

EXECUTIVE SUMMARY

The City of Frankenmuth Five Year Capital Improvement Plan 2018-2022 establishes, prioritizes, and plans funding for projects to improve existing and develop new infrastructure and facilities. A CIP promotes better use of the City's limited financial resources, reduces costs, and assists in the coordination of public and private development. The City's CIP is a five-year roadmap, which identifies the major expenses over and above routine annual operating expenses. While the CIP serves as a long range plan, it is reviewed and revised annually. Priorities may be changed due to funding opportunities or circumstances that cause a more rapid deterioration of an asset. As a basic tool for documenting anticipated capital projects, it includes "unfunded" projects which needs have been identified, but specific solutions and funding have not necessarily been determined.

THE CIP PROCESS

The CIP is the result of an ongoing infrastructure planning process. Planning for the five-year CIP period provides the flexibility to take advantage of opportunities for capital investments. The 2018- 2022 CIP is developed through compliance with adopted policies and master plans, the public, professional staff, and elected and appointed City officials. The Draft CIP is made available to the public for review and then adopted by the Planning Commission, who then recommend adoption to the City Council. The projects listed in the 2018/2019 fiscal year become the basis for preparation of the City's budget for that year.

CIP REVIEW TEAM

The CIP Review Team is responsible annually for reviewing capital project requests and providing recommendations to the City Manager. This team is comprised of department heads and other key staff, the Planning Commission and the Transportation Advisory Committee. This team analyzes the financial impact of the CIP as well as the City's ability to process, design, and ultimately maintain projects. The overall goal of the CIP Review Team is to develop CIP recommendations that:

- preserve the past, by investing in the continued upgrade of City assets and infrastructure;
- protect the present with improvements to City facilities and infrastructure; and
- plan for the future.

CATEGORIES

Projects generally fit within the primary categories identified below:

- Water
- Waste Treatment
- Storm
- Major Streets
- Local Streets
- Parks
- DDA
- City Hall

Review Criteria

Typically, there are more project requests than can be funded in the five-year CIP period, so the CIP Review Team conducts an internal project ranking process. The criteria used in this internal ranking include, but are not limited to:

- Addresses health and safety concerns – enhances, improves, or protects overall health and safety of the City’s residents;
- Supports Council goals - supports the goals established by the City Council, meets citywide long-term goals, and complies with Frankenmuth’s Comprehensive Plan policies;
- Meets a regulatory or mandated requirement – proposed projects satisfy regulatory or mandated requirements;
- Considers service delivery needs – the potential for projects to improve service delivery, including coordination with other projects to minimize financial or development impacts to maintain and enhance the efficiency of providing services in Frankenmuth;
- Includes outside funding and partnerships - outside funding has been identified, committed to, or may be obtained through other revenue sources or partnerships;
- Implements a Master Plan - maintenance and development of existing or new facilities and infrastructure is identified in the City’s Master Plan, Recreation, DDA, Complete Streets or other specialized or other subarea plan, enabling the City to continue to deliver essential services to residents;

Project are identified in potential fiscal years. There are also two other categories – “Projects of Opportunity” and “future.” Larger projects without an immediate need are included in the projects of opportunity category. These include new road construction and road extensions as well as projects which may be in part financed through grants that are yet unknown, special assessments, developer participation, etc. In the future category are projects that have been identified as needed, but do not meet enough of the criteria identified above to take precedent over other identified projects.

Time Period

This working CIP document is designed to forecast capital needs for the next five fiscal years. The plan will be produced every year prior to the annual budget process.

Definition of a Capital Expense

The CIP will include those items in excess of \$20,000 with an expected useful life of more than one year. Smaller projects (less than \$20,000) may be combined into one project and therefore defined as a capital expense. Items such as minor equipment and routine expenses will continue to be accounted for in the City’s annual budget and will not be included in the capital improvement plan.

Operating Budget Impact

The operating impact of proposed capital projects, such as personnel and operating expenses, will be considered in preparing the annual operating budget as the CIP project approaches construction. As we have continued to develop our CIP, departments are beginning to update future projects with on-going expenditure impacts.

