



Capital Improvement Plan

Fiscal Years 2025-26 through 2030-31

Adopted by Planning Commission: May 14, 2025

Adopted by City Council: June 18, 2025

City of Jonesville
Capital Improvement Plan
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City of Jonesville
Capital Improvement Plan
INTRODUCTION

Overview

The Capital Improvement Plan (CIP) is a six-year schedule of all proposed major capital improvement projects including project priorities, cost estimates, methods of financing, and annual estimated operating and maintenance costs for the proposed projects. The CIP, therefore, is a tool to assess the long-term capital project requirements for Jonesville. Since capital improvements are spread across many community needs (fire protection, police, sewer and water, parks and recreation, municipal administration, etc.) the CIP helps to prioritize these projects across the City over time.

Capital Improvement Projects

Capital improvements are major, infrequent expenditures, such as construction of a new facility, a major rehabilitation or repair to an existing facility, or the purchase of major equipment. Capital improvements are non-recurring expenditures that tend to be both large in physical size and cost, and have a longer useful life. Examples of capital projects include:

- Construction of a new City building
- Major road construction, such as bridge replacement or repaving
- Extension of a sewer and/or water line
- Purchase of a new fire truck
- Major repairs and/or renovations to the City Hall or Police Station
- Creation of a new park

The following projects are examples of expenditures that would be categorized as operating expenses, and would not usually constitute a capital improvement project:

- Purchase of new office furniture
- Purchase of new/used small equipment (lawn mowers, copiers, individual computers, etc.)
- Recurring maintenance of existing facilities
- Minor repairs to buildings or equipment
- Minor improvements to existing buildings (carpeting, painting, fixtures, etc.)

Major Expenditures

The term “major expenditure” is relative – what is major to Jonesville may be minor in another community. A capital improvement for the purposes of the Jonesville CIP is a major, non-recurring expenditure if it meets one or more of the following criteria:

- Any acquisition of land for a public purpose which costs \$5,000 or more.
- Any construction of a new facility (City building, water or sewer lines, parks), or any addition to an existing public facility, the cost of which equals \$5,000 or more and has a useful life of five or more years.

- A non-recurring rehabilitation (not including annual/recurring maintenance) of a building, its grounds, a facility or equipment, the cost of said rehabilitation being \$5,000 or more with a useful life of five or more years.
- Purchase of major equipment which, individually or in total, cost \$5,000 or more with a useful life of five or more years.
- Planning, feasibility, engineering or design studies related to an individual capital improvement project with a cost of \$5,000 or more.

Benefits

Completion of a six-year Capital Improvement Plan is a requirement of the Michigan Planning Enabling Act (Public Act 33 of 2008). Beyond meeting the State law, adoption of a CIP is beneficial to elected officials, administrative staff and the general public. Among the benefits of an adopted and well-maintained Capital Improvement Plan are:

- Prudent use of taxpayer dollars;
- Focusing expenditures on the needs of the community;
- Prioritizing projects across the needs of the community;
- Generating community support by inviting public input;
- Promoting economic development;
- Improving eligibility for State and Federal grants;
- Providing an implementation tool for the goals and objectives of the Master Plan;
- Transparency in identification of high-priority projects;
- Coordination/cost-sharing between projects.

Each year the Capital Improvement Plan will be revised for the next fiscal year. At the end of each fiscal year, the projects completed during that year are removed from the plan and an additional year's projects are added. Projects can then be adjusted in priority to reflect actual resources available. As the CIP is annually updated, a continuous relationship will be maintained between the CIP and the annual budget.

THE FOLLOWING CODES ARE USED THROUGHOUT THE DOCUMENT TO INDICATE THE SOURCE OF
FUNDING FOR THE PROPOSED PROJECTS

DDA – Downtown Development Authority

DO – Donations

FG – Federal Grant

GF – General Fund

GO – General Obligation Bonds

LDFA – Local Development Finance Authority

LS – Local Street Fund

LG – Local Grant

MS – Major Street Fund

MVP – Motor Vehicle Pool

PD – Private Developer

SA – Special Assessment

SF – Sewer Fund

SG – State Grant

SH – State Highway Fund

SM – Special Millage

WF – Water Fund

City of Jonesville
Capital Improvement Plan
EXECUTIVE SUMMARY

TABLE 1: GENERAL FUND DEPARTMENTS

Department	Project	Funding Sources	Capital Cost	Fiscal Years					
				2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
OFFICE AND INFORMATION TECHNOLOGY									
Computer	Computer Hardware Upgrades	GF	\$ 84,000	\$ 36,000	\$ 8,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
City Hall	City Hall Maint. And Improvements	GF	\$ 3,700,000	\$ -	\$ 3,700,000	\$ -	\$ -	\$ -	\$ -
Office and IT Subtotal			\$ 3,784,000	\$ 36,000	\$ 3,708,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
PUBLIC SAFETY									
Police	Police Patrol Vehicle Replacement	MVP/SG/FG	\$ 75,000	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -
Public Safety Subtotal			\$ 75,000	\$ -	\$ -	\$ 75,000	\$ -	\$ -	\$ -
PARKS AND CEMETERY									
Cemetery	Cemetery Projects	GF	\$ 25,000	\$ 15,000	TBD	\$ 2,000	\$ 2,500	\$ 2,500	\$ 3,000
Parks	Parks Improvements	GF/SG	\$ 652,200	\$ 2,200	\$ 625,000	\$ 25,000	TBD	TBD	\$ -
Parks and Cemetery Subtotal			\$ 677,200	\$ 17,200	\$ 625,000	\$ 27,000	\$ 2,500	\$ 2,500	\$ 3,000
GENERAL FUND TOTAL EXPENSE			\$ 4,536,200	\$ 53,200	\$ 4,333,000	\$ 112,000	\$ 12,500	\$ 12,500	\$ 13,000

