_

Description of Project: Trailhead parking lot improvements, sidewalk connections/create green space \_\_\_\_\_

Location: Fourth St/Trailhead \_\_\_\_\_ Related Plan: Parks and Recreation Plan \_\_\_\_\_

Project Title: S. Almont Ave. Water Main \_\_\_\_\_ Department: DPW \_\_\_\_\_

Description of Project: Replace water main/ services \_\_\_\_\_

Location: S. Almont Ave. \_\_\_\_\_ Related Plan: Water Reliability Study \_\_\_\_\_

Project Title: Lead Service Lines \_\_\_\_\_ Department: DPW \_\_\_\_\_

Description of Project: Replace all lead service lines throughout the City from the main to the meter. \_\_\_\_\_

Location: Throughout the water system \_\_\_\_\_ Related Plan: Water Reliability Study \_\_\_\_\_

Project Title: Lierman Rd PRV Pit/Water Towers Improvements Department: DPW \_\_\_\_\_

Description of Project: Upgrade PRV pit piping/valves/SCADA. Rebuild valves at towers with SCADA improvements. \_\_\_\_\_

Location: Blacks Corners Rd./Water towers \_\_\_\_\_ Related Plan: WAMP \_\_\_\_\_

Project Title: Handley St. Project \_\_\_\_\_ Department: DPW \_\_\_\_\_

Description of Project: Replace water main and sanitary sewer on Handley St between Third St and Seventh St. \_\_\_\_\_

Location: Handley St. \_\_\_\_\_ Related Plan: \_\_\_\_\_

Project Title: Water Meter Replacement Program Department: DPW \_\_\_\_\_

Description of Project: Replace all outdated water meters. Replace\Install Radio Reads. Install Flex Net System for automated reading. \_\_\_\_\_

Location: City Wide \_\_\_\_\_ Related Plan: \_\_\_\_\_

Project Title: E. Second St. Improvements \_\_\_\_\_ Department: DPW \_\_\_\_\_

Description of Project: Street reconstruction, including water main, sanitary sewer, and storm sewer. Install curb/gutter and pavement cross section for truck route between Almont Ave. and M-53. \_\_\_\_\_

Location: E. Second St. \_\_\_\_\_ Related Plan: Water Reliability Study/WAMP \_\_\_\_\_

Project Title: Fourth St. Improvements \_\_\_\_\_ Department: DPW \_\_\_\_\_

Description of Project: Street reconstruction including water main/services, sanitary sewer, storm sewer, sidewalk, curb/gutter, street pavement, etc. From Main St to Blacks Corners Rd. \_\_\_\_\_

Location: Fourth St. \_\_\_\_\_ Related Plan: Water Reliability Study \_\_\_\_\_

Project Title: W. First St Reconstruction \_\_\_\_\_ Department: DPW \_\_\_\_\_

Description of Project: Replace 4" water main with 8" water main. Replace the sanity sewer main on W First St. Reconstruction of W. First Street cross-section to include sidewalk and storm sewer replacement. \_\_\_\_\_

Location: W. First St \_\_\_\_\_ Related Plan: Water Reliability Study \_\_\_\_\_

Project Title: Windows 11 Upgrade \_\_\_\_\_ Department: All Departments \_\_\_\_\_

Description of Project: Upgrade all computers at a limited pace to start with the highest priority first. \_\_\_\_\_

Location: All Departments \_\_\_\_\_ Related Plan: \_\_\_\_\_

Project Title: BS&A Conversion to the Cloud \_\_\_\_\_ Department: All Departments \_\_\_\_\_

Description of Project: Conversion from .NET to the cloud for GL, AP, Tax, UB, CR, PR, MR, & Assessing -in addition to adding BS&A timesheets. \_\_\_\_\_

Location: City Hall \_\_\_\_\_ Related Plan: \_\_\_\_\_

Project Title: Police Dept Floor Update \_\_\_\_\_ Department: Police \_\_\_\_\_

Description of Project: Updating flooring. \_\_\_\_\_

Location: Police Department \_\_\_\_\_ Related Plan: \_\_\_\_\_

**Project Title:** Police Vehicle Replacement \_\_\_\_\_ **Department:** Police \_\_\_\_\_

**Description of Project:** Replacement of patrol vehicle and one unmarked vehicle \_\_\_\_\_

**Location:** Police Department \_\_\_\_\_ **Related Plan:** \_\_\_\_\_

**Project Title:** Ladder Truck 361 Replacement \_\_\_\_\_ **Department:** Fire \_\_\_\_\_

**Description of Project:** Replace a 30-year-old Aerial ladder fire truck \_\_\_\_\_

**Location:** Fire Department \_\_\_\_\_ **Related Plan:** \_\_\_\_\_

**Project Title:** Tanker 333 Replacement \_\_\_\_\_ **Department:** Fire \_\_\_\_\_

**Description of Project:** Replace aging apparatus in the fire department fleet. \_\_\_\_\_

**Location:** Fire Department \_\_\_\_\_ **Related Plan:** \_\_\_\_\_

**Project Title:** Wastewater System Improvements **Department:** WWTP \_\_\_\_\_

**Description of Project:** plant-wide mechanical and safety improvements. Oxidation ditch and Clarifier improvements, Collection system improvements. \_\_\_\_\_

**Location:** WWTP and sewers \_\_\_\_\_ **Related Plan:** \_\_\_\_\_

**Project Title:** Oxidation Ditch Cleaning \_\_\_\_\_ **Department:** WWTP \_\_\_\_\_

**Description of Project:** Removal of settled grit in the oxidation ditch to allow for more capacity. Removal will also encourage a better environment for the growing bacteria by removing the septic grit. This will also give time to repair any issues that are normally unattainable. \_\_\_\_\_

**Location:** WWTP \_\_\_\_\_ **Related Plan:** \_\_\_\_\_

**Project Title:** Rotary Park \_\_\_\_\_ **Department:** DDA \_\_\_\_\_

**Description of Project:** Replace aging mulch, add updated play equipment, add ADA equipment, and repair the gazebo. \_\_\_\_\_

**Location:** Rotary Park \_\_\_\_\_ **Related Plan:** Parks and Recreation Plan \_\_\_\_\_

**Project Title:** CBD Pocket Parks \_\_\_\_\_ **Department:** DDA \_\_\_\_\_

**Description of Project:** Rehabilitate three pocket parks in the business district. Bring electricity for lighting and sound equipment, add wi-fi, art installations, landscaping, seating, and trash cans. \_\_\_\_\_

**Location:** Third St./ Almont Ave. \_\_\_\_\_ **Related Plan:** Parks and Recreation Plan \_\_\_\_\_

**Project Title:** Property Acquisition \_\_\_\_\_ **Department:** DDA/Façade Corp. \_\_\_\_\_

**Description of Project:** Acquire vacant and blighted properties in the DDA district, rehab, and use for business recruitment. \_\_\_\_\_

**Location:** TIF District \_\_\_\_\_ **Related Plan:** \_\_\_\_\_

## **B: Project Description Sheets**

The following list of project description sheets are organized by department and then by year of the anticipated work.

