

# City of Negaunee

## Capital Improvements Plan

2024-2029



# City of Negaunee

## Six-Year Capital Improvements Plan 2024-2029

*Responsible local government budgeting begins with a plan.*

Local governments across the State are responsible for a wide variety of financial obligations, such as satisfying past commitments, repairing and rebuilding outdated infrastructure, and making quality of life improvements that are necessary for attracting and retaining population necessary for sustaining a thriving community. For local governments in Michigan, Capital Improvements Planning (CIP) is a helpful tool for understanding long-term capital needs relative to the city's annual budget process, which typically only takes a one or two-year view into the future.

*How do communities plan for the big investments of the future and take steps toward achieving the vision described in the master plan when so many short-term and immediate needs are in competition?*

Although the Capital Improvements Plan does not provide all the answers, it does give local leaders the intelligence and range of perspectives needed to make informed decisions when beginning budgetary deliberations. The City of Negaunee has become an exemplary leader in this activity. This update to the Capital Improvements Plan incorporates a high level of detail with respect to investments and aspirations that lead to a strong and prosperous future. Leaders are encouraged to consider the recommendations provided by this tool and use it as supplementary information during the budget deliberations.

The CIP is a flexible living document; intended to be updated during summer of each year ahead of the budget process; incorporating new improvements and more details on costs and funding as that information becomes available. As the community adapts to changing circumstances and new policy directions, the CIP is intended to adapt along with it.

<b>Table of Contents</b>	
<b>Part I – Introduction to the Capital Improvements Plan</b>	<b>3</b>
Relationship of the CIP to Future Planning in the City of Negaunee	3
Plan-It: Capital Planning Software	3
What is a Capital Improvement Plan?	3
Coordination of Improvement Projects	4
<b>Part II – Public Involvement in the Creation of Negaunee's CIP</b>	<b>5</b>
<b>Part III – Process, Methodology, and Roles</b>	<b>6</b>
Defining a Capital Improvement	6
Developing a Scoring Criteria	6
Process Steps	6
Roles and Responsibilities	7
<b>Part IV – 2024-2029 Capital Improvements Plan</b>	<b>8</b>
Six-year program of Capital Improvements	9
2024-2025 Capital Improvements, Prioritized by Final Score	15
<b>Appendices A-B</b>	<b>16</b>
Appendix A – Resolution of Adoption	17
Appendix B – 2021 Master Plan Comments – CIP Question	18

## **Part I: Introduction to the Capital Improvements Plan**

### **Annual update for the 2024 Budget Year**

Negaunee initiated its first comprehensive CIP process in 2019 and has adopted regular updates each year since. The process typically begins in August of each year and concludes by September. The last major update to the CIP was in 2022 and included significant public input on priorities, gathered through the 2022 Master Plan Survey. The CIP major updates are synchronized with the five-year Master Plan update schedule, with the next overhaul occurring in 2027. This 2024 update is considered a minor update and includes new and revised projects, deletions, and basic edits.

### **Relationship of the CIP to Future Planning in Negaunee**

Capital improvements directly relate to the economic development vision of the City of Negaunee as these improvements will help foster stronger city departments and continue to provide the best services to the citizens of Negaunee. The plan calls for improvements not only to the city's various departments but also the city's general landscape including the continued revitalization of the downtown which will utilize placemaking and public improvements that are identified in the master plan. In order have functioning facilities and services this plan will be implemented to help outline various equipment purchases and construction projects that will allow for the best services to the residents of Negaunee. The plan also outlines improvements and expansion to recreational opportunities in the city which is a stated goal in the master plan. The capital improvement plan once adopted will serve as a guide for capital expenditures into the future to maintain a high level of resident satisfaction with not only the city's departments but also the city as a whole.

- City of Negaunee Planning Commission

### **What is a Capital Improvement Plan?**

In Michigan, a CIP is a requirement for many municipal governments as stated in the Michigan Planning Enabling Act (P.A. 33 of 2008, as amended), particularly MCL 125.3865, and states the following:

*(1) To further the desirable future development of the local unit of government under the master plan, a planning commission, after adoption of a master plan, shall annually prepare a capital improvements program of public structures and improvements, unless the planning commission is exempted from this requirement by charter or otherwise. If the planning commission is exempted, the legislative body either shall prepare and adopt a capital improvements program, separate from or as a part of the annual budget, or shall delegate the preparation of the capital improvements program to the chief elected official or a nonelected administrative official, subject to final approval by the legislative body. The capital improvements program shall show those public structures and improvements, in the general order of their priority, that in the commission's judgment will be needed or desirable and can be undertaken within the ensuing 6-year period. The capital improvements program shall be based upon the requirements of the local unit of government for all types of public structures and improvements. Consequently, each agency or department of the local unit of government with authority for public structures or improvements shall upon request furnish the planning commission with lists, plans, and estimates of time and cost of those public structures and improvements.*