Types of Financing

The nature and amount of the project generally determine financing options as do projected revenue resources. The following financing instruments could be used:

- Outside funding, including grants, federal, state, and county funds, and donations
- Revenue funds
- General fund revenues
- General obligation debt

PROJECT LISTS AND DETAILS

Summary lists of projects by category and by funding source are provided for quick reference. They are arranged by Department or Category and then they are also arranged by tentative fiscal year. As we have discussed previously, the intent is for high priority projects for the next fiscal year (2019-2020) to help form the basis of the City's Capital Budget for the same fiscal year. It should also be acknowledged that the Capital Improvement Plan is a living document. While staff and the Planning Commission take care in attempting to carefully align at least two to three years of projects, emergencies and opportunities may take place that force adjustments. Full, detailed project descriptions are available upon request and have been shared digitally with City Council and the Planning Commission. New projects added to the CIP are detailed below as well as brief explanations for next years budget.

New Projects added to the CIP in 2019

After much internal discussion, there were several new projects that were added to the Capital Improvement Plan this year. Brief explanations are provided below:

- A number of new pieces of equipment have been identified for 2023 and beyond. Some of the equipment is not priced as of this time. We include this information only because of all the planned purchases, equipment can be the most precarious in terms of planning. For example, a new mower was identified in the 2018 CIP as being needed several years out. However, this year the purchase of a new mower has risen to a more critical need.
- Some of the park's projects identified are longer term and very much contingent on multiple partners, fundraising, etc. They are included to help provide long term context and the potential to take advantage of opportunities.
- Two projects, the generator at the DPW/Water Building and the Flint Street Water Main extension, are two projects that were identified as a need after the City experienced the boil water advisory. In an emergency, a generator at the DPW will allow ease of access for the crews there and continued instrumentation, etc. for the water department. While there is the potential to use a portable generator, in a crisis, having a permanent generator available and operational is a substantial advantage. During the water advisory, the City's ability to "backfeed" it's own system (basically re-routing water through existing mains) provided us the opportunity to keep a portion of the City with clean drinking water. It was identified however, that Curtis Road, from Jefferson to the west, is the only route. If a break were to occur on that line, we would have a much bigger issue. For that reason, the Water Department identified a new, redundant line that would connect from the City limits to Dehmel Road.

- As part of a review of our practices and the best practices and standards put in place by the DEQ, the need for a drying bed at the Waste Treatment Plant was identified. When the City (or anyone) cleans catch basins or sweeps streets, the waste generated should be transported to a drying bed. Not doing so could be considered an unauthorized discharge of Part 31 of the Water Resources Protection of the Natural Resources and Environmental Protection Act. A drying bed basically is an area that separates the liquids from the solids through filtration and evaporation.
- Two additional street projects were added: an application of thin mix on Koester and N. Franklin and resurfacing of Wickson, Wickson Ct. and Simon Street. The City is still in the process of evaluating the effectiveness of the thin mix process as it was used for the first time last year. It is not a resurfacing process – and is intended to extend the life of the street by five to ten years. It is a more urban-appropriate equivalent to a chip seal process. As there has been substantial talk regarding housing and housing development, one of the available properties is the Baker property, which would potentially have direct connections and extensions from Wickson and Simon. Though it is unknown when or if the Baker Property would develop, when it does it would be appropriate to make improvements to these streets as they will see additional users.
- The City's Master Plan will need to be updated per State Law, in 2020. At some point after the Master Plan is complete, a complete zoning ordinance update is proposed.

Projects Proposed for 2019-2020

The single largest proposed project is the levee, accounting for an estimated \$8 million. Other substantial projects include a new administration building and improvements for security at the Waste Treatment Plant; water main replacement on N. Main Street (currently under design) and a number of road maintenance projects. Additionally, a coordinated water main and road project is proposed on Mueller Court. This is a project that if pursued, the City would handle the installation of the water main similar to Cherry Street. A recoat of the South Tower is proposed, however, the Water Department is in the process of determining if it is needed as an inspection shows that we may be able to hold off for a year or two.