# Capital Improvement Project – Project Description

Imlay City

Project Name: BS&A CONVERSION TO CLOUD	Dept: ALL DEPTS
Project Location: CITY HALL	Conforms to Plan: <input type="checkbox"/> Yes <input type="checkbox"/> No
Dept Priority: <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low	Plan Title: BS&A CLOUD
Type of Project: <input checked="" type="checkbox"/> New <input type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:	Coordinated Project with: ALL DEPARTMENTS
	Address Threat: <input type="checkbox"/> Yes <input type="checkbox"/> No

## Project Description:

BS&A CONVERSION FROM .NET TO CLOUD FOR GL, AP, TAX, UB, CR, PR, MR, & ASSESSING-IN  
ADDITION ADDING BS&A TIMESHEETS

## Project Justification:

Estimated Total Project Cost: \$38,000		Grant to Target:				
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$38,000.00	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD PD	\$	\$	\$	\$	\$

Notes:

Project Submitted By: DAWN SAWICKI-FRANZ, TREAS/CLERK Date: DECEMBER 12, 2025 \_\_\_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

# Capital Improvement Project – Project Description

Imlay City

Project Name: WINDOWS 11 UPGRADE	Dept: CITY-WIDE, ALL DEPARTMENTS
Project Location: ALL DEPTS	Conforms to Plan: <input type="checkbox"/> Yes <input type="checkbox"/> No
Dept Priority: <input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low	Plan Title:
Type of Project: <input checked="" type="checkbox"/> New <input type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:	Coordinated Project with: ALL DEPARTMENTS
	Address Threat: <input type="checkbox"/> Yes <input type="checkbox"/> No

## Project Description:

WINDOWS 11 UPGRADE FOR ALL COMPUTERS CITY-WIDE AT A LIMITED PACE TO START WITH HIGHEST PRIORITY TO START AND TO UPGRADE ALL THAT ARE NECESSARY.

## Project Justification:

Estimated Total Project Cost: \$10,000		Grant to Target:				
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$10,000.00	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

Project Submitted By: DAWN SAWICKI-FRANZ, TREAS/CLERK Date: DECEMBER 12, 2025

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

# Capital Improvement Project - Project Description

Imlay City

Project Name: Property Acquisition	Dept: DDA/Façade Corp.
Project Location: TIF District	Conforms to Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Dept Priority: <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low	Plan Title:
Type of Project: <input type="checkbox"/> New <input type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input checked="" type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:	Coordinated Project with: Cit Commission
	Address Threat: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**Project Description:** Acquire vacant and blighted properties in the DDA district, rehab and use for business recruitment

## Project Justification: Economic Development

Estimated Total Project Cost: \$300,000 - <i>190,000</i>		Grant to Target: LDC				
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$100,000	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$90,000	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Chuck Bennett, DDA Director \_\_\_\_\_ Date: 12-17-2025 \_\_\_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

## Capital Improvement Project – Project Description

Imlay City

Project Name: <b>ED Pocket Parks</b>	Dept: DDA
Project Location: Third St / Almont Ave	Conforms to Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Dept Priority: <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low	Plan Title: Parks and Recreation Plan
Type of Project: <input type="checkbox"/> New <input type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input checked="" type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:	Coordinated Project with:
	Address Threat: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p><b>Project Description:</b> Rehabilitate three pocket parks in the business district. Bring electricity for lighting and sound equipment, add Wi-Fi, art installations, landscaping, seating, and trash cans.</p> <p><b>Project Justification:</b> Placemaking projects in the TIF plan.</p>	

Estimated Total Project Cost: \$90,000			Grant to Target: MEDC, FCF, LCCF			
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000	\$5,000
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Chuck Bennett, DDA Director \_\_\_\_\_ Date: 12-17-2025 \_\_\_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

# Capital Improvement Project – Project Description

Imlay City

Project Name: Rotary Park	Dept: DDA
Project Location: Rotary Park	Conforms to Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Dept Priority: <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low	Plan Title: Parks and Recreation Plan
Type of Project: <input type="checkbox"/> New <input type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input checked="" type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:	Coordinated Project with: Rotary Club, Four County Community Foundation
	Address Threat: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Project Description: Replace aging mulch, add updated play equipment, add ADA equipment, repair gazebo. *construct pavilion*

Project Justification: Care and maintenance of the only play equipment within the DDA District

Estimated Total Project Cost: \$20,000		Grant to Target: LCCF, FCF, IC Rotary				
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$10,000	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$10,000	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Chuck Bennett, DDA Director \_\_\_\_\_ Date: 12-17-2025 \_\_\_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

# Capital Improvement Project – Project Description

Imlay City

<b>Project Name:</b> TANKER 333 REPLACEMENT		<b>Dept:</b> FIRE DEPT
<b>Project Location:</b> IMLAY CITY FIRE STATION – 571 E BORLAND RD		Conforms to Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Dept Priority:</b> <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low		<b>Plan Title:</b> APPARATUS REPLACEMENT
<b>Type of Project:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:		<b>Coordinated Project with:</b>
		<b>Address Threat:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Project Description:</b> REPLACE AGING APPARATUS IN THE FIRE DEPT FLEET – TANKER 333		
<b>Project Justification:</b> Tanker will be 30 years old in 2028. Truck will be beyond its useful service life. Apparatus is needed for structures that are unique to Imlay City. Neighboring mutual aid departments do not have the necessary capability to meet our needs. Current vehicles need repairs and refurbishment and also overweight.		