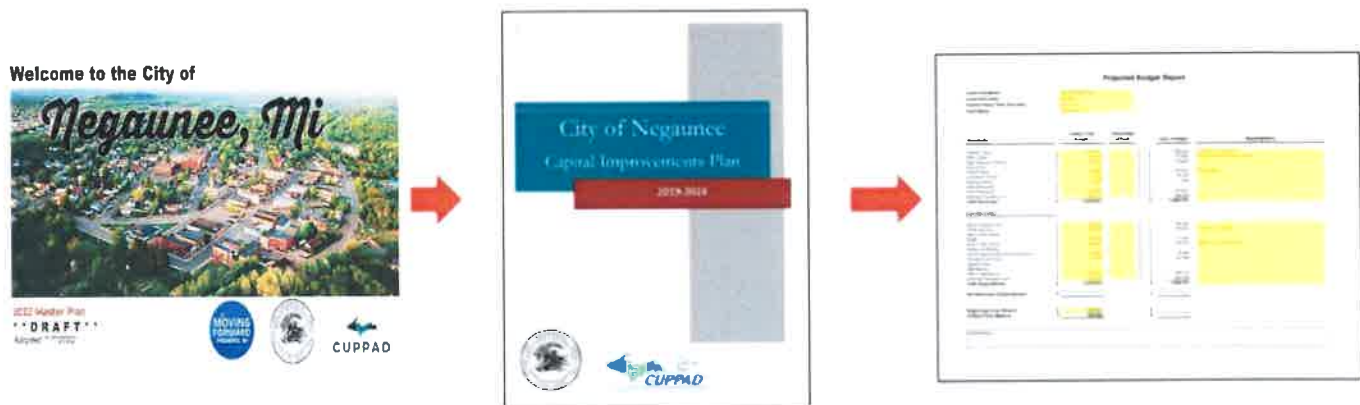
Although the statute that directs communities to prepare a program of capital improvements is relatively vague, there are a number of best practices that have been developed and promoted by supportive agencies and organizations, such as the Michigan Association of Planning (MAP) and the Michigan Economic Development Corporation's (MEDC)

*Redevelopment Ready Communities* (RRC) program. In 2017, Negaunee signaled its intent to pursue RRC certification by engaging in the program, which means a number of these best practices must be included in the plan's development to maintain a RRC-compliant document. The basic framework of those best practices which follow below, have been incorporated into this plan.

#### **Best Practice 1.1 The Plans - Capital Improvements Plan**

- The capital improvements plan details a minimum of six years of public structures and improvements and is reviewed annually.
- The capital improvements plan coordinates projects to minimize construction costs.
- The capital improvements plan coordinates with the master plan and budget.
- The capital improvements plan is accessible online.

To put it simply, a CIP is a 6-year plan for identifying and coordinating the City's public improvements with particular consideration for the community's master plan, for the purpose of creating yearly budgets that are sensitive to long-term needs that may not be apparent in the immediate budget year. The value of a plan such as this increases when considering the potential turnover of administrative and elected leadership. As institutional knowledge that was once held by individuals disappears, a CIP can be an important resource for sustaining efforts and helping with succession.



#### **Coordination of Improvement Projects**

To ensure an efficient and responsible use of public funds for capital improvements, it is essential to consider the coordination and timing of projects. Some infrastructure projects, for example; roads, water and sewer are obvious candidates for coordination. For example: if a segment of road has an estimated life of four years and the water and sewer infrastructure beneath it has a remaining useful life of six years, it would be in the community's long-term economic interest to stage these improvements to occur at the same time, potentially in five years, to avoid the addition costs of improving the road a second time.

Consideration for the coordination of projects has been accomplished during the Capital Improvement call for projects. At this stage, opportunities for coordination have been identified by department heads using the "related project number" field on the CIP request form, and subsequently included on the project detail forms in Appendix D.

#### **Costs over time**

Costs included in future years of the CIP are often identified using a *best guess* estimate, except when quotes and defined costs are used. While it would be helpful to have precise costs for future years, it is not always feasible to acquire this information at a detailed level for years beyond the current capital year. Factors like inflation, changes in construction cost, and new technologies are a few reasons why costs are a moving target. Although future year costs

may be a rough figure, they provide the budgetary awareness that an expense is forthcoming and that each expense should be considered in relation to other projects whenever possible for budgetary efficiency.

## Part II: Public Involvement in the Creation of Negaunee's CIP

Public input and stakeholder buy-in are important factors for any type of community planning effort, and the CIP offers multiple opportunities for stakeholders to be involved in the process.

First and most impactful is the public's involvement in the development of community plans, such as the Master Plan, 5-Year Parks and Recreation Plan, Non-motorized Plan, Downtown Plan, or Economic Development Plan. These documents typically have public bodies responsible for their creation, review, and updates which may happen annually or less often; however, they often meet



*City Manager Nate Heffron Discussing CIP Process with Residents*

more frequently to discuss activities that are guided by the plan. The CIP draws heavily from the projects, improvements, and activities described in each of these community plans and many projects could not occur without being identified through this process first. A resident's surest path to having an impact on the outcome of the CIP is to become involved in the projects that are identified in these specific plans, which then feed into the CIP process. To do this, stakeholders should determine which body is responsible for each plan, then research when and where the body meets during its regular public meetings. Public comment is a standard item on the agenda at all public meetings and offers an opportunity to express desires for future improvements.

Negaunee's capital improvements process also includes opportunities for public involvement prior to adoption of the CIP. The city kicked off its 2022 Master Plan development process with a general survey which included a question on priority topics for capital projects. A notice was sent to every household with a city address which directed residents to take the online survey, while noting paper versions of the survey were available at the library and city hall. By the end of the survey window, over 300 responses were recorded. Resulting from this, the top three priorities selected by residents were used as the evaluation criteria which guided the planning commission with their evaluation of projects. The top three criteria selected were:

- Encourages local economic development (Survey score: 8.19)
- Contributes to the long-term needs of the community (Survey score: 8.08)
- Upgrades existing facilities (Survey score: 7.12)



## Part III: Process, Methodology, and Roles

The process for creating a Capital Improvements Plan varies from community-to-community, but a number of resources provide a reliable framework for developing a local program. This process has adapted best practices from the Michigan Association of Planning, MEDC, and other resources to create the resulting document.