TABLE 2: STREETS AND PUBLIC WORKS DEPARTMENTS

Department	Project	Funding Sources	Capital Cost	Fiscal Years					
				2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
STREETS AND STREET EQUIPMENT									
Local/Major St	Street Paving Projects	LS/MS/SG	\$ 481,250	\$ -	TBD	\$ 481,250	TBD	TBD	TBD
Local/Major St	Street Maint. - Chip and Fog Seal	LS/MS	\$ 319,500	\$ 49,500	\$ 50,000	\$ 50,000	\$ 55,000	\$ 55,000	\$ 60,000
Local/Major St	Crack Fill - Major and Local Streets	LS/MS	\$ 84,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000
Local/Major St	Sidewalk Repair/Extensions/ADA	GF/LS/MS	\$ 60,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
Public Works	DPW Material Storage Lot	MVP	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ -	\$ -
STREETS AND STREET EQUIPMENT TOTAL EXPENSE			\$ 964,750	\$ 73,500	\$ 94,000	\$ 555,250	\$ 79,000	\$ 79,000	\$ 84,000

TABLE 3: LOCAL DEVELOPMENT FINANCE AUTHORITY AND DOWNTOWN DEVELOPMENT AUTHORITY

Department	Project	Funding Sources	Capital Cost	Fiscal Years					
				2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
LOCAL DEVELOPMENT FINANCE AUTHORITY									
LDFA	LDFA Capital Projects	LDFA/FG/SG	\$ 158,000	\$ 113,000	TBD	TBD	TBD	\$ 45,000	\$ -
Local Development Finance Authority Subtotal			\$ 158,000	\$ 113,000	\$ -	\$ -	\$ -	\$ 45,000	\$ -
DOWNTOWN DEVELOPMENT AUTHORITY									
DDA	Chicago St. Riverfront Redev.	DDA/FG/SG	\$ -	TBD	\$ -	\$ -	\$ -	\$ -	\$ -
DDA	DDA Capital Projects	DDA/FG/SG	\$ 1,559,000	\$ 1,209,000	\$ 250,000	\$ 100,000	TBD	TBD	\$ -
Downtown Development Authority Subtotal			\$ 1,559,000	\$ 1,209,000	\$ 250,000	\$ 100,000	\$ -	\$ -	\$ -
LDFA AND DDA TOTAL EXPENSE			\$ 1,717,000	\$ 1,322,000	\$ 250,000	\$ 100,000	\$ -	\$ 45,000	\$ -

TABLE 4: WASTEWATER AND WATER DEPARTMENTS

Department	Project	Funding Sources	Capital Cost	Fiscal Years					
				2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
WASTEWATER									
Wastewater	Rebuild Raw Sewage Pumps	SF	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -
Wastewater	Trickling Filter Pump Inspection	SF	\$ 30,000	\$ 30,000	TBD	TBD	TBD	TBD	TBD
Wastewater	Pressure Filter Rehabilitation	SF	\$ 40,000	\$ 40,000		\$ -	\$ -	\$ -	\$ -
Wastewater	Sanitary Sewer Televising	SF	\$ 240,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000	\$ 40,000
Wastewater	Preliminary WWTP Rehab. Design	SF	\$ 70,000	\$ -	\$ -	\$ -	\$ 20,000	\$ 50,000	\$ -
Wastewater Subtotal			\$ 405,000	\$ 135,000	\$ 40,000	\$ 40,000	\$ 60,000	\$ 90,000	\$ 40,000
WATER PRODUCTION - IRON REMOVAL PLANT									
Water	High Service and/or Well Pump Repair	WF	\$ 100,000	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ -
Water Production Subtotal			\$ 100,000	\$ -	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ -
WATER DISTRIBUTION									
Water	Water Service Inventory	SG	\$ 146,930	\$ 146,930	\$ -	\$ -	\$ -	\$ -	\$ -
Water	Water Service Replacements	WF/SG	\$ 870,000	\$ 145,000	\$ 145,000	\$ 145,000	\$ 145,000	\$ 145,000	\$ 145,000
Water	Water Meter Replacements	WF		\$ -	\$ -	TBD	TBD	TBD	TBD
Water Distribution Subtotal			\$ 1,016,930	\$ 291,930	\$ 145,000	\$ 145,000	\$ 145,000	\$ 145,000	\$ 145,000
WASTEWATER AND WATER TOTAL EXPENSE			\$ 1,521,930	\$ 426,930	\$ 185,000	\$ 235,000	\$ 255,000	\$ 235,000	\$ 185,000