Estimated Total Project Cost: \$750,000		Grant to Target:					
Funding Source		2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund		\$	\$	\$	\$	\$	\$
General Fund		\$	\$	\$	\$	\$	\$
Grant/Donations		\$	\$	\$	\$	\$	\$
Major Streets		\$	\$	\$	\$	\$	\$
Local Streets		\$	\$	\$	\$	\$	\$
Sewer Fund		\$	\$	\$	\$	\$	\$
Water Fund		\$	\$	\$	\$	\$	\$
DDA Fund		\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$750,000	\$
	PD	\$	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Keith Klobucar, Fire Chief \_\_\_\_\_ Date: November 26, 2025 \_\_\_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

# Capital Improvement Project – Project Description

Imlay City

Project Name: LADDER TRUCK REPLACEMENT - 361	Dept: FIRE DEPT
Project Location: IMLAY CITY FIRE STATION – 571 E BORLAND RD	Conforms to Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Dept Priority: <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low	Plan Title: APPARATUS REPLACEMENT
Type of Project: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:	Coordinated Project with: ALL DEPARTMENTS
	Address Threat: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Project Description: REPLACE 30-YEAR ARIAL LADDER FIRE TRUCK

contingent of FEMA Grant

Project Justification: Aerial Ladder 361 will be 30 years old in 2027; vehicle will be beyond its useful service life. Apparatus is needed for structures that are unique to Imlay City. Neighboring mutual aid departments do not have the necessary capability to meet our needs. This truck is becoming expensive to maintain and keep in service.

Estimated Total Project Cost: 2,500,000		Grant to Target:					
Funding Source		2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund		\$	\$	\$	\$	\$	\$
General Fund		\$	\$	\$	\$	\$	\$
Grant/Donations		\$	\$	\$	\$	\$	\$
Major Streets		\$	\$	\$	\$	\$	\$
Local Streets		\$	\$	\$	\$	\$	\$
Sewer Fund		\$	\$	\$	\$	\$	\$
Water Fund		\$	\$	\$	\$	\$	\$
DDA Fund		\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$2,500,000	\$	\$	\$
	PD	\$	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Keith Klobucar, Fire Chief \_\_\_\_\_ Date: November 26, 2025 \_\_\_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

**Capital Improvement Project – Project Description**

Imlay City

Project Name: Vehicle Replacement	Dept: Police Dept.
Project Location: 395 E Third St	Conforms to Plan: <input type="checkbox"/> Yes <input type="checkbox"/> No
Dept Priority: <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low	Plan Title:
Type of Project: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:	Coordinated Project with:
	Address Threat: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Project Description: Replacement of patrol vehicle and one unmarked vehicle

Funding from Fund

**Project Justification:** The police department currently has a fleet of 6 patrol vehicles and 1 SRO vehicle. The SRO vehicle currently has over 150,000 miles on it and one patrol vehicle has over 102,000. Studies done on police vehicle est. their useful life is around 90,000 where it becomes more expensive for maintenance than purchasing a new vehicle. There are also safety concerns with using vehicles with more than 90,000 when it comes to patrol work. The unmarked vehicle can be used for admin and detective work.

Estimated Total Project Cost: \$437,000			Grant to Target:			
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$95,000	\$62,000	\$65,000	\$68,000	\$72,000
						\$75,000

Notes:

Project Submitted By: Charles Rushton, Interim Chief of Police Date: 12-16-2025

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

# Capital Improvement Project – Project Description

Imlay City

Project Name: POLICE DEPT FLOOR UPDATING	Dept: POLICE DEPT
Project Location: 395 E Third St	Conforms to Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Dept Priority: <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low	Plan Title:
Type of Project: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:	Coordinated Project with:
	Address Threat: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Project Description: Updating flooring in the Police Dept. building.

Project Justification: The carpeting throughout the police portion of the Lamb Steele building is in usable condition currently, but through normal wear and tear, it will need replacing. Most areas in the building have commercial-type carpet.

Estimated Total Project Cost: \$15,000		Grant to Target:				
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD PD	\$	\$	\$	\$	\$
						\$15,000

Notes:

Project Submitted By: Charles Rushton, Interim Police Chief Date: December 12, 2025

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

## Capital Improvement Project – Project Description

Imlay City

Project Name: W First St Reconstruction			Dept: DPW			
Project Location: W First St			Conforms to Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Dept Priority: <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low			Plan Title: Water Reliability Study			
Type of Project: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:			Coordinated Project with:			
			Address Threat: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<p><b>Project Description:</b> Replace 4" watermain with 8" watermain. Replace the sanitary sewer main on W First St. Reconstruction W First St. street cross section to include sidewalk and storm sewer replacement.</p>						
<p><b>Project Justification:</b></p>						
Estimated Total Project Cost: \$1,800,000				Grant to Target:		
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$1,000,000
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$500,000
Water Fund	\$	\$	\$	\$	\$	\$300,000
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Ed Priehs, DPW Superintendent \_\_\_\_\_ Date: December 08, 2025 \_\_\_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

## Capital Improvement Project – Project Description

Imlay City

<b>Project Name:</b> Fourth St. Improvements			<b>Dept:</b> DPW			
<b>Project Location:</b> Fourth St.			<b>Conforms to Plan:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<b>Dept Priority:</b> <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low			<b>Plan Title:</b> Water Reliability Study			
<b>Type of Project:</b> <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:			<b>Coordinated Project with:</b>			
			<b>Address Threat:</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<p><b>Project Description:</b> Street reconstruction including water main/services, sanitary sewer, storm sewer, sidewalk, curb/gutter, street pavement, etc. From Main St. to Blacks Corners Rd.</p> <p><b>Project Justification:</b> Small-diameter water main/water main gaps. Improve distribution flow/pressure north side of the city, and provide utilization of storage tanks in the system. Replace lead service lines.</p>						
<b>Estimated Total Project Cost:</b> \$6,100,000				<b>Grant to Target:</b> DWSRF		
<b>Funding Source</b>	<b>2026-2027</b>	<b>27-28</b>	<b>28-29</b>	<b>29-30</b>	<b>30-31</b>	<b>31-32</b>
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$3,000,000	\$	\$	\$	\$
Major Streets	\$	\$1,100,000	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$1,000,000	\$	\$	\$	\$
Water Fund	\$	\$1,000,000	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

**Notes:** Grant estimate based on previous fiscal year DWSRF-funded projects that are similar. A portion of the project could be low-interest loans spread over many years.