### Defining a Capital Improvement

In the inaugural year of the Negaunee's CIP, a policy team was formed to define what constitutes a local capital improvement project. Any improvements that did not meet the minimum threshold for a CIP would be considered a part of the general operating budget and not a capital improvement. The committee defined the following minimum threshold for what should be considered a CIP for the purposes of this plan:

1. Any acquisition of land for a public purpose.
2. Any construction of a new facility (e.g., a public building, water or sewer lines, a playfield, or an addition to, or an extension of, such a facility).
3. A nonrecurring rehabilitation (i.e., something which is infrequent and would not be considered annual or other recurrent maintenance) or major repair of all or part of a building, its grounds, or other facility, provided that the cost is \$10,000 or more and the improvement will have a useful life of three years or more.
4. The purchase of major equipment (e.g., a fire truck), provided that the cost is \$10,000 or more, or equipment or infrastructure to support the operation of facilities or programs at a cost of \$3,000 or more, both options with a useful life of three years or more.
5. Any planning, feasibility, engineering, or design study related to an individual capital improvement project or to a program that is implemented through individual capital improvement projects.

### Developing a Scoring Method

The Planning Commission reviewed and accepted the results of the 2021 Master Plan survey, which included proposed evaluation criteria. Individual planning commission scored projects 1 (low) through 5 (high) using the evaluation criteria and their scores were averaged together to provide a planning commission score.

The City manager and department heads indicated their priority for individual projects and provided a consensus score, rating projects on a scale of 1 through 5. The Department Head score and City Manager scores were weighted at 1.5x and 2x respectively due to their familiarity with the departmental needs and understanding of city finances. The final adjusted scores from each body were added together to result in the final project score.

### Process Steps

#### *Department Heads Project Submissions*

The call for City Department Head projects was initiated in August, and Department heads were given an introductory letter, project forms, and instructions for submitting improvements which, under their department's leadership, could be undertaken in the following six years. At least 20 new project sheets were received during the call for projects.

#### *Review of Individual Projects*

After receiving all project submissions, the administrative team, made up of the City Manager and DPW Director met to discuss projects and refine details. This led to some adjustments to individual projects for factors like timing, projected expenses, and scope of the improvements.

### *Ranking of Projects*

A final ranking was provided for the 78 improvements that were proposed for 2024-2025. The final ranking of projects can be found in the *Project Ranking – Final Order* table on page 9.

### *Adoption and Application of the CIP*

Upon completion of the draft CIP, the Planning Commission will review, provide feedback, and offer a recommendation on adoption of the document, per the requirements of MCL 125.3865. A statement from the Planning Commission on this CIP's relation to future planning efforts in the City of Negaunee is given on page 3.

After the Planning Commission's recommendation for approval is given, the draft is forwarded on to the City Council for final approval and adoption. After the plan is adopted, the Council may use the plan as support material for future deliberations on future city budgets.

### **Roles and Responsibilities**

The following list includes the primary roles and their responsibilities for the creation and implementation of the City of Negaunee's Capital Improvements Plan:

1. **City Manager** – City Manager Nate Heffron plays a central administrative leadership role on the project, from organizing City Department Heads, to supplying budgetary information, to being a liaison on project progress to the City Council. As an administrator, the City Manager was included in the Call for Projects portion of the program and submitted a range of project forms that, from his perspective were essential for the future development and prosperity of Negaunee. The City Manager was also given the opportunity to apply a score for all projects which would later be factored into a final project score to determine the ranking 2024-2025 (near term) projects.
2. **Department Heads** – Department Heads were asked to complete CIP project submission forms for all Capital Improvements which could potentially be undertaken within the ensuing six years. Department heads submitted over 20 individual capital projects through this activity. In the project form, Department heads were asked to include a department priority score, which also factored into the final project score.
3. **Planning Commission** – As the legislation states, the Planning Commission is the default public body for preparing and reviewing the Capital Improvements Program. It is the Commission's duty to review the capital improvements plan relative to the master plan and provide any comments about the CIP's conformance with the master plan. If the CIP is satisfactory in the Commission's opinion, it will be recommended for approval to the City Council for final approval.
4. **City Council** – The City Council is responsible for providing funds (if needed) for the creation and update of the annual Capital Improvements Plan. The Council's role in the CIP process is to review and approve the final draft of the CIP for adoption. Upon adopting the draft, the Council is encouraged to use the CIP as a resource during the annual budgeting process.

#### Part IV: 2024-2029 Capital Improvements Plan



*The following reports and tables comprise the 6-Year Program of Capital Improvements and a detailed ranking of projects for the year 2024-2029.*