Capital Improvement Plan Projects: General Fund Departments

City of Jonesville
Capital Improvement Plan
PROJECT DESCRIPTION

Project Title	Computer Hardware Upgrades		
Department	Computer	Funding Source	GF

Fiscal Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Est. Cost	\$36,000	\$8,000	\$10,000	\$10,000	\$10,000	\$10,000

Project Description and Location						
<p>This is an ongoing project to maintain workstation computers and network servers as the equipment ages and needs replacement.</p> <p>FY 2025-26 - \$36,000 – Implement Virtual VPN/updated firewalls (\$30,000), VoIP system-wide phone update (\$5,000), Public Works desktop workstation (\$1,000)</p> <p>FY 2026-27 - \$8,000 – Evaluate BS&A and Cemetery software server and operating software.</p> <p>FY 2027-28 - \$10,000 – Evaluate PLC/SCADA computers, Police Department in-car computers, WWTP Laboratory workstation for replacement, as needed.</p> <p>FY 2028-29 - \$10,000 – Evaluate and update Council laptops, as needed.</p> <p>FY 2029-30 - \$10,000 – Evaluate and update desktop workstations, as needed.</p> <p>FY 2030-31 - \$10,000 – Evaluate and update desktop workstations, as needed.</p>						

Project Need and Impact
<p>Network systems and work station computers are critical to the ongoing operation and customer service within the organization. The priority of replacements will be evaluated annually. Staff will continue to evaluate cloud-based options as they become available and evaluate subscription costs as compared to maintenance of in-house hardware.</p>

Related Costs and Future Funding Needs
<p>There are increasing cloud-based software and data storage options. While these options present new operational costs, the operating cost is often less than locally owned hardware and software.</p>

City of Jonesville
Capital Improvement Plan
 PROJECT DESCRIPTION

Project Title	City Hall Improvements		
Department	City Hall	Funding Source	GF/FG/SG

Fiscal Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Est. Cost	-	\$3,700,000	-	-	-	-

Project Description and Location	
<p>Following the storm that damaged the roof and interior of City Hall, an architectural evaluation was conducted to explore the feasibility of renovating the underutilized upper floors of the building for City use.</p> <p>City administrative operations would remain on the first floor. With the installation of an elevator, the second floor would be renovated to house the Police Department. This will allow City Hall staff to assist customers when a police officer is not available.</p> <p>The third floor would be renovated into multi-use meeting space and community rooms to be used by the City and will be made available to local non-profits.</p> <p>City staff is seeking grant funds to offset the substantial project costs. A City Council appointed Facilities Committee will continue to explore alternate options and will develop recommendations for the best long-term use of the building.</p> <p>Insurance proceeds and potential sale of the current Police Department would offset a portion of project costs; sale of the current building would also put it back on the tax roll.</p>	

Project Need and Impact
<p>The City's Council "chambers" are currently located in the open lobby space of the first floor. This creates challenges when daytime meetings and customer service are taking place concurrently. City Police services are provided in the Police Department several blocks west of City Hall. With only one police officer on duty most times, the building is unstaffed when the officer is on patrol.</p>

Related Costs and Future Funding Needs
<p>Maintenance and upkeep of this historic building will have continued costs over time.</p>

City of Jonesville
Capital Improvement Plan
PROJECT DESCRIPTION

Project Title	Police Patrol Vehicle Replacement		
Department	Police Department	Funding Source	MVP/FG/SG

Fiscal Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Est. Cost	-	-	\$75,000	-	-	-

Project Description and Location	
<p>Transfer/Vehicle Reserve 301-967.000</p> <p>Recurring cost to replace (1) of (2) police patrol vehicles on a 5-year rotating replacement plan. 2021 vehicle to be replaced in 2027-28 budget year.</p> <p>Costs to include vehicle purchase and installation of necessary equipment. Vehicle costs are anticipated to increase due to manufacturer changes in the design of the vehicle. The estimate assumes that new vehicle equipment will be needed as a result of the re-design.</p>	

Project Need and Impact
<p>Necessary equipment to provide basic police service.</p>

Related Costs and Future Funding Needs
<p>Annual transfer is made to the motor vehicle pool to address the anticipated cost. The current fiscal year budget reflects a change in the annual vehicle reserve, due to the expected increase in vehicle cost.</p> <p>Federal or State grants to be applied for as available to decrease cost to purchase and equip the vehicle.</p>

City of Jonesville
Capital Improvement Plan
PROJECT DESCRIPTION

Project Title	Cemetery Projects		
Department	Cemetery	Funding Source	GF

Fiscal Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Est. Cost	\$15,000	TBD	\$2,000	\$2,500	\$2,500	\$3,000

Project Description and Location						
<p>It is anticipated that several one-time capital projects will be undertaken over the next several years to contribute to the professional operation and appearance of the Sunset View Cemetery. The following is a list of projects and estimated costs prioritized by the Cemetery Committee.</p> <p>FY 2025-26 – \$15,000 – Finish the survey and design for expansion of the Cemetery into the Annex Two area (\$6,000), new tree installations (\$5,000), crack filling (\$2,000), and historic monument repair (\$2,000)</p> <p>FY 2026-27 – TBD – Cemetery expansion project to include necessary access drives, gravesite survey pins, explore feasibility of concrete monument foundation ribbons, construction of a columbarium, and site landscaping.</p> <p>FY 2027-28 – \$2,000 – Historic monument repair</p> <p>FY 2028-29 – \$2,500 – Historic monument repair</p> <p>FY 2029-30 – \$2,500 – Historic monument repair</p> <p>FY 2030-31 – \$3,000 – Historic monument repair</p>						