Fund	Project Name	Preferred Fiscal Year	Cost
City Hall	HVAC Phase 3	2019-2020	\$ 48,000.00
City Hall/DDA	Levee Construction	2019-2020	\$ 8,000,000.00
City Hall	HVAC Phase 4	2020-2021	\$ 75,000.00
City Hall	Master Plan Update	2020-2021	\$ 40,000.00
City Hall	HVAC Phase 5	2021-2022	\$ 75,000.00
City Hall	Zoning Ordinance Update	2021-2022	\$ 30,000.00
	Total		\$ 8,268,000.00
City Township Commission	Study Public Safety Building	2019-2020	\$ 35,000.00
City Township Commission	Construct Public Safety Building	2021-2022	\$ -
	Total		\$ 35,000.00
Downtown Development Authority	Jefferson and Main Street Crosswalks	2019-2020	\$ 200,000.00
Downtown Development Authority	Install streetscape in Eddie Zehnder Park	2020-2021	\$ 200,000.00
Downtown Development Authority	Jefferson Street Pedestrian Lighting	2020-2021	\$ 230,000.00
Downtown Development Authority	Tuscola and Main Street Crosswalks	2020-2021	\$ 200,000.00
	Total		\$ 830,000.00
Equipment Fund	Purchase a new 16' mower	2019-2020	\$ 108,000.00
Equipment Fund	Purchase new flat bed truck	2021-2022	\$ 65,000.00
Equipment Fund	Purchase new radio communications hardware	2021-2022	\$ 75,000.00
Equipment Fund	Purchase a new JD Loader	2023-2024	\$ 108,000.00
Equipment Fund	Purchase a new skidsteer	2024-beyond	\$ -
Equipment Fund	Purchase a new street sweeper	2024-beyond	\$ -
Equipment Fund	Purchase mini excavator	2024-beyond	\$ 100,000.00
	Total		\$ 456,000.00
Local Streets	Concrete Street Repair FY 19	2019-2020	\$ 125,000.00
Local Streets	Country Lane Resurfacing	2019-2020	\$ 100,000.00
Local Streets	Crack Fill	2019-2020	\$ 50,000.00
Local Streets	Local Street Sidewalks	2019-2020	\$ 40,000.00
Local Streets	Mueller Ct. Resurface	2019-2020	\$ 100,000.00
Local Streets	Thin Mix (Meadow, Zehnder, Frank)	2019-2020	\$ 135,000.00
Local Streets	E. Genesee Storm Drain Repair	2020-2021	\$ 242,000.00
Local Streets	Concrete Street Repair FY 21	2021-2022	\$ 125,000.00
Local Streets	Heine Resurface	2021-2022	\$ 164,000.00
Local Streets	Kern Street Resurface	2021-2022	\$ 104,000.00
Local Streets	Trinklein Street Resurface	2021-2022	\$ 142,000.00
Local Streets	Vates Resurface	2022-2023	\$ 70,000.00
Local Streets	Harlan Relief Drain	2024-beyond	\$ 1,375,000.00
Local Streets	Wickson, Wickson Ct. and Simon Resurface	2024-beyond	\$ 184,000.00
	Total		\$ 2,956,000.00
Major Streets	Koester and N. Franklin Thin Mix	2019-2020	\$ 46,000.00
Major Streets	Major Streets Sidewalks	2019-2020	\$ 20,000.00
Major Streets	Flint Street Reconstruction	2020-2021	\$ 680,000.00
Major Streets	Keystone Street Extension	2019-2020	\$ 300,000.00
Major Streets	Patriots Way	2021-2022	\$ 212,000.00
Major Streets	N. Main Street	2022-2023	\$ 450,000.00
Major Streets	W. Tuscola Resurface	2022-2023	\$ 1,270,000.00
Major Streets	Jefferson Reconstruction	2023-2024	\$ 568,000.00
Major Streets	Conway Street Construction	2024-beyond	\$ 600,000.00
Major Streets	E. Schleier Extension	2024-beyond	\$ 510,000.00
	Total		\$ 4,656,000.00
Parks and Recreation	Paint Palmer Schau Platz and Concession Stand	2019-2020	\$ 35,000.00
Parks and Recreation	Replace Footbridges at Memorial Park	2020-2021	\$ 60,000.00
Parks and Recreation	Paint Harvey Kern Pavilion	2021-2022	\$ 100,000.00