City of Negaunee, Michigan  
*Capital Improvement Plan*  
 2024 thru 2029

**PROJECTS & FUNDING SOURCES BY DEPARTMENT**

Department	Project #	Priority	2024	2025	2026	2027	2028	2029	Total
<b>Cemetery</b>									
Garage Door	C-01-23	2	10,000						10,000
Cemetery Tree Removal	CEM-01-20	2	20,000	20,000					40,000
<i>Cemetery Perpetual Care Fund</i>			<i>20,000</i>	<i>20,000</i>					<i>40,000</i>
Cemetery Entrance Ways	CEM-04-19	2		18,000					18,000
<i>Cemetery Perpetual Care Fund</i>				<i>18,000</i>					<i>18,000</i>
<b>Cemetery Total</b>			<b>30,000</b>	<b>38,000</b>					<b>68,000</b>
<b>City Hall</b>									
City Hall Interior Improvements	CH-01-21	1		20,000					20,000
<i>General</i>				<i>20,000</i>					<i>20,000</i>
ADA Ramp Entrance	CH-01-24	1		60,000					60,000
<i>General</i>				<i>60,000</i>					<i>60,000</i>
City Hall Roof Upgrades	CH-02-21	2		83,000					83,000
<i>General</i>				<i>83,000</i>					<i>83,000</i>
City Hall Tuck Point	CH-03-19	2		200,000					200,000
<i>General</i>				<i>200,000</i>					<i>200,000</i>
City Hall parking lot and landscaping	CH-04-19	2		40,000					40,000
<i>General</i>				<i>40,000</i>					<i>40,000</i>
City Hall Elevator	CH-05-19	3		250,000					250,000
<i>General</i>				<i>250,000</i>					<i>250,000</i>
City Hall Windows	CH-06-19	1				200,000			200,000
<i>General</i>						<i>200,000</i>			<i>200,000</i>
<b>City Hall Total</b>				<b>653,000</b>		<b>200,000</b>			<b>853,000</b>
<b>Department of Public Works</b>									
Loader Mounted Sno-Goer	DPW-01-20	2	120,000	120,000	120,000	120,000	120,000	120,000	720,000
<i>Equipment Millage</i>			<i>120,000</i>	<i>120,000</i>	<i>120,000</i>	<i>120,000</i>	<i>120,000</i>	<i>120,000</i>	<i>720,000</i>
New DPW Plow Trucks	DPW-01-22	1	132,000	60,000	60,000	60,000	60,000		372,000
<i>Equipment Millage</i>			<i>132,000</i>	<i>60,000</i>	<i>60,000</i>	<i>60,000</i>	<i>60,000</i>		<i>372,000</i>
Beaver Dam Removal	DPW-01-24	1		85,000					85,000
<i>General</i>				<i>85,000</i>					<i>85,000</i>
Alley Repairs	DPW-02-20	1	25,000	25,000	25,000	25,000	25,000	25,000	150,000
<i>Bond</i>			<i>25,000</i>	<i>25,000</i>	<i>25,000</i>	<i>25,000</i>	<i>25,000</i>	<i>25,000</i>	<i>150,000</i>
DPW Roof Upgrades	DPW-02-22	1		140,000					140,000
<i>General</i>				<i>140,000</i>					<i>140,000</i>
Streetscape	DPW-02-24	1	885,000						885,000
<i>General</i>			<i>885,000</i>						<i>885,000</i>

Department	Project #	Priority	2024	2025	2026	2027	2028	2029	Total
New DPW 4x4 truck w/ dump box <i>Equipment Millage</i>	DPW-03-19	2			170,000 <i>170,000</i>				170,000 <i>170,000</i>
Mine fencing <i>General</i>	DPW-03-21	1		20,000 <i>20,000</i>					20,000 <i>20,000</i>
Street Projects <i>Street Millage</i>	DPW-03-22	1	195,000 <i>195,000</i>	195,000 <i>195,000</i>	200,000 <i>200,000</i>	200,000 <i>200,000</i>			790,000 <i>790,000</i>
Utility Installation Maas St Dev - paving <i>Street Millage</i>	DPW-03-23	n/a				250,000 <i>250,000</i>			250,000 <i>250,000</i>
Skidsteer <i>Electric</i> <i>Equipment Millage</i> <i>Sewer Fund</i> <i>Water Fund</i>	DPW-03-24	1	160,000 <i>40,000</i> <i>40,000</i> <i>40,000</i> <i>40,000</i>						160,000 <i>40,000</i> <i>40,000</i> <i>40,000</i> <i>40,000</i>
Used DPW Dump Truck <i>Electric</i> <i>Equipment Millage</i> <i>General</i> <i>Sewer Fund</i> <i>Water Fund</i>	DPW-04-19	2		60,000 <i>12,000</i> <i>12,000</i> <i>12,000</i> <i>12,000</i> <i>12,000</i>					60,000 <i>12,000</i> <i>12,000</i> <i>12,000</i> <i>12,000</i> <i>12,000</i>
Flail Mower <i>Equipment Millage</i>	DPW-04-22	1		27,966 <i>27,966</i>					27,966 <i>27,966</i>
DPW Floor Sweeper <i>Equipment Millage</i>	DPW-05-19	5			20,000 <i>20,000</i>				20,000 <i>20,000</i>
DPW Backhoe <i>General</i>	DPW-06-19	2		130,000 <i>130,000</i>					130,000 <i>130,000</i>
DPW Building Addition <i>General</i>	DPW-08-19	5			250,000 <i>250,000</i>				250,000 <i>250,000</i>
Snow Cyr / Jackson Paving <i>General</i>	DPW-08-22	1		38,000 <i>38,000</i>					38,000 <i>38,000</i>
Stormwater AMP <i>General</i>	DPW-09-22	1	15,000 <i>15,000</i>	10,000 <i>10,000</i>	10,000 <i>10,000</i>	10,000 <i>10,000</i>			45,000 <i>45,000</i>
Iron/Tobin Street Parking Project <i>General</i>	DPW-12-19	3			20,000 <i>20,000</i>				20,000 <i>20,000</i>
Department of Public Works Total			1,532,000	910,966	875,000	665,000	205,000	145,000	4,332,966

### Electric Department

Street Lighting (Phase 1) <i>Electric</i>	E-01-22	1	62,000 <i>62,000</i>						62,000 <i>62,000</i>
Reel Trailer <i>Electric</i>	E-01-24	2	40,000 <i>40,000</i>						40,000 <i>40,000</i>
Street Lighting (Phase 2) <i>Electric</i>	E-02-22	2		50,000 <i>50,000</i>	50,000 <i>50,000</i>				100,000 <i>100,000</i>
Bucket Truck <i>Electric</i>	E-02-24	1			50,000 <i>50,000</i>	50,000 <i>50,000</i>	50,000 <i>50,000</i>	50,000 <i>50,000</i>	200,000 <i>200,000</i>
1 TON 4X4 PICKUP WITH PLOW <i>Electric</i>	E-03-20	2	75,000 <i>75,000</i>						75,000 <i>75,000</i>
Cold Storage Building - Engineerig <i>Electric</i>	E-03-24	2	20,000 <i>20,000</i>						20,000 <i>20,000</i>
AMI IMPLEMENTATION	E-04-20	2	61,000	61,000					122,000