Project Need and Impact
<p>The Cemetery Committee will review the project list annually and update as needs change and conditions warrant. Funding for the projects is intended to come from the allocated assets that were transferred with City incorporation. These projects are intended to assure the professional operation and appearance of the Cemetery.</p>

Related Costs and Future Funding Needs
<p>There will be ongoing maintenance costs as these improvements are completed. Costs will be evaluated as projects are executed.</p>

City of Jonesville
Capital Improvement Plan
PROJECT DESCRIPTION

Project Title	Parks Improvements		
Department	Parks	Funding Source	GF/SG/LG

Fiscal Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Est. Cost	\$2,200	\$625,000	\$25,000	TBD	TBD	TBD

Project Description and Location						
Based on the results of the amended Recreation Master Plan, the Planning Commission is recommending improvements to Carl Fast Park and Wright Street Park.						
FY 2025-26 –Carl Fast Park pavilion lighting (\$2,200)						
FY 2026-27 – Wright Street Park Phase 1 improvements: playground, accessible parking, etc. (\$625,000) MNRTF Grant: \$400,000/Local Match: \$225,000						
FY 2027-28 – Wright Street Park Dog Park land preparation (\$25,000)						
FY 2028-29 – Wright Street Park phased improvements: entertainment pavilion, walking trails, athletic courts, etc. (TBD)						
FY 2029-30 – Wright Street Park phased improvements (TBD)						
FY 2030-31 – Carl Fast Park Improvements: entry feature and gas fire pit (TBD)						

Project Need and Impact
Community input showed a high priority on improvements to existing park facilities. Grant opportunities and partners will be identified to offset larger investments. A Michigan Natural Resources Trust Fund Grant has been sought (FY 2024-25) for the first phase of implementation of the Wright Street Park concept plan. Jonesville Rotary is a likely partner for the entertainment pavilion; Michigan Gas has been identified to offset costs of the outdoor fire pit. The dog park will be made possible through a generous land donation.

Related Costs and Future Funding Needs
There will be implementation cost associated with future construction and upgrades at the parks. Improvements will also require future maintenance. These costs will be evaluated through the development of the concept plan. It is possible that phases of construction and preventative maintenance projects will be paid through fund balance, State grants, or a combination of the two.

**Capital Improvement Plan Projects:
Streets and Public Works Departments**

City of Jonesville
Capital Improvement Plan
 PROJECT DESCRIPTION

Project Title	Street Paving Projects		
Department	Major and Local Streets	Funding Source	MS/LS/SG

Fiscal Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Est. Cost	-	TBD	\$481,250	TBD	TBD	TBD

Project Description and Location						
<p>Milling and paving is a preventative maintenance technique for asphalt roads. It involves grinding the top layer of asphalt from the road surface and placing a fresh wear layer. It addresses surface cracking and rutting, and has a longer lifespan than sealcoating or other asphalt surfacing. It becomes necessary when surface imperfections cannot be adequately addressed with crack filling or chip sealing.</p> <p>FY 2026-27 – To be determined. FY 2027-28 – The City is eligible to receive State Transportation Program (STP) grant funds as a part of the Hillsdale/Jonesville Small Urban Area in 2028 for eligible projects on Federal Aid Eligible City streets. In Jonesville, these streets are Adrian Street, Deal Parkway, Industrial Parkway, Jermaine Street, Jonesville Road, and Maumee Street. Currently, the STP awards a maximum grant of \$385,000 and the City is required to provide a local match of 20%. Maumee Street benefitted from these funds most recently. Deal and Industrial Parkways will be candidates for this project. FY 2028-29 – To be determined. FY 2029-30 – To be determined. FY 2030-31 – To be determined.</p>						

Project Need and Impact
These projects are needed to keep our infrastructure current and well maintained.

Related Costs and Future Funding Needs
These projects will be reviewed on an annual basis to determine schedule and whether there are additional needs that come up based on availability of funds. ADA ramps must be installed any time construction is done on and streets if there is sidewalk along them

City of Jonesville
Capital Improvement Plan
 PROJECT DESCRIPTION

Project Title	Chip Seal and Fog Seal		
Department	Major and Local Streets	Funding Source	MS/LS

Fiscal Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Est. Cost	\$49,500	\$50,000	\$50,000	\$55,000	\$55,000	\$60,000

Project Description and Location						
<p>The following Local Streets have been identified for this preventative maintenance technique in FY 2025-26: Langs Drive, Case Street, Craig Street, Baker Street Highland Street, Seneca Street.</p> <p>Future year projects will be evaluated on an annual basis and will include both Major and Local Streets. Costs are assumed to increase over time, which may impact the total length of streets that may be treated from year to year.</p>						