**Project Submitted By:** Ed Priehs, DPW Superintendent \_\_\_\_\_ Date: December 08, 2025 \_\_\_\_\_

**Scoring Committee Rank:**  High  Medium  Low

**Review Committee Notes:**

## Capital Improvement Project – Project Description

Imlay City

Project Name: E. Second St. Improvements	Dept: DPW					
Project Location: E. Second St.	Conforms to Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
Dept Priority: <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low	Plan Title: Water Reliability Study/WAMP					
Type of Project: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:	Coordinated Project with:					
	Address Threat: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No					
<p><b>Project Description:</b> Street reconstruction, including water main, sanitary sewer, and storm sewer. Install curb/gutter and pavement cross section for truck route between Almont Ave. and M-53.</p> <p><b>Project Justification:</b> Small-diameter water main and sewer systems are in poor condition. Unknown where some sanitary sewers flow to. The street is not built for a truck route or all-season conditions.</p>						
Estimated Total Project Cost: \$1,800,000				Grant to Target:		
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$900,000	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$400,000	\$	\$
Water Fund	\$	\$	\$	\$500,000	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Ed Priehs, DPW Superintendent \_\_\_\_\_ Date: December 08, 2025 \_\_\_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

# Capital Improvement Project -- Project Description

Imlay City

Project Name: Water Meter Replacement Program		Dept: DPW				
Project Location: City Wide		Conforms to Plan: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Dept Priority: <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low		Plan Title:				
Type of Project: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input checked="" type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:		Coordinated Project with:				
		Address Threat: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
<p><b>Project Description:</b> Replace all outdated water meters. Replace/install Radio Reads. Install Flex Net System for automating reading.</p> <p><b>Project Justification:</b> Inefficient meters is a major cause of water loss. Updated meters, readers, and Flex Net system will decrease staff time for reading, etc. System has potential to save customers' cost with the systems leak detection capabilities</p>						
Estimated Total Project Cost: \$1,500,000			Grant to Target:			
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$250,000	\$250,000	\$250,000	\$	\$	\$
Water Fund	\$250,000	\$250,000	\$250,000	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Ed Priebs, DPW Superintendent \_\_\_\_\_ Date: December 08, 2025 \_\_\_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

# Capital Improvement Project – Project Description

Imlay City

Project Name: Handley Street Project	Dept: DPW
Project Location: Handley St.	Conforms to Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Dept Priority: <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low	Plan Title: Handley St. Project
Type of Project: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input checked="" type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:	Coordinated Project with:
	Address Threat: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Project Description:** Replace watermain and sanitary sewer on Handley St. between Third St. and Seventh St.

**Project Justification:** Watermain is passed life expectancy and undersized. The Sanitary Sewer has passed life expectancy and has a high risk of failure.

Estimated Total Project Cost: \$1,095,000		Grant to Target:				
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$500,000	\$
Water Fund	\$	\$	\$	\$	\$595,000	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Ed Priehs, DPW Superintendent \_\_\_\_\_ Date: December 08, 2025 \_\_\_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

## Capital Improvement Project – Project Description

Imlay City

Project Name: Lierman Rd PRV Pit/Water Towers Improvements	Dept: DPW
Project Location: Blacks Corners Rd/Water Towers	Conforms to Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Dept Priority: <input type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low	Plan Title: WAMP
Type of Project: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input checked="" type="checkbox"/> Upgrade <input checked="" type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:	Coordinated Project with:
	Address Threat: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Project Description: Upgrade PRV pit piping/valves/SCADA. Rebuild valves at towers with SCADA improvements.	

**Project Justification:** Essential upgrades and maintenance to the water system.

Estimated Total Project Cost: \$250,000		Grant to Target:					
Funding Source		2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund		\$	\$	\$	\$	\$	\$
General Fund		\$	\$	\$	\$	\$	\$
Grant/Donations		\$	\$	\$	\$	\$	\$
Major Streets		\$	\$	\$	\$	\$	\$
Local Streets		\$	\$	\$	\$	\$	\$
Sewer Fund		\$	\$	\$	\$	\$	\$
Water Fund		\$	\$250,000	\$	\$	\$	\$
DDA Fund		\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Ed Priehs, DPW Superintendent \_\_\_\_\_ Date: December 08, 2025 \_\_\_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

## Capital Improvement Project – Project Description

Imlay City

Project Name: Lead Service Lines	Dept: DPW
Project Location: Throughout the Water System	Conforms to Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Dept Priority: <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low	Plan Title: Water Reliability Study
Type of Project: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:	Coordinated Project with:
	Address Threat: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

**Project Description:** Replace all lead service lines throughout the City from Main to meter.

**Project Justification:** EGLE requirement.

Estimated Total Project Cost: \$2,400,000		Grant to Target: DWSRF				
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$1,400,000	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$1,000,000	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

**Notes:** Grant estimate based on previous fiscal year DWSRF-funded projects that are similar. A portion of the project could be low-interest loans spread over many years.

Project Submitted By: Ed Priebs, DPW Superintendent \_\_\_\_\_ Date: December 08, 2025 \_\_\_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

# Capital Improvement Project – Project Description

Imlay City

Project Name: S. Almont Ave. Water Main			Dept: DPW			
Project Location: S. Almont Ave			Conforms to Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Dept Priority: <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low			Plan Title: Water Reliability Study			
Type of Project: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:			Coordinated Project with:			
			Address Threat: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Project Description: Replace water main/services.						
Project Justification: Currently 4" water main, 12" water main would complete much needed 12" north/south distribution main. Replacing lead service lines.						
Estimated Total Project Cost: \$1,300,000			Grant to Target: DWSRF			
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$600,000	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$700,000	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Ed Priebs, DPW Superintendent \_\_\_\_\_ Date: December 08, 2025 \_\_\_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

**Capital Improvement Project – Project Description**

Imlay City

Project Name: Polly Ann Trailhead Improvements	Dept: DPW
Project Location: W Forth St/Trailhead	Conforms to Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Dept Priority: <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low	Plan Title: Parks and Recreation Plan
Type of Project: <input type="checkbox"/> New <input type="checkbox"/> Replace <input checked="" type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:	Coordinated Project with: DNR
	Address Threat: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**Project Description:** Trailhead parking lot improvements, sidewalk connections/create greenspace.