Department	Project #	Priority	2024	2025	2026	2027	2028	2029	Total
<i>Electric</i>			61,000	61,000					122,000
Cold Storage Building - Construction	E-04-24	2		150,000					150,000
<i>Electric</i>				150,000					150,000
RAIL ST. ELECTRIC UPGRADES	E-05-20	2			125,000				125,000
<i>Electric</i>					125,000				125,000
High School Service upgrade	E-06-22	1	30,000						30,000
<i>Electric</i>			30,000						30,000
Downtown Underground Study	E-07-22	1	40,000						40,000
<i>Electric</i>			40,000						40,000
Annual Electric Upgrades	E-08-22	1	90,000	75,000	75,000	75,000			315,000
<i>Electric</i>			90,000	75,000	75,000	75,000			315,000
<b>Electric Department Total</b>			<b>418,000</b>	<b>336,000</b>	<b>300,000</b>	<b>125,000</b>	<b>50,000</b>	<b>50,000</b>	<b>1,279,000</b>
<b>Fire Department</b>									
Interior & Exterior Fire Station Renovation/Repair	FD-01-19	1		1,100,000					1,100,000
<i>Grants (Misc.)</i>				1,100,000					1,100,000
Replace Engine/Pumper	FD-02-19	3	38,000	55,000	55,000	55,000	55,000	55,000	313,000
<i>Equipment Millage</i>			38,000	55,000	55,000	55,000	55,000	55,000	313,000
<b>Fire Department Total</b>			<b>38,000</b>	<b>1,155,000</b>	<b>55,000</b>	<b>55,000</b>	<b>55,000</b>	<b>55,000</b>	<b>1,413,000</b>
<b>Library</b>									
Carpet and Laminate Floors	L-01-19	3	12,000						12,000
<i>General</i>			12,000						12,000
Quiet area (doors and security)	L-02-19	3		15,000					15,000
<i>General</i>				15,000					15,000
<b>Library Total</b>			<b>12,000</b>	<b>15,000</b>					<b>27,000</b>
<b>Parks and Recreation</b>									
Ice Area - Zamboni Purchase	PR-01-19	1	16,703						16,703
<i>General</i>			16,703						16,703
Bemie Rivers Park	PR-01-20	1		32,900					32,900
<i>General</i>				32,900					32,900
Lacombe Field Restrooms	PR-01-24	4		75,000					75,000
<i>Grants (Misc.)</i>				75,000					75,000
Ice Arena - Replacement Compressor - Chiller	PR-02-19	1	620,000						620,000
<i>General</i>			620,000						620,000
Lacombe Field ADA sidewalks	PR-02-20	1	130,000						130,000
<i>General</i>			130,000						130,000
Waterworks Building - Roof repairs	PR-02-23	3	25,000	500,000					525,000
<i>General</i>			25,000	500,000					525,000
Old Town Playground	PR-02-24	2	250,000						250,000
<i>Parks &amp; Rec fund</i>			250,000						250,000
Ice Arena - Pave Gravel Parking Lot	PR-03-19	3		65,000					65,000
<i>DNR Trust Fund</i>			0						0
<i>General</i>				65,000					65,000
<i>Grants (Misc.)</i>			0						0
Archery Facility	PR-03-20	3		250,000					250,000
<i>General</i>				62,500					62,500

Department	Project #	Priority	2024	2025	2026	2027	2028	2029	Total
Grants (Misc.)				187,500					187,500
Ice Climbing Park	PR-03-23	5		100,000					100,000
Grants (Misc.)				85,000					85,000
Parks & Rec fund				15,000					15,000
Campground	PR-03-24	1	1,300,000						1,300,000
DNR Trust Fund			1,000,000						1,000,000
General			300,000						300,000
Ice Arena - Equipment Storage Building	PR-04-19	1				250,560			250,560
General						250,560			250,560
Ice arena seating	PR-04-23	3			45,000				45,000
General					45,000				45,000
Water Works Building	PR-04-24	4			500,000				500,000
DNR Trust Fund					300,000				300,000
General					200,000				200,000
Ice Arena - Kitchen Facility Remodel	PR-05-19	3		25,000					25,000
General				25,000					25,000
Grants (Misc.)				0					0
Sunset Drive Park Playground	PR-05-23	3			65,000				65,000
General					65,000				65,000
Parks - Irrigation System (band shell)	PR-07-19	4				12,000			12,000
General						12,000			12,000
Lincoln Street Skate Park	PR-07-23	2				150,000			150,000
General						150,000			150,000
Parks - Resurface existing basketball courts	PR-11-19	3		70,000					70,000
DNR Trust Fund				35,000					35,000
General				35,000					35,000
Recreation - LaCombe Field irrigation system	PR-13-19	3		15,000					15,000
General				15,000					15,000
Grants (Misc.)				0					0
Recreation - Replace existing ballfield bleachers	PR-14-19	3		15,000	15,000	15,000			45,000
General				15,000	15,000	15,000			45,000
Recreation - Irontown Field renovation	PR-15-19	2			50,000				50,000
General					50,000				50,000
Ballfield backstop & fence replacement	PR-16-19	1		55,000					55,000
General				55,000					55,000
Recreation - Lawn mower	PR-17-19	1		15,000					15,000
General				15,000					15,000
Recreation - Equipment Storage Building	PR-18-19	3		30,000					30,000
General				30,000					30,000
Grants (Misc.)				0					0
Mini Cabins and Group Site Camping	PR-23-19	2		150,000					150,000
Electric				0					0
General				150,000					150,000
Grants (Misc.)				0					0
Parks and Recreation Total			2,341,703	1,397,900	675,000	427,560			4,842,163
<b>Planning &amp; Zoning</b>									
Land Surveying	PZ-01-21	2	6,000						6,000
General			6,000						6,000