Project Need and Impact						
<p>Chip and fog sealing is a preventative maintenance treatment that puts a thin wear layer on top of existing asphalt. The treatment extends the life of the asphalt, delaying the need for more costly milling and paving repairs. These projects are needed to keep our infrastructure current and well maintained.</p>						

Related Costs and Future Funding Needs						
<p>The sealing materials used in the process are petroleum based. Costs increased significantly since 2022, when costs were \$2.85 per square yard treated. Current estimates are at \$4.45 per square yard. Significant future increases may impact the total length of roads that may be treated.</p> <p>These projects will be reviewed on an annual basis to determine and whether there are additional needs that come up based on availability of funds.</p>						

City of Jonesville
Capital Improvement Plan
PROJECT DESCRIPTION

Project Title	Crack Filling Major and Local Streets		
Department	Major and Local Streets	Funding Source	MS/LS

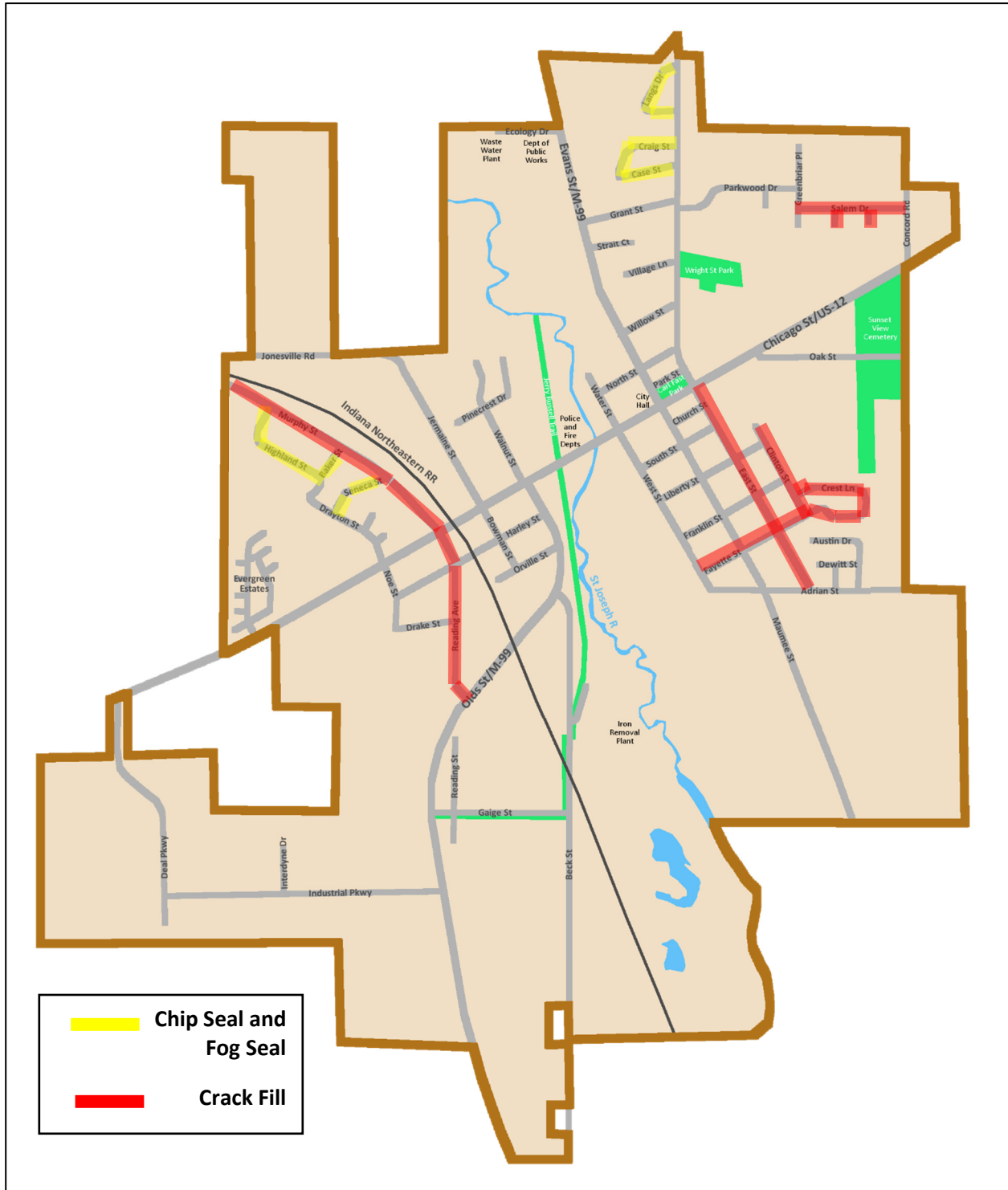
Fiscal Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Est. Cost	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000	\$14,000

Project Description and Location	
Crack Filling Major and Local Streets.	
FY 2025-26: Clinton Street, Hillcrest Street, Fayette Street, East Street, Crest Street, Murphy Street, Reading Avenue, Salem Drive, Cabot Circle, Chatam Circle.	

Project Need and Impact
This is a Preventive Maintenance Project that has been in place for many years to keep the Streets preserved. Without this the freeze/thaw cycle of water in the pavement can deteriorate the road surface and/or the road base, leading to a much more expensive repair.