Parks and Recreation	Renovate Harvey Kern Pavilion Restrooms	2022-2023	\$ 150,000.00
Parks and Recreation	Replace Pergola at Memorial Park	2022-2023	\$ 50,000.00
Parks and Recreation	Bandshell Roofs	2019-2020	\$ 35,000.00
Parks and Recreation	HK Floor and Trim	2019-2020	\$ 20,000.00
Parks and Recreation	HK Roof Modifications	2019-2020	\$ 200,000.00
Parks and Recreation	Scout Building Improvements	2020-2021	\$ 75,000.00
Parks and Recreation	HK Lighting	2020-2021	\$ 100,000.00
Parks and Recreation	Bleachers	2022-2023	\$ 40,000.00
Parks and Recreation	HK Sports Flooring	2024-2025	\$ 175,000.00
Parks and Recreation	HK Security Cameras	2024-2025	\$ 20,000.00
Parks and Recreation	Rose Garden Building	2024- beyond	\$ 175,000.00
Parks and Recreation	Heritage Park Driveways	2024-2025	\$ 18,000.00
	Total		\$ 1,235,000.00
Public Works	DPW/Water Building Generator	2019-2020	\$ 20,000.00
Public Works	DPW Yard Improvements	2020-2021	\$ 185,000.00
Public Works	Plant 3 Roof	2024-beyond	\$ 90,000.00
	Total		\$ 295,000.00
Waste Treatment	2nd Clarifier and Skimmer	2019-2020	\$ 50,000.00
Waste Treatment	Drying Bed	2019-2020	\$ 75,000.00
Waste Treatment	RAS Pump Study	2019-2020	\$ 20,000.00
Waste Treatment	Flint Street Sewer	2020-2021	\$ 400,000.00
Waste Treatment	Drive and Parking Lot	2021-2022	\$ 200,000.00
Waste Treatment	New Admin Building	2019-2020	\$ 450,000.00
Waste Treatment	Replace RAS Pump	2021-2022	\$ 150,000.00
	Total		\$ 1,345,000.00
Water	Meter Replacement	2019-2020	\$ 18,000.00
Water	Mueller Ct. Water Main	2019-2020	\$ 95,000.00
Water	N. Main Water Main	2019-2020	\$ 450,000.00
Water	South Tower Recoat	2019-2020	\$ 125,000.00
Water	Valves and Hydrants	2019-2020	\$ 25,000.00
Water	Flint Street Extension	2020-2021	\$ 515,500.00
Water	Flint Street Water Main	2020-2021	\$ 515,500.00
Water	East Vates Water Main	2022-2023	\$ 220,000.00
Water	Kern Street Water Main	2022-2023	\$ 240,000.00
Water	Mayer Street Water Main	2024-beyond	\$ 340,000.00
Water	W. Tuscola Water Main	2024-beyond	\$ 405,000.00
	Total		\$ 2,949,000.00
	Total		\$43,119,000.00