**Project Justification:** DNR TRUST FUND GRANT

**Estimated Total Project Cost: \$545,000**

**Grant to Target: DNR Trust Fund**

Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$145,000	\$	\$	\$	\$	\$
Grant/Donations	\$400,000	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Ed Priebs, DPW Superintendent \_\_\_\_\_ Date: December 08, 2025 \_\_\_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

# Capital Improvement Project – Project Description

Imlay City

Project Name: Pick-up Truck Replacement			Dept: DPW				
Project Location: City Wide			Conforms to Plan: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Dept Priority: <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low			Plan Title:				
Type of Project: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:			Coordinated Project with:				
			Address Threat: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Project Description: Replace aging and deteriorating pick-up fleet.							
Project Justification:							
Estimated Total Project Cost: \$45,000				Grant to Target:			
Funding Source		2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund		\$45,000	\$	\$	\$	\$	\$
General Fund		\$	\$	\$	\$	\$	\$
Grant/Donations		\$	\$	\$	\$	\$	\$
Major Streets		\$	\$	\$	\$	\$	\$
Local Streets		\$	\$	\$	\$	\$	\$
Sewer Fund		\$	\$	\$	\$	\$	\$
Water Fund		\$	\$	\$	\$	\$	\$
DDA Fund		\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Ed Priehs, DPW Superintendent \_\_\_\_\_ Date: December 08, 2025 \_\_\_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

# Capital Improvement Project – Project Description

Imlay City

Project Name: Vactor Hydro Vac.	Dept: DPW
Project Location: City Wide	Conforms to Plan: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Dept Priority: <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low	Plan Title:
Type of Project: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:	Coordinated Project with:
	Address Threat: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Project Description: 1992 current unit

## Project Justification:

Estimated Total Project Cost: \$600,000

Grant to Target:

Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$600,000	\$	\$ 600,000	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Ed Priehs, DPW Superintendent \_\_\_\_\_ Date: December 08, 2025 \_\_\_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

# Capital Improvement Project – Project Description

Imlay City

Project Name: One Person Leaf Vac.	Dept: DPW
Project Location: City Wide	Conforms to Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Dept Priority: <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low	Plan Title: Equipment Fund CIP
Type of Project: <input checked="" type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:	Coordinated Project with:
	Address Threat: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<p><b>Project Description:</b> Purchase one person leaf vac. It would also serve as chipper truck to replace #832, 2006 Ford 1 ton truck.</p>	

**Project Justification:** This piece of equipment would improve fall leaf pickup program with efficiency and future cost savings. It would create a pickup schedule and cleanliness that would benefit the residents and the City. Currently, leaf pickup required two DPW employees/two pieces of equipment, and coordination with garbage contractor.

Estimated Total Project Cost: \$325,000		Grant to Target:				
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$ 325,000	\$	\$	\$	\$325,000	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Ed Priehs, DPW Superintendent \_\_\_\_\_ Date: December 08, 2025 \_\_\_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

# Capital Improvement Project -- Project Description

Imlay City

Project Name: Street Sweeper			Dept: DPW			
Project Location: City Wide			Conforms to Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Dept Priority: <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low			Plan Title: Equipment Fund CIP			
Type of Project: <input type="checkbox"/> New <input checked="" type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:			Coordinated Project with:			
			Address Threat: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Project Description: Replace 2014 Street Sweeper						
Project Justification:						
Estimated Total Project Cost: \$250,000				Grant to Target:		
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$	\$	\$	\$	\$	\$250,000
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Ed Priehs, DPW Superintendent \_\_\_\_\_ Date: December 08, 2025 \_\_\_\_\_

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

# Capital Improvement Project – Project Description

Imlay City

Project Name: Oxidation Ditch Cleaning	Dept: WWTP
Project Location: WWTP	Conforms to Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Dept Priority: <input type="checkbox"/> High <input checked="" type="checkbox"/> Medium <input type="checkbox"/> Low	Plan Title:
Type of Project: <input type="checkbox"/> New <input type="checkbox"/> Replace <input type="checkbox"/> Upgrade <input checked="" type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:	Coordinated Project with:
	Address Threat: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p><b>Project Description:</b> Removal of settled grit in the oxidation ditch to allow for more capacity. Removal will also encourage a better environment for the growing bacteria by removing the septic grit. This will also give time to repair any issues that are normally unattainable.</p>	

## Project Justifications:

Estimated Total Project Cost: \$25,000		Grant to Target:				
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$25,000	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes:

Project Submitted By: Pat Rankin, WWTP Superintendent Date: December 08, 2025

Should be included in 2026-27 operating budget

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

## Capital Improvement Project – Project Description

Imlay City

Project Name: Wastewater System Improvements			Dept: WWTP			
Project Location: WWTP and Sewers			Conforms to Plan: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
Dept Priority: <input checked="" type="checkbox"/> High <input type="checkbox"/> Medium <input type="checkbox"/> Low			Plan Title:			
Type of Project: <input type="checkbox"/> New <input type="checkbox"/> Replace <input checked="" type="checkbox"/> Upgrade <input checked="" type="checkbox"/> Rehabilitate <input type="checkbox"/> Other:			Coordinated Project with: F & V Engineering			
			Address Threat: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
<p><b>Project Description:</b> Plant wide Mechanical and Safety improvements. Oxidation ditch and Clarifier improvements. Collection system improvements. <del>CWSRF Grant</del></p>						
<p><b>Project Justification:</b> Most of the plant is 40 years old with a 25-year service life. There are also safety problems with some units that are beyond repair.</p>						
Estimated Total Project Cost: \$15,000,000				Grant to Target:		
Funding Source	2026-2027	27-28	28-29	29-30	30-31	31-32
Equip Fund	\$	\$	\$	\$	\$	\$
General Fund	\$	\$	\$	\$	\$	\$
Grant/Donations	\$	\$15,000,000	\$	\$	\$	\$
Major Streets	\$	\$	\$	\$	\$	\$
Local Streets	\$	\$	\$	\$	\$	\$
Sewer Fund	\$	\$	\$	\$	\$	\$
Water Fund	\$	\$	\$	\$	\$	\$
DDA Fund	\$	\$	\$	\$	\$	\$
Public Safety Fund	FD	\$	\$	\$	\$	\$
	PD	\$	\$	\$	\$	\$

Notes: Project projections in cooperation with Fleis & Vandenbrink

Project Submitted By: Pat Rankin, WWTP Superintendent Date: December 08, 2025

Scoring Committee Rank:  High  Medium  Low

Review Committee Notes:

## **C: Public Adoption Process**

The following documents are the public hearing process for the adoption of the Capital Improvement Plan (CIP). This would include the public hearing notice and draft minutes of the Planning Commission and City Commission regarding the adoption of the CIP.

## **CITY OF IMLAY CITY**

### **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Imlay City Planning Commission will hold a public hearing on Tuesday, January 27, 2026, at 6:00 PM in the Imlay City Chambers at 150 N Main Street, Imlay City, MI 48444. The public hearing is to review the draft Capital Improvement Plan (CIP) of 2026-2032. Anyone wishing to comment on this item and unable to attend the meeting may send their comments in writing to the Imlay City Planning Commission at 150 N Main Street, Imlay City, MI 48444. Written public comments need to be submitted by Tuesday, January 20, 2026, at 1:00 PM. Persons having any questions regarding these matters are urged to attend this meeting or contact the City at (810) 724-2135 or in writing at the above address.