Related Costs and Future Funding Needs
This is a yearly project.

City of Jonesville
Capital Improvement Plan
2025 PREVENTATIVE MAINTENANCE MAP



City of Jonesville
Capital Improvement Plan
 PROJECT DESCRIPTION

Project Title	Sidewalk Repair/Extensions/ADA Ramps		
Department	Sidewalks	Funding Source	GF/MS/LS

Fiscal Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Est. Cost	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000

Project Description and Location	
<p>This project involves improving sidewalk ramps where they approach public streets over time so that they comply with current standards of the Americans with Disabilities Act (ADA) for ramp slope and installation of detectable warnings. This item would also permit the extension of new sidewalk along streets where they are not currently installed. Prior to construction, intersection and optional extension location will be identified and prioritized. This item includes repair of sidewalk sections that present unsafe conditions, as well.</p> <p>The \$10,000 cost estimate would generally cover upgrades to the ramps on each corner of a street or the extension of sidewalks along one side of a typical city block.</p>	

Project Need and Impact
<p>The upgrade and extension of the sidewalk system is a component of assuring a safe and walkable community. A complete sidewalk network increases access to schools, businesses, and neighborhoods, as well as active recreation opportunities.</p>

Related Costs and Future Funding Needs
<p>New sidewalks will require periodic maintenance to address cracks and heaving. Actual annual cost will be reviewed in future year plans when priorities are identified.</p>

City of Jonesville
Capital Improvement Plan
 PROJECT DESCRIPTION

Project Title	DPW Material Storage Lot				
Department	Public Works	Funding Source	MVP		

Fiscal Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Est. Cost	-	\$20,000	-	-	-	-

Project Description and Location	
<p>The current storage of the DPW's materials for ground work is located in the side yard of the DPW. Over the years this has become a more heavily used staging area that was never intended for the frequency it receives. This frequency leads to a sloppy look at the department that does not represent the city's professionalism.</p> <p>The DPW would like to install a concrete pad with material usage dividers to keep materials separate and in an organized and professional manner. These materials are used in almost every department we work in and are a facet to the department, we stage the materials close to the work force for speed and efficiency.</p>	

Project Need and Impact
<p>The City's ground materials such as road millings, sand, top dirt, gravel, pea stone, and the storage of accumulated road debris would all be able to be kept on this proposed staging pad in a neat and organized fashion.</p> <p>The goal of this pad is to clean up and organize the outside of the DPW property to maintain the standards that we would expect from our residents.</p>

Related Costs and Future Funding Needs
<p>This is anticipated to be a one-time expenditure.</p>

**Capital Improvement Plan Projects:
Local Development Finance Authority
and Downtown Development Authority**

City of Jonesville
Capital Improvement Plan
PROJECT DESCRIPTION

Project Title	LDFA Capital Projects		
Department	Local Dev. Finance Auth.	Funding Source	LDFA/FG/SG

Fiscal Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Est. Cost	\$113,000	TBD	TBD	TBD	\$45,000	-

Project Description and Location						
<p>The Local Development Finance Authority supports certain capital projects that enhance the Industrial Park and manufacturing industries and encourage private economic investment. The following is a list of projects that are anticipated over the next several years.</p> <p>FY 2025-26 – Professional services for Entrepreneurial Park development/support costs of a collaborative county-wide housing study (\$25,000), new Industrial Park entry signs (\$80,000), marketing signs and updated M-99 billboard (\$8,000).</p> <p>FY 2026-27 – Land acquisition/property design for Entrepreneurial Park (TBD).</p> <p>FY 2027-28 – Entrepreneurial Park/Property construction (TBD).</p> <p>FY 2028-29 – Workforce development support (TBD).</p> <p>FY 2029-30 – Infrastructure support (\$45,000).</p>						

Project Need and Impact						
<p>These projects are intended to promote private investment and improved property values in the LDFA district. The project list will be reviewed on an annual basis and updated as needs change and conditions warrant.</p>						

Related Costs and Future Funding Needs						
<p>These improvements will have ongoing maintenance and upkeep costs. These costs are typically budgeted in the LDFA annual operating budget.</p>						

City of Jonesville
Capital Improvement Plan
 PROJECT DESCRIPTION

Project Title	Chicago Street Riverfront Redevelopment		
Department	Downtown Dev. Auth.	Funding Source	DDA/FG/SG

Fiscal Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Est. Cost	TBD	-	-	-	-	-

Project Description and Location	
<p>Redevelopment of the former Klein Tool building has been identified in the City's Master Plan as the top community priority. The City has executed a Purchase and Development Agreement with a local development company for a future mixed use redevelopment of the property.</p> <p>The preliminary project proposal calls for exploring the feasibility of creating retail space compatible with the Downtown and market rate housing.</p> <p>It is anticipated that the DDA may offer financial assistance for the redevelopment to leverage Federal, State, and other funding to accomplish the reuse of the building.</p> <p>Costs will be known when a potential development is identified.</p>	

Project Need and Impact
<p>The project is needed to add tax base and/or new jobs in the Downtown. It will also bring the building back into productive use and end its deterioration.</p>