Department	Project #	Priority	2024	2025	2026	2027	2028	2029	Total
Safe Routes to School	PZ-01-23	5		155,000	860,000				1,015,000
<i>General</i>				155,000					155,000
<i>Grants (Misc.)</i>					860,000				860,000
Blight Removal	PZ-01-24	1	15,000						15,000
<i>General</i>			15,000						15,000
Vista Theater	PZ-03-24	1	3,000,000						3,000,000
<i>Grants (Misc.)</i>			3,000,000						3,000,000
<b>Planning &amp; Zoning Total</b>			<b>3,021,000</b>	<b>155,000</b>	<b>860,000</b>				<b>4,036,000</b>

#### Police Department

Bullet resistant vests & carriers	P-01-23	3					15,000		15,000
<i>General</i>							15,000		15,000
Patrol vehicle	P-03-23	1		37,500	17,500	17,500			72,500
<i>Equipment Millage</i>				37,500	17,500	17,500			72,500
Radar Sign	PD-02-20	3		8,000					8,000
Report Room Computers	PD-03-20	2	2,000						2,000
<i>General</i>			2,000						2,000
Patrol vehicle	PD-05-21	1	15,000	15,000					30,000
<i>Equipment Millage</i>			15,000	15,000					30,000
<b>Police Department Total</b>			<b>17,000</b>	<b>60,500</b>	<b>17,500</b>	<b>17,500</b>	<b>15,000</b>		<b>127,500</b>

#### Senior Center

Senior Center Furniture	SC-01-22	2		20,000					20,000
<i>CDs</i>				5,000					5,000
<i>Donations</i>				10,000					10,000
<i>Grants (Misc.)</i>				5,000					5,000
Senior Center Interior Updates	SC-02-22	3		15,000					15,000
<i>Donations</i>				15,000					15,000
<b>Senior Center Total</b>				<b>35,000</b>					<b>35,000</b>

#### Sewer Department

USDA Sewer Project (Phase 2)	S-01-22	1					6,000,000		6,000,000
Gold Street Bypass	S-01-24	1	250,000						250,000
<i>Sewer Fund</i>			250,000						250,000
Cambria sewer replacement	S-02-24	n/a	20,000	680,000					700,000
<i>Sewer Fund</i>			20,000	680,000					700,000
USDA Sewer Project (Phase 1)	S-03-21	1	6,400,000						6,400,000
<i>Bond</i>			137,500	137,500	137,500	137,500	137,500	137,500	825,000
<i>Grants (Misc.)</i>			2,847,000						2,847,000
Lift Station Upgrades	S-04-22	2		75,000					75,000
<i>Sewer Fund</i>				75,000					75,000
Vactor truck	S-05-22	2				400,000			400,000
<i>Sewer Fund</i>						400,000			400,000
Wastewater - generator	S-06-22	2			50,000				50,000
<i>Sewer Fund</i>					50,000				50,000

Department	Project #	Priority	2024	2025	2026	2027	2028	2029	Total
<b>Sewer Department Total</b>			6,670,000	755,000	50,000	400,000	6,000,000		13,875,000
<b>Water Department</b>									
USDA Water Project (Phase 2)	W-01-22	2	4,000,000						4,000,000
Bond			105,000	105,000					210,000
Grants (Misc.)			1,600,000						1,600,000
Water system AMI	W-02-21	2	108,000	108,000					216,000
Water Fund			108,000	108,000					216,000
<b>Water Department Total</b>			4,108,000	108,000					4,216,000
<b>GRAND TOTAL</b>			18,187,703	5,619,366	2,832,500	1,890,060	6,325,000	250,000	35,104,629



**2024-2025 Capital Improvements, Ranked by Final Score**

<b>Project Number</b>	<b>Project Name</b>	<b>2024</b>	<b>2025</b>	<b>FINAL SCORE</b>
E-01-22	Street Lighting (Phase 1)	62000	0	22.27
W-03-21	USDA Water Project (Phase 2)	4,000,000	0	22.27
E-06-22	High School Service upgrade	30,000	0	22.055
S-03-21	USDA Sewer Project (Phase 1)	6,400,000	0	21.94
DPW-02-20	Alley Repairs	25000	25000	21.83
DPW-03-21	Mine fencing	0	20,000	21.72
DPW-09-22	Stormwater AMP	15000	15000	21.72
DPW-03-22	Street Projects	195,000	195,000	21.61
PZ-01-23	Safe Routes to School	0	155,000	21.61
P-03-23	Patrol vehicle	0	37,500	21.38
PR-01-19	Ice Area - Zamboni Purchase	16,703	0	21.05
E-04-20	AMI IMPLEMENTATION	61000	61000	20.22
PZ-01-21	Land Surveying	6,000	0	20.22
S-04-22	Lift Station Upgrades	0	75000	20.11
PD-05-21	Patrol vehicle	15,000	15,000	19.88
W-02-21	Water system AMI	108000	108000	19.88
CH-02-21	City Hall Roof Upgrades	0	83000	19.66
PD-03-20	Report Room Computers	2,000	0	19.44
CEM-01-20	Cemetery Tree Removal	20,000	20000	19.33
E-07-22	Downtown Underground Study	40,000	0	18.38
FD-02-19	Replace Engine/Pumper	38,000	55000	18.38
PR-02-19	Ice Arena - Replacement Compressor - Chiller	620,000	0	18.16
CEM-01-23	Garage Door	10,000	0	18
DPW-01-20	Loader Mounted Sno-Goer	120,000	120,000	18
DPW-01-24	Beaver Dam Removal		85,000	18
DPW-02-24	Streetscape	885,000	0	18
DPW-03-24	Skidsteer	160,000	0	18
DPW-04-22	Flail Mower	27,966	0	18
E-02-22	Street Lighting (Phase 2)	50,000	0	18
E-01-24	Reel Trailer	40,000	0	18
E-04-24	Cold Storage Building (Construction)	0	150,000	18
E-03-24	Cold Storage Building (Engineering)	20,000	0	18
L-01-19	Carpet and Laminate Floors	12,000	0	18
L-02-19	Quiet Area (doors and security)	0	15,000	18
FD-01-19	Interior & Exterior Fire Station Revovation/Repair	0	1,100,000	18
PR-01-24	Lacombe Field Restrooms	0	75,000	18
PR-01-20	Bernie Rivers Park	0	32,900	18
PD-02-20	Radar sign	0	8,000	18
PR-02-24	Old Town Playground	250,000	0	18
PR-02-23	Waterworks Building - Roof Repairs	25,000	500,000	18
PR-03-20	Archery Facility	250,000	0	18
PR-11-19	Resurface Existing basketball courts	0	70,000	18