Dawn Sawicki-Franz  
Imlay City Clerk

Published: 01/07/2026



# *Affidavit of Publication*

IN THE MATTER OF:

CITY OF IMLAY CITY

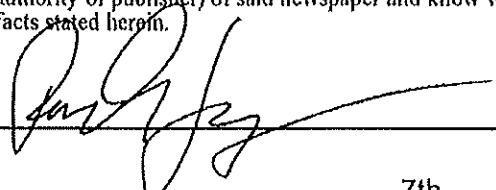
STATE OF MICHIGAN

COUNTY OF LAPEER

Being duly sworn, deposes and says the annexed copy of a notice was taken from The Tri-City Times community newspaper published and circulated in said State and County and that said notice was published in said newspaper on the

7th DAY OF JANUARY

A.D. 2026, that he/she is the Publisher (and or with authority of publisher) of said newspaper and know well the facts stated herein.



Subscribed and sworn to before me this 7th day of JANUARY A.D. 2026



Notary Public in and for said St. Clair County  
acting in Lapeer County

My Commission expires January 27 2026

IMLAY CITY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, JANUARY 27, 2026  
6:00 PM

**1. CALL TO ORDER**

Chair Walt Bargen called the Regular meeting to order at 6:00 PM.

**2. PLEDGE OF ALLEGIANCE**

Chair Bargen led the Pledge of Allegiance

**3. ROLL CALL**

**Present:** Chair Walt Bargen, Vice-Chair James Blount, **Mayor** Barbara Yockey, Secretary Frank Demske, Shane Collison, Tom Germayne, Bob Tanis

**Absent:** None

**Also Present:** City Manager Craig Horton, Wade Trim Professional Planner Caitlyn Habben, and Clerk/Treasurer Dawn Sawicki-Franz

**4. APPROVAL OF AGENDA**

**MOTION** by Tanis seconded by Collison to approve the agenda as presented

**MOTION CARRIED UNANIMOUSLY**

**5. APPROVAL OF MINUTES**

**MOTION** by Yockey seconded by Tanis to approve the regular Planning Commission meeting minutes of November 25, 2025

**MOTION CARRIED UNANIMOUSLY**

**6. FINANCIAL REPORT**

Chair Bargen asked if there were any questions or comments regarding the Planning Commission's November 2025 and December 2025 financial report, and then accepted them as presented

**7. CITIZENS FROM THE FLOOR**

NONE

**8. PUBLIC HEARING**

**A. 2026-2032 CAPITAL IMPROVEMENT PLAN**

**1. NOTICES AND PUBLICATIONS TO RECORD**

**MOTION** by Yockey seconded by Collison to accept all notices and publications into record

**MOTION CARRIED UNANIMOUSLY**

**2. PUBLIC HEARING OPEN**

Chair Bargen opened the Public Hearing at 6:03 PM

**3. PUBLIC COMMENT**

City Manager Horton explained that a Capital Improvement Plan is required each year with each department head submitting their cost projections and wishes for projects and upgrades. A review committee has assessed and scored the submissions and now it has been sent before the Planning Commission for their analysis.

Planner Habben reaffirmed that this kind of review is a budget tool as we are not making any project or purchase decisions as this is a long-term plan with a 6-year projection.

Questions and comments were addressed.

**4. PUBLIC HEARING CLOSED**

Chair Bargen CLOSED the Public Hearing at 6:19 PM

IMLAY CITY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, JANUARY 27, 2026  
6:00 PM

5. ACTION

**MOTION** by Collison seconded by Demske to approve the 2026-2032 Capital Improvement Plan and recommend to the City Commission  
**MOTION CARRIED UNANIMOUSLY**

B. ARTICLE 2 DISTRICTS; DIVISION 3 COMMERCIAL; SECTION 2.25 PERMITTED USES

1. NOTICES AND PUBLICATIONS TO RECORD

**MOTION** by Yockey seconded by Blount to enter all notices and publications into record regarding Article 2 Districts: Commercial Permitted Uses  
**MOTION CARRIED UNANIMOUSLY**

2. PUBLIC HEARING OPEN

Chair Bargen opened the Public Hearing at 6:20 PM

3. PUBLIC COMMENT

Planner Habben shared that this had been discussed from the previous meeting regarding a financial institution that wanted a drive thru in a location that previously had a drive thru and currently needs a zoning ordinance amendment for Article 2 Districts-Commercial.

4. PUBLIC HEARING CLOSED

Chair Bargen CLOSED the Public Hearing at 6:22 PM

5. ACTION

**MOTION** by Collison seconded by Tanis to approve the zoning ordinance amendments for Article 2 Districts-Division 3: Commercial Section 2.25 Permitted Uses and recommend to the City Commission  
**MOTION CARRIED UNANIMOUSLY**

9. UNFINISHED BUSINESS

NONE

10. NEW BUSINESS

A. PLANNING COMMISSION ANNUAL REPORT

Planner Habben presented the Planning Commission annual report that was prepared by Administrative Assistant Leah May showing the statistics of the 2025 year of the Planning Commission records. Habben also commented that this is a requirement of the RRC (Redevelopment Ready Communities) which is part of the Michigan Economic Development Corporation and fulfilling the requirements of this program will assist in the obtaining of future grants.

**MOTION** by Collison seconded by Blount to approve the Annual Planning Commission Report for 2025 and forward this to the City Commission for records

**MOTION CARRIED UNANIMOUSLY**

B. LANDSCAPING ORDINANCE DISCUSSION

Planner Habben discussed the need for review of the landscaping ordinance for the level of the landscaping requirements that the Planning Commission would like to see. Habben noted that there are options to modify the current requirements and this should be discussed at the Planning Commission level in the future.