Related Costs and Future Funding Needs
<p>There may be public infrastructure or other investments needed to support the new development. The creation of jobs and tax base will add to the economic welfare of the Downtown and City.</p>

City of Jonesville
Capital Improvement Plan
PROJECT DESCRIPTION

Project Title	DDA Capital Projects		
Department	Downtown Dev. Auth.	Funding Source	DDA/FG/SG

Fiscal Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Est. Cost	\$1,209,000	\$250,000	\$100,000	TBD	TBD	-

Project Description and Location						
<p>The Downtown Development Authority supports certain capital projects that enhance the Downtown and encourage private economic investment. The following is a list of projects that are anticipated over the next several years.</p> <p>FY 2025-26 – \$1,209,000 – US-12/Chicago Street streetscape and road diet. Costs will be offset by a \$799,000 Transportation Alternatives Program (TAP) Grant. The project will be paired with MDOT’s resurfacing of US-12.</p> <p>FY 2026-27 – \$250,000 – South Parking Lot financing, bidding and construction</p> <p>FY 2027-28 – \$100,000 – Downtown wayfinding signs; entry signs</p> <p>FY 2028-29 – TBD – North Parking Lot surfacing</p> <p>FY 2029-30 – TBD – Design of M-99/Olds St. streetscape enhancements (timing subject to MDOT plans for M-99 and availability of grant funds)</p>						

Project Need and Impact
<p>These projects are intended to promote private investment and improved property values in the Downtown district. The project list will be reviewed on an annual basis and updated as needs change and conditions warrant.</p>

Related Costs and Future Funding Needs
<p>The streetscape improvements will have ongoing maintenance and upkeep costs. These costs are typically budgeted in the DDA annual operating budget.</p>

Capital Improvement Plan Projects: Wastewater and Water Departments

City of Jonesville
Capital Improvement Plan
 PROJECT DESCRIPTION

Project Title	Rebuild Raw Sewage Pumps		
Department	Wastewater	Funding Source	SF

Fiscal Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Est. Cost	\$25,000	-	-	-	-	-

Project Description and Location	
<p>The raw sewage pumps were inspected during routine maintenance. The inspection revealed some major issues within the pumps. It was determined that they should be rebuilt this budget year. The pumps were last rebuilt in 2016. Rebuild pumps rarely last as long as new pumps. Two pumps are currently in the process of being rebuilt. The third pump rebuild will fall under the 2025-2026 fiscal year to complete this process.</p>	

Project Need and Impact
<p>These pumps pump raw sewage through pretreatment and primary treatment. There are three (3) pumps that are alternated on a weekly basis. One pump runs at a time. Two pumps are currently in the process of being rebuilt. The third pump rebuild will fall under the 2025-2026 fiscal year to complete this process.</p>

Related Costs and Future Funding Needs
<p>Based on the typical life of rebuilt pumps, these should last until the plant rehabilitation. At that time, the pumps would be replaced.</p>

City of Jonesville
Capital Improvement Plan
PROJECT DESCRIPTION

Project Title	Trickling Filter Pump Inspection		
Department	Wastewater	Funding Source	SF

Fiscal Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Est. Cost	\$30,000	TBD	TBD	TBD	TBD	TBD

Project Description and Location						
<p>There are three (3) Trickling filter pumps that pump primary effluent up to the trickling filter distribution system. Two of the three operate at a time and are alternated on a weekly basis. Special tools and special skills are required for servicing these pumps. Kennedy Industries Is currently the only representative that works on these pumps.</p> <p>The three pumps will be inspected at an estimated cost of \$5,000. \$25,000 is being budgeted in the event that one pump needs to be rebuilt as a result of the inspection. Complete costs and necessary future budgeted repairs will be known following the inspection.</p>						

Project Need and Impact						
<p>Failure to maintain these pumps may cause failures that result in NPDES violations.</p>						

Related Costs and Future Funding Needs						
<p>This should be an annual expense.</p>						

City of Jonesville
Capital Improvement Plan
 PROJECT DESCRIPTION

Project Title	Pressure Filter Media and Air Scour Rehabilitation		
Department	Wastewater	Funding Source	SF

Fiscal Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Est. Cost	\$40,000	-	-	-	-	-

Project Description and Location						
<p>The Asset Management Plan indicates that the sand, gravel, and anthracite media will need to be replaced during FY 2027-28. However, issues have been detected with the remaining filters, following the rehabilitation of the first filter. The sand and anthracite media will be removed and the air scour system will be removed and repaired on the next two filters. After the repairs the media will be replaced with fresh sand and anthracite.</p>						

Project Need and Impact						
<p>The pressure filters are the final stage of treatment prior to disinfection. Pressure filter number one was repaired during the summer and fall of 2023. The other two filters are exhibiting the same malfunctions.</p>						

Related Costs and Future Funding Needs						
<p>The rehabilitation of all three filters should extend the life of the filters through the next plant rehabilitation.</p>						

City of Jonesville
Capital Improvement Plan
PROJECT DESCRIPTION

Project Title	Sanitary Sewer Televising				
Department	Wastewater	Funding Source	SF		

Fiscal Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Est. Cost	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000

Project Description and Location						
<p>A sewer cleaning and televising program began in 2008. As the program progressed, 13 sewer main repairs were able to be planned and completed with a minimum of disruption. Televising will identify the next round of mains in need of lining and repair.</p>						