PR-13-19	Lacombe Field Irrigation	0	15,000	18
S-01-24	Gold Street Bypass	250,000	0	18
S-01-24	Cambria sewer replacement	20,000	680,000	18
PZ-03-24	Vista Theater	3,000,000	0	18
PZ-01-24	Blight Removal	15,000	0	18
PR-02-20	Lacombe Field ADA sidewalks	130,000	0	17.94
DPW-01-22	New DPW Plow Trucks	132,000	60,000	17.83
E-08-22	Annual Electric Upgrades	90,000	75,000	17.83
PR-16-19	Ballfield backstop & fence replacement	0	55,000	17.72
PR-17-19	Recreation - Lawn mower	0	15,000	17.61
DPW-06-19	DPW Backhoe	0	130000	16
PR-01-23	City Campground	1,300,000	0	16
E-03-20	1 TON 4X4 PICKUP WITH PLOW	75,000	0	15.88
DPW-02-22	DPW Roof Upgrades	0	140000	15.83
DPW-04-19	Used DPW Dump Truck	0	60000	15.55
CH-01-21	City Hall Interior Improvements	0	20,000	15.27
CH-03-19	City Hall Tuck Point	0	200000	15.22
CH-04-19	City Hall parking lot and landscaping	0	40000	15.22
PR-14-19	Recreation - Replace existing ballfield bleachers	0	15000	14.27
PR-03-23	Ice Climbing Park	0	100000	14.16
PR-05-19	Ice Arena - Kitchen Facility Remodel	0	25000	13.72
PR-03-19	Ice Arena - Pave Gravel Parking Lot	0	65000	13.61
DPW-08-22	Snow Cyr / Jackson Paving	0	38000	13.5
CEM-04-19	Cemetery Entrance Ways	0	18,000	13.11
PR-23-19	Mini Cabins and Group Site Camping	0	150,000	12.33
SC-01-22	Senior Center Furniture	0	20000	11.55
CH-05-19	City Hall Elevator	0	250000	11.38
PR-18-19	Recreation - Equipment Storage Building	0	30,000	10.05
SC-02-22	Senior Center Interior Updates	0	15000	10.05

CITY COUNCIL RESOLUTION TO ADOPT THE 2023 CAPITAL IMPROVEMENTS PLAN

WEREAS, the Michigan Planning Enabling Act (P.A. 33 of 2008) requires the Planning Commission to prepare a 6-year program of public structures and improvements unless exempted by resolution or other means; and

WEREAS, the Planning Commission has provided guidance and content for the development of a Capital Improvements Plan; and

WEREAS, the Capital Improvements Plan identifies public structures and improvements, in the general order of their priority, that in the commission's judgment will be needed or desirable and can be undertaken within the ensuing 6-year period; and

WEREAS, the Capital Improvements Plan is based upon the requirements of the City of Negaunee for all types of public structures and improvements; and

WEREAS, the public has participated in the development of the Capital Improvements Plan through the 2020 Master Plan Survey; and

WEREAS, the Planning Commission finds that proposed Capital Improvements Plan furthers the desirable future development as it relates to the Negaunee Master Plan;

WEREAS, the Planning Commission voted in favor of recommending the 2023 Capital Improvements Plan to the City Council at the body's November 15, 2022 meeting.

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. Adoption. The City Council hereby adopts the 2024 Capital Improvements Plan, including all of the sections, figures, tables contained therein.
2. Effective Date. The Capital Improvements Plan shall be effective as of the date of the City Council's resolution of adoption.

The foregoing resolution was offered by Ilmonen. Second offered by Smith.