**MOTION** by Collison seconded by Tanis to initiate a text amendment to Article 4: Division 3: Landscaping and Tree Replacement as discussed

**MOTION CARRIED UNANIMOUSLY**

11. CITIZENS FROM THE FLOOR

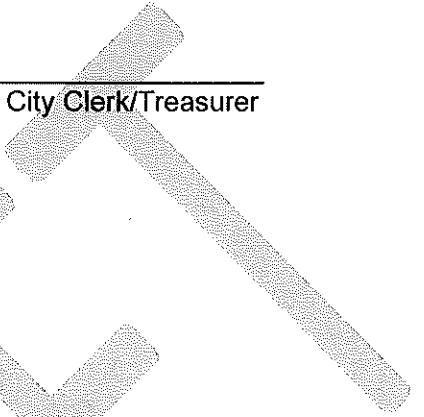
NONE

IMLAY CITY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
TUESDAY, JANUARY 27, 2026  
6:00 PM

12. COMMISSION COMMENTS  
NONE

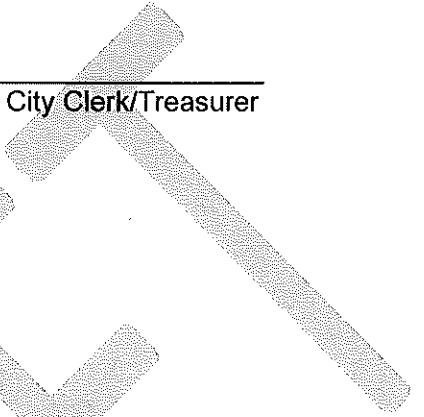
13. ADJOURNMENT  
MOTION by Yockey seconded by Demske to adjourn the meeting at 6:37 PM  
MOTION CARRIED UNANIMOUSLY

Respectfully Submitted by:

  
Dawn E. Sawicki-Franz, City Clerk/Treasurer

Approved by Planning Commission:

Approved by City Commission:

IMLAY CITY COMMISSION  
150 N. MAIN STREET  
IMLAY CITY, MI 48444

REGULAR MEETING  
TUESDAY, FEBRUARY 03, 2026  
7:00 PM

**1. CALL TO ORDER**

Mayor Barbara Yockey called the meeting to order at 7:00 PM

**2. PLEDGE OF ALLEGIANCE**

Mayor Yockey led the Pledge of Allegiance

**3. ROLL CALL**

**Present:** Mayor Barbara Yockey, Mayor Pro Tem Bob Tanis, Commissioner Tom Blount, Commissioner Stu Davis, Commissioner Joe DeLuca, Commissioner Al Ramirez, Commissioner Luke Stempien

**Absent:** None

**Also Present:** City Manager Craig Horton, Interim Police Chief Charles Rushton, DDA Director Chuck Bennett, Clerk/Treasurer Dawn Sawicki-Franz and Public

**4. APPROVAL OF AGENDA**

MOTION by Davis seconded by Blount to approve the agenda as presented  
**MOTION CARRIED UNANIMOUSLY**

**5. APPROVAL OF CONSENT AGENDA**

MOTION by Davis seconded by Tanis to approve the consent agenda to include:

- A. **APPROVAL OF MINUTES** January 20, 2026 – City Commission Regular Meeting  
January 27, 2026 – City Commission Special Meeting
- B. **OTHER MINUTES** November 25, 2025 – Planning Commission Regular Meeting
- C. **PAYMENT OF THE BILLS IN THE AMOUNT OF:** General Fund Checking \$ 417,084.69  
Tax Account \$ 261,126.63  
HRA Account \$ 252.49  

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Total \$ 678,463.81

**ROLL CALL VOTE**

Ayes: Davis, Tanis, Blount, DeLuca, Ramirez, Stempien, Yockey

Nays: None

Absent: None

**MOTION CARRIED UNANIMOUSLY**

**6. CITIZENS FROM THE FLOOR**

One member of the public spoke.

**7. GUEST SPEAKERS – AS NEEDED**

None

**8. DEPARTMENT HEAD REPORT – AS NEEDED**

None

IMLAY CITY COMMISSION  
150 N. MAIN STREET  
IMLAY CITY, MI 48444

REGULAR MEETING  
TUESDAY, FEBRUARY 03, 2026  
7:00 PM

9. UNFINISHED BUSINESS

A. CITY OWNED PROPERTIES

1. COMMUNITY CENTER

DDA Director Bennett shared with the Commission the project cost breakdown with the main reason to inform on the request for an additional \$50,000.00 and what these additional funds would pay for. Bennett elaborated on the list and the cost overruns from the project to this point and then gave a step-by-step breakdown of what needs to take place to finish the building and ready for public uses in the near future.

Mayor Yockey also elaborated on the project as Mayor Yockey has been on the project building committee and has been involved since the inception of this project.

Bennett continued stating that the larger furnaces installed and some of the other additions, will assist in qualifying for future grants for a possible city warming center designation and the future Farmer's Market for Imlay City.

**MOTION** by DeLuca seconded by Davis to allow Commissioner Tanis to recuse himself from the next step in this process regarding the Community Center.

**ROLL CALL VOTE**

Ayes: DeLuca, Davis, Blount, Stempien, Ramirez, Yockey

Nays: None

Absent: None

Abstain: Tanis

**MOTION CARRIED**

Commissioner Tanis left the Commission Chambers.

**MOTION** by Davis seconded by DeLuca to commit \$25,000.00 additional funding to the Imlay City Community Center project pending DDA's (Downtown Development Authority) approval of matching funds at \$25,000.00.

**ROLL CALL VOTE**

Ayes: Davis, DeLuca, Ramirez, Stempien, Blount, Yockey

Nays: None

Absent: None

Abstain: Tanis

**MOTION CARRIED**

Commissioner Tanis returned to the Commission Chambers.

10. NEW BUSINESS

A. 2026-2032 CAPITAL IMPROVEMENT PLAN

City Manager Horton explained that the Capital Improvement Plan is required as part of the RRC (Redevelopment Ready Communities) and is a helpful budgeting tool to aid in planning for the next six-years for equipment and infrastructure that need replacing and upgrading. Horton continued clarifying that the department heads each submitted desires and wishes to the City and the scoring committee evaluated and scored each request as a team. This plan was then presented to the Planning Commission for their review at their last meeting held on January 27<sup>th</sup> and the Planning Commission has approved the plan that is before you, and recommended to send this plan on to the City Commission for their approval.

IMLAY CITY COMMISSION  
150 N. MAIN STREET  
IMLAY CITY, MI 48444

REGULAR MEETING  
TUESDAY, FEBRUARY 03, 2026  
7:00 PM

**MOTION** by Davis seconded by Blount to approve the 2026-2032 CIP on page 27-76 of our board packet.

**ROLL CALL VOTE**

Ayes: Davis, Blount, Tanis, Stempien, Ramirez, DeLuca, Yockey

Nays: None

Absent: None

**MOTION CARRIED UNANIMOUSLY**

**B. PLANNING COMMISSION ANNUAL REPORT**

City Manager Horton presented the 2025 Annual Planning Commission Report to the City Commission and explained that this report was prepared by our planner and Administrative Assistant Leah May.