Project Need and Impact						
<p>The main purpose of this program is to expose problems that need to be addressed and also to locate areas that have excess infiltration and inflow.</p>						

Related Costs and Future Funding Needs						
<p>A certain amount of televising will be scheduled each year until the whole 13 miles is completed. It is anticipated that lining and repairs to mains would be planned to be completed at the time of the plant rehabilitation.</p>						

City of Jonesville
Capital Improvement Plan
 PROJECT DESCRIPTION

Project Title	Preliminary WWTP Rehabilitation Design		
Department	Wastewater	Funding Source	SF

Fiscal Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Est. Cost	-	-	-	\$20,000	\$50,000	-

Project Description and Location	
<p>The Asset Management Plan indicates some major updates in 2028 and in 2033. Considering that preliminary research into design and funding options will take roughly two years it makes sense to start the process this budget year. The chosen engineering firm should be able to predict the construction climate and funding options available.</p>	

By the time that construction begins, the facility will be nearing 30 years old.
By the time that construction begins, the facility will be nearing 30 years old.

Related Costs and Future Funding Needs
By the end of the 2029-2030 fiscal year project design should begin. Construction funding will be needed as designs are completed.

City of Jonesville
Capital Improvement Plan
 PROJECT DESCRIPTION

Project Title	High Service and/or Well Pump Repair		
Department	Iron Removal Plant	Funding Source	WF

Fiscal Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Est. Cost	-	-	\$50,000	\$50,000	-	-

Project Description and Location						
<p>The high service and well pumps are serviced every year. Plant Staff is given a report on the condition of these pumps as well as the wells themselves. It will be 8-9 years after the water plant upgrade and the pumps or the wells will probably after need service. Close examination of the annual report will give a more accurate assessment of the condition of these critical water plant components.</p>						

Project Need and Impact						
<p>The wells, well pumps and high service pumps supply the City with drinking water.</p>						

Related Costs and Future Funding Needs						
<p>The annual inspections will give a more accurate timetable for maintenance or repair.</p>						

City of Jonesville
Capital Improvement Plan
PROJECT DESCRIPTION

Project Title	Water Service Inventory		
Department	Water Distribution	Funding Source	WF/SG

Fiscal Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Est. Cost	\$146,930	-	-	-	-	-

Project Description and Location	
<p>The City has received a Technical, Managerial, and Financial (TMF) grant from the Michigan Department of Environment, Great Lakes and Energy (EGLE) in the amount of just under \$300,000. Service line inspections are expected to be completed for approximately 200 services where the material is unknown in FY 2024-25. The second half of the grant will be used for public education and development of a financing plan to address replacement of private water service lines, as mandated by the State and Federal governments.</p>	

Project Need and Impact
<p>The inventory and plan are necessary in order to comply with State and Federal mandates.</p>

Related Costs and Future Funding Needs
<p>Service line replacements have begun in prior fiscal years with various street projects. Additional services will be replaced annually, as required to meet mandates. The cost of replacement of each line is estimated in the range of \$6,500 to \$8,000.</p>

City of Jonesville
Capital Improvement Plan
 PROJECT DESCRIPTION

Project Title	Water Service Replacements				
Department	Water Distribution	Funding Source	WF/SG		

Fiscal Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Est. Cost	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000

Project Description and Location						
<p>Replacement of some private water services is due to the Lead and Copper Rule per the Michigan Department of Environment, Great Lakes and Energy (EGLE). The rule states that any iron water service that was at one time connected to a lead goose neck must be replaced at the City's expense with a new copper service in residential houses and businesses. Service material inspections conducted by the DPW and HydroCorp while installing water meters showed that there were 268 iron services that would need replaced. Additional services may be identified with the field inspections that will finish at the end of FY 2024-25.</p>						

Project Need and Impact						
<p>The original state mandate required all services to be replaced by 2041. The EPA recently accelerated the mandate to 2034. The cost estimate per fiscal year is based on replacement of 22 services per year at the rate of \$6,600 per service. The City will be seeking funding opportunities to complete the changeouts in larger phases to take advantage of economies of scale.</p>						

Related Costs and Future Funding Needs						
<p>The City has received an approximately \$300,000 grant for field identification of service materials. The grant will include engineering services to seek State Drinking Water Revolving Load Fund dollars to assist with completion of service line replacements.</p>						

City of Jonesville
Capital Improvement Plan
 PROJECT DESCRIPTION

Project Title	Water Meter Replacements				
Department	Water Distribution	Funding Source	WF/SG		

Fiscal Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31
Est. Cost	-	-	TBD	TBD	TBD	TBD

Project Description and Location						
<p>This project will resume replacement of approximately 10% of water meters each year. This assures accurate meter readings, addresses replacement before meters reach their useful life, and avoids large scale replacements. The City previously completed these annual replacements prior to the system-wide upgrade to radio read meters that was implemented in 2018 through 2020.</p>						

Project Need and Impact						
<p>Accurate meters assure proper billing and the ability to monitor for leaks and other water issues.</p>						

Related Costs and Future Funding Needs						
<p>Utility bills include a meter replacement charge to fund this program.</p>						