Upon roll call vote, the following voted: Aye:

Aye: 4

Nay: 1

  
Judith K Iwanski  
City Clerk

## Appendix B: Master Plan Survey Comments

*Question: Do you have any ideas for potential public Capital Improvement Projects?*

1. Make it easier for pedestrians to cross the highway. It feels very unsafe, and no one understands when you may walk and how much time you have.
2. Replace the old grocery store downtown with a park for the farmers market, craft shows, to bring people and new businesses downtown
3. Ice rink improvement - locker rooms
4. Upgrade all the city buildings and equipment.
5. finish upgrade & restoration of the Vista Theater
6. Fix the roads!
7. Start repaving the alleys
8. City hall front steps
9. Infrastructure
10. More sidewalks and street lights to improve walk ability for families. More transportation options for those without vehicles.
11. Park areas
12. Outdoor city maintained ice rink that is open daily free of admission during the winter.
13. Upgrade smaller playgrounds in surrounding housing areas such as the park on Sunset Dr.
14. Continue upgrading and repairing city roads.
15. Teal Lake boardwalk with small business infrastructure (like ocean piers with restaurants and shop)
16. Sidewalks. Especially in winter
17. improve our infrastructure roads
18. roads & sidewalks
19. Tear or fix up buildings
20. Cemetery in need of repairs and maintenance. Old waterworks building needs help.
21. Fix the water
22. I support the continued efforts to replace/repair water, sewer, streets and sidewalk plans. Would like to see blighted properties reused, removed or otherwise improved
23. Live music
24. housing in oldtown
25. Negaunee's city water is ridiculously hard. Most people would agree there should be way less lime in our water!
26. Sidewalks
27. Upgrade and utilize the Waterworks Building.
28. Senior housing!!
29. fix alleys most are bad
30. Skate board park in Old Town, outdoor ice skating rink. Create artistic opportunities for local talent.
31. Improve the look of the train bridge going in to town by the Irontown Pasties and Krist.
32. Take down the water plant and make more parking for those who wish to boat on Teal Lake (Canoe, Kayak, Fish). Build a long floating dock for the public.

33. Sidewalks along Division St and better speed management along that road and Copper Street would be a great idea. There are numerous kids who walk to and from school in that area and it is quite unsafe, especially when it is dark.
34. Way finding markers on the Iron Ore Heritage Trail that help visitors find local downtown businesses
35. Connecting bike path between Healy and Division (not road shoulder)
36. City wide cleanup, Nylander auto parts-creation of better community area around Lacombe. Consider better restroom facilities around Lacombe/football field. Beautification of the Negaunee cemetery. Dog park in Negaunee
37. It's easy to walk around town but sidewalks need improvement, however I know they get upgraded as infrastructure is improved.
38. Only what is necessary. Fewer projects means lower taxes.
39. 41 is a busy road. Having better crossing options near major intersections would help the safety of younger people and older people to move through town more easily
40. Improve walk ways on busy streets...example the bypass and the busy traffic
41. Fixing up all the terrible sidewalks, making crossing 41 safer
42. Plant larger trees directly in the downtown area,
43. Keep investigating external sources of revenue.
44. Improve alleys, they are in terrible condition.
45. Sidewalks and curbs on all streets
46. Dog Park at the Township. Improve the big fence behind the horseshoe courts.
47. Many sidewalks are in disarray most significantly south of us41
48. Fix all the alleys
49. Waterfront access and street/infrastructure improvements
50. Improve more streets. Look at Woodland Drive, Sunset, and others on the edge town. Simply AWFUL condition.....
51. Don't have sufficient insight into capital availability.
52. Teal Lake.....
53. Have facilities available to rent at a affordable price instead of trying to make all the money on one rental
54. Look at the WALK WAYS flow through out the City.
55. Continue to replace aging infrastructure at a pace greater than providing new infrastructure.
56. Please add more sidewalks and lighting. It's very unsafe during the winter and as a parent, individual, or someone walking their dog. All neighborhoods should be sidewalk accessible, not breaks where there are no sidewalks.
57. Lighting for walking, skiing, snowshoeing, on the Heritage trail to Ishpeming especially in winter when its dark earlier
58. Cost effective voting process to help prioritize, council/city manager seem to have agendas
59. Take more advantage of Teal Lake. Housing developments and recreational facilities.
60. Paying people a livable wage is more important than "things" and "projects." To keep people in the community, the focus must be on the people, be it city staff, local business employees, etc.
61. As I said, I'd like to see low, low impact exercise opportunities for seniors (possibly water aerobics or a Curves type place), and provide transportation for seniors and others.

To bring jobs to the area, I'd like to see Negaunee look into green microfactory technology to use common items from the waste stream like clothing, textiles, and glass to make new, desirable items such as ceramic tiles. Investing in reusing what people are already throwing away saves our landfills and provides job opportunities. I

just read about how this is starting in Australia. <https://blacklab.design/micro-factories-are-the-future-of-recycling/> I'd like to see Negaunee be a pioneer in this field. It would provide jobs and help the earth.

Also, I'd like to see the recycling program be improved. Maybe promote the right way to recycle in the schools. And if you could actually figure out how to use the items you recycle to make something else, even better. This is how Michigan companies are recycling milk bottles: <https://youtu.be/IbIINRd3Xao> I bet you could find engineers from Michigan Tech to help develop something like this... especially with less Mine work, it would be good for Negaunee to look to a new direction... and we will always need to get rid of waste or find ways to live a more sustainable existence so we're not drowning in garbage.

62. Just remember that your city is unique not a copy cat of cities below the bridge.
63. Make city hall and the library more accessible.
64. Upgrade sidewalks (historic side of town) ie lincoln st.
65. Improvements to more sidewalks, like Teal Lake Ave.
66. Put more project options up for vote, seems like the city manager and council put their personal opinions first, and without merit
67. Sidewalks need to be repaired. Roads need to be repaved not patched.
68. Invest in the Vista to make it state of the art like the Ishpeming auditorium
69. Senior high rise, update teal lake beach access, help current downtown building owners fix modify or demolish old buildings, create a better park away from the highway where families can gather
70. Sidewalks, alleys If someone says alleys are being worked on they are lying
71. Restoration of the Historic Vista Theater
72. Better street lighting, curb replacement where damaged, and on corners of the sidewalks have an angled walkway down to street level for handicapped individuals.