**MOTION** by Blount seconded by Ramirez to accept the 2025 Annual Planning Commission Report page 77-84 in our board packet

**ROLL CALL VOTE**

Ayes: Blount, Ramirez, DeLuca, Tanis, Stempien, Davis, Yockey

Nays: None

Absent: None

**MOTION CARRIED UNANIMOUSLY**

**11. CITIZENS FROM THE FLOOR**

None

**12. CLOSED SESSION – AS NEEDED**

None

City Manager Horton shared to the City Commission that on the table before you, there is a memo from Great Lakes Water Authority regarding their 7% proposed rate increase for the next year for water rates to the City.

City Manager Horton also noted that Planet Fitness is open and Family Farm and Home is opening soon and then reported the good news that the SPARKS Grant has expanded our grant request for an additional \$79,000.00 for an asphalt walking path to be approved, that was in the original park grant request.

City Manager Horton also stated that the Rite Aid building on M-21 and M-53 has sold to Extra Credit Union with other locations in Warren and Washington Township.

**13. COMMISSIONER TIME**

Commissioner DeLuca asked if the City had received any more NIA board applications and then asked for an update on the Arby's.

Mayor Yockey informed the Commission that meetings have been held regarding a proposed municipal authority concerning Polly Ann Trail. The municipalities include Dryden Township, Village of Dryden, Imlay Township, Imlay City, Attica Township, Arcadia Township, Lapeer County, as well as the DNR. This authority would be similar to the authority in Oakland County where they all work together for grants and have a trail manager to improve the trail. The DNR has received a \$500,000.00 grant for engineering for the entire trail which is located in both Oakland and Lapeer County and the DNR is working on getting additional grant funding for engineering for the entire trail which may cost up to \$1,000,000.00. After the engineering is done, it should assist in gaining other grants to accomplish the work that will need to be done in the future. The discussion has been that if each of the municipalities provided approximately \$7,000.00 each year, then we would be able to support this municipality authority in the future.

IMLAY CITY COMMISSION  
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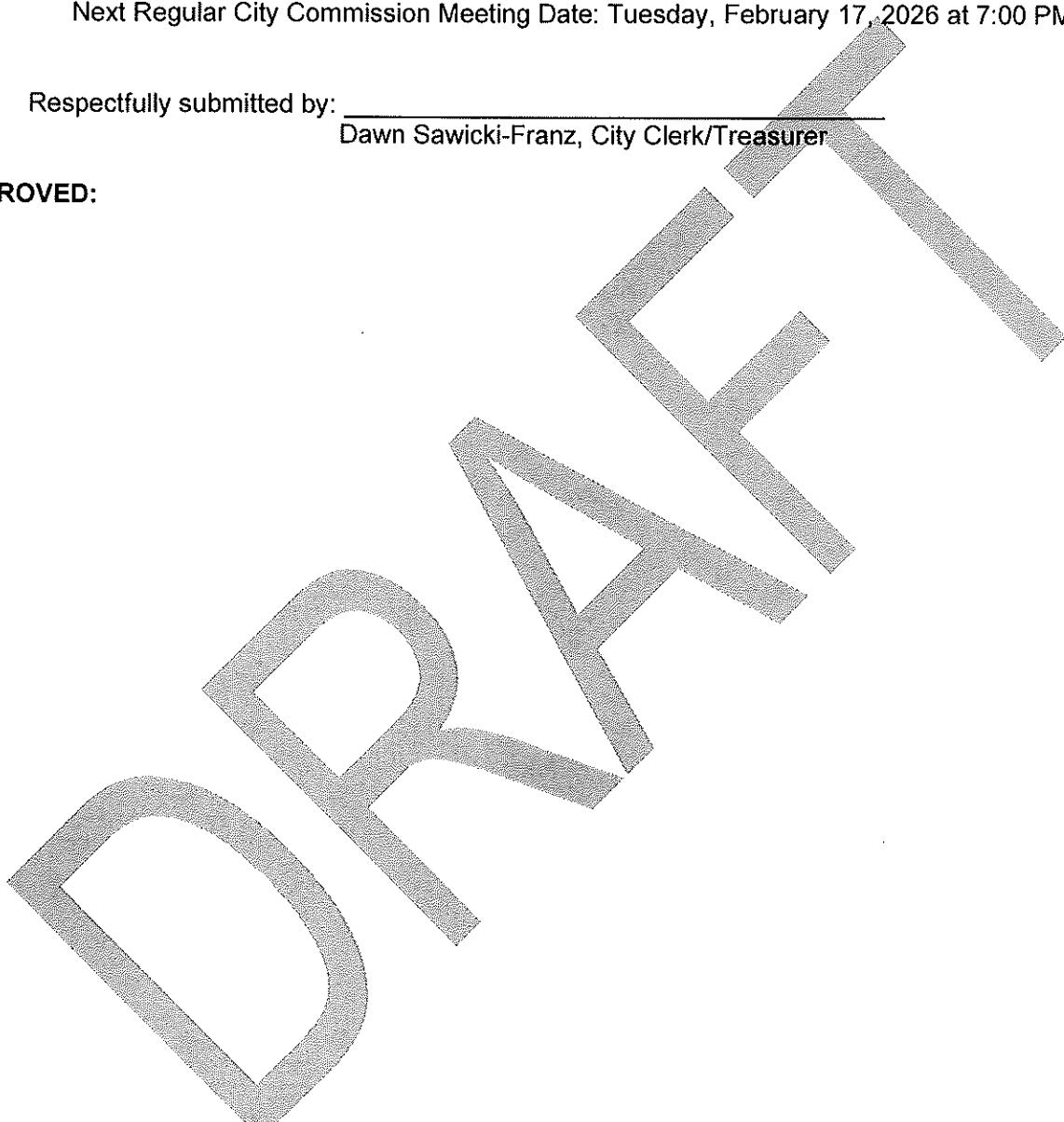
**14. ADJOURNMENT**

MOTION by Davis seconded by DeLuca to adjourn at 7:26 PM  
MOTION CARRIED UNANIMOUSLY

Next Regular City Commission Meeting Date: Tuesday, February 17, 2026 at 7:00 PM

Respectfully submitted by: Dawn Sawicki-Franz, City Clerk/Treasurer

APPROVED:

Large, stylized initials 'DSF' are written in a bold, blocky font. A large, thick 'X' is drawn across the page, intersecting the initials. The 'X' is composed of two thick lines forming a large 'X' shape.