HVAC Phase 3	2019-2020	\$	48,000.00	City Hall
2nd Clarifier and Skimmer	2019-2020	\$	50,000.00	Waste Treatment
Crack Fill	2019-2020	\$	50,000.00	Local Streets
Drying Bed	2019-2020	\$	75,000.00	Waste Treatment
Mueller Ct. Water Main	2019-2020	\$	95,000.00	Water
Country Lane Resurfacing	2019-2020	\$	100,000.00	Local Streets
Mueller Ct. Resurface	2019-2020	\$	100,000.00	Local Streets
Purchase a new 16' mower	2019-2020	\$	108,000.00	Equipment Fund
Concrete Street Repair FY 19	2019-2020	\$	125,000.00	Local Streets
South Tower Recoat	2019-2020	\$	125,000.00	Water
Thin Mix (Meadow, Zehnder, Frank)	2019-2020	\$	135,000.00	Local Streets
HK Roof Modifications	2019-2020	\$	200,000.00	Parks and Recreation
Jefferson and Main Street Crosswalks	2019-2020	\$	200,000.00	Downtown Development Authority
N. Main Water Main	2019-2020	\$	450,000.00	Water
New Admin Building	2019-2020	\$	450,000.00	Waste Treatment
Keystone Street Extension	2019-2020	\$	300,000.00	Major Streets
Levee Construction	2019-2020	\$	8,000,000.00	City Hall/DDA
Total		\$	10,925,000.00	
Master Plan Update	2020-2021	\$	40,000.00	City Hall
Replace Footbridges at Memorial Park	2020-2021	\$	60,000.00	Parks and Recreation
HVAC Phase 4	2020-2021	\$	75,000.00	City Hall
Scout Building Improvements	2020-2021	\$	75,000.00	Parks and Recreation
HK Lighting	2020-2021	\$	100,000.00	Parks and Recreation
DPW Yard Improvements	2020-2021	\$	185,000.00	Public Works
Install streetscape in Eddie Zehnder Park	2020-2021	\$	200,000.00	Downtown Development Authority
Tuscola and Main Street Crosswalks	2020-2021	\$	200,000.00	Downtown Development Authority
Jefferson Street Pedestrian Lighting	2020-2021	\$	230,000.00	Downtown Development Authority
E. Genesee Storm Drain Repair	2020-2021	\$	242,000.00	Local Streets
Flint Street Sewer	2020-2021	\$	400,000.00	Waste Treatment
Flint Street Extension	2020-2021	\$	515,500.00	Water
Flint Street Water Main	2020-2021	\$	515,500.00	Water
Flint Street Reconstruction	2020-2021	\$	680,000.00	Major Streets
Construct Public Safety Building	2021-2022	\$	-	City Township Commission
Total		\$	3,518,000.00	
Zoning Ordinance Update	2021-2022	\$	30,000.00	City Hall
Purchase new flat bed truck	2021-2022	\$	65,000.00	Equipment Fund
HVAC Phase 5	2021-2022	\$	75,000.00	City Hall
Purchase new radio communications hardware	2021-2022	\$	75,000.00	Equipment Fund
Paint Harvey Kern Pavilion	2021-2022	\$	100,000.00	Parks and Recreation
Kern Street Resurface	2021-2022	\$	104,000.00	Local Streets
Concrete Street Repair FY 21	2021-2022	\$	125,000.00	Local Streets
Trinklein Street Resurface	2021-2022	\$	142,000.00	Local Streets
Replace RAS Pump	2021-2022	\$	150,000.00	Waste Treatment
Heine Resurface	2021-2022	\$	164,000.00	Local Streets
Drive and Parking Lot	2021-2022	\$	200,000.00	Waste Treatment
Patriots Way	2021-2022	\$	212,000.00	Major Streets
Total		\$	1,442,000.00	
Bleachers	2022-2023	\$	40,000.00	Parks and Recreation
Replace Pergola at Memorial Park	2022-2023	\$	50,000.00	Parks and Recreation
Vates Resurface	2022-2023	\$	70,000.00	Local Streets
Renovate Harvey Kern Pavilion Restrooms	2022-2023	\$	150,000.00	Parks and Recreation
East Vates Water Main	2022-2023	\$	220,000.00	Water
Kern Street Water Main	2022-2023	\$	240,000.00	Water
N. Main Street	2022-2023	\$	450,000.00	Major Streets
W. Tuscola Resurface	2022-2023	\$	1,270,000.00	Major Streets
Total		\$	2,490,000.00	
Purchase a new JD Loader	2023-2024	\$	108,000.00	Equipment Fund
Jefferson Reconstruction	2023-2024	\$	568,000.00	Major Streets
Total		\$	676,000.00	
Rose Garden Building	2024- beyond	\$	175,000.00	Parks and Recreation
Heritage Park Driveways	2024-2025	\$	18,000.00	Parks and Recreation
HK Security Cameras	2024-2025	\$	20,000.00	Parks and Recreation
HK Sports Flooring	2024-2025	\$	175,000.00	Parks and Recreation
Purchase a new skidsteer	2024-beyond	\$	-	Equipment Fund
Purchase a new street sweeper	2024-beyond	\$	-	Equipment Fund
Plant 3 Roof	2024-beyond	\$	90,000.00	Public Works
Purchase mini excavator	2024-beyond	\$	100,000.00	Equipment Fund
Wickson, Wickson Ct. and Simon Resurface	2024-beyond	\$	184,000.00	Local Streets
Mayer Street Water Main	2024-beyond	\$	340,000.00	Water
W. Tuscola Water Main	2024-beyond	\$	405,000.00	Water
E. Schleier Extension	2024-beyond	\$	510,000.00	Major Streets
Conway Street Construction	2024-beyond	\$	600,000.00	Major Streets
Harlan Relief Drain	2024-beyond	\$	1,375,000.00	Local Streets
Total		\$	3,992,000.00	