

**PLANNING COMMISSION MEETING**

**ESCANABA, MICHIGAN**

**March 18, 2015**

A meeting of the Escanaba Planning Commission was held on Wednesday, March 18, 2015, at 6:00 p.m. at the Catherine Bonifas Civic Center, 225 North 21<sup>st</sup> Street, Escanaba, MI 49829.

**PRESENT:** Chairperson Patrick Connor, Commissioners Roy Webber, Brian Black, James Hellermann, Stephen Buckbee, Christine Williams and Tom Warstler

**ALSO PRESENT:** City Manager Jim O'Toole, Executive Secretary Kim Peterson, Engineering Assistant Terry Flower, Code Official Blaine DeGrave, DDA Director Ed Legault, Water/Wastewater Superintendent Jeff Lampi, City Council Liason Ron Beauchamp, Real Estate Manager for Meijer Cris Jones and Structural Engineer/Principal of U.P. Engineers and Architects George Kiiskila.

**EXCUSED ABSENT:** Vice Chairperson Kel Smyth

Chairperson Connor called the meeting to order at 6:00 p.m.

**Roll Call**

Executive Kim Peterson conducted the roll call.

**Approval/Correction of the February 12, 2015, Planning Commission Meeting Minutes**

A motion was made by Commissioner Buckbee, seconded by Commissioner Hellermann, to approve the February 12, 2015, Meeting Minutes. Ayes were unanimous.

**Approval/Adjustments to the Agenda**

None.

**Conflict of Interest Declarations**

None.

**UNFINISHED BUSINESS**

None.

**PUBLIC HEARING**

**Site Plan Review – Meijer – 505 North 26<sup>th</sup> Street – Between 3<sup>rd</sup> Avenue North and 6<sup>th</sup> Avenue North**

City Manager O'Toole stated Meijer is proposing to construct a 208,447 square foot retail, grocery facility along with a 2,509 s.f. gas station at property owned and/or controlled by Marvin R. Pouliot & Frank Stropich, a Michigan Corporation. A public hearing on the site plan will take place so that there is a public understanding of the project.

City Manager O'Toole stated the property owner/applicant is Meijer, Inc. out of Grand Rapids, MI. The type of request is in accordance with Section 1801.3. Site Plan Required of Escanaba's Zoning Ordinance, a site plan review for Land Use Permit must be conducted prior to the use permit issuance. Current zoning is Commercial "E" District. The Ordinance that is overseeing this project is Ordinance No.1028 Escanaba Zoning Ordinance.

The description of the proposed project is a 208,447 s.f. retail/grocery store and a 2,509 s.f. gas station.

Compliance with development standards are as follows:

1. The proposed construction (building) will be located on property which is zoned Commercial "E" District. The proposed use is a permitted use by right as defined in section 1002.1.B. and 1002.1.Q., 1002.1. R. and 1002.1.S. of the Escanaba Zoning Ordinance.
2. The proposed construction will meet Zoning Ordinance standards for a Commercial "E" District.
3. The proposed construction site plan diagram complies with Chapter 18. Site Plan and Sketch Plan Standards, Section 1802 Site Plan Diagram/Requirements; paragraph 1802.2 Site Plan Diagram Requirements, subparagraphs A-X.
4. In accordance with the requirements found in Chapter 18., Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.1.1.1. Two Pre-Application Conferences were scheduled and conducted. Once on October 21, 2014, and once on February 25, 2015. Since the publishing of this report, two additional meetings have been held.
5. In accordance with the requirements found in Chapter 18. Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph Section 1803.1.1.2 Application, the applicant applied for site plan consideration as required.
6. All fee and notification requirements of the Ordinance have been accommodated.

Duties of the Planning Commission follow:

In accordance with Chapter 18., Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.2. Public Hearing Requirement, prior to voting on a final site plan, the Planning Commission must hold a Public Hearing so as to facilitate public review and understanding of the proposed development.

In accordance with Chapter 18., Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.3. Planning Commission Review, once a site plan is forwarded to the Planning Commission, the Planning Commission is required to review the site plan according to the standards and requirements of Chapter 18., Site Plan and Sketch Plan Standards. The Planning Commission must approve or deny the site plan according to the standards and requirements of the Zoning Ordinance within 45 days of submission of said plan.

In accordance with Chapter 18., Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.4. Site Plan Approval, should the Planning Commission approve the

site plan, the applicant, the owner of record, or the legal representative thereof, the Planning Commission Chairperson and one other member of the Planning Commission shall each sign four copies of the approved site plan. The Planning Commission shall transmit one signed copy of the plan and any conditions attached to the Code Official, and one signed copy each to the office of the City Clerk and the applicant. One signed copy shall be retained in the Planning Commission file.

In accordance with Chapter 18., Site Plan and Sketch Plan Standards, Section 1803 Site Plan Review, paragraph 1803.5.1. Site Plan Rejection, should the Planning Commission reject the site plan, the property owner may appeal the decision to the Zoning Board of Appeals.

Site Plan Approval Standards follow:

In accordance with Section 1804. Site Plan Approval Standards of Escanaba's Zoning Ordinance, the proposed site conforms to the following site development standards:

- A. The main entrance faces 3<sup>rd</sup> Avenue North of both the retail store and the gas station.
- B. All roof mounted equipment will be screened.
- C. Reasonable and visible sound mitigation measures have been taken.
- D. The building is arranged to permit adequate emergency access to all sides of both buildings.
- E. The development has legal access to two public streets.
- F. The development provides for vehicular and pedestrian circulation.
- G. A pedestrian circulation system is provided.
- H. All parking areas are designed to facilitate safe and efficient vehicular and pedestrian circulation.
- I. Unnecessary curb cuts were eliminated
- J. All loading and unloading areas and outside storage areas shall be adequately screened.
- K. Exterior lights shall be reflected downward and away from adjacent properties and right-of- ways.
- L. Adequate utilities will be provided and placed underground.
- M. All premises will be graded to prevent accumulation of stagnant water.

Staff findings, comment, general plan goals and conditions of approval are as follows:

- A. The proposed use is consistent with the surrounding uses of the area.
- B. The proposed use is a permitted use by right as defined in Section 1002.1.B. of the Escanaba Zoning Ordinance and Section 1002.1.5.S.
- C. In accordance with the Comprehensive Plan, Page 45, Major Areas of Interest, the property is identified as a "Commercial Growth Area". Additionally, the Comprehensive Plan, Page 111 designates the area as a short term priority in creating a "Regional Retail Hub" which would accommodate regional retail big box stores.

Fiscal impact as follows:

Estimated Taxing Entity Revenue - Meijers Store, Escanaba, Michigan

		ESTIMATED VALUE		ESTIMATED VALUE		
		store	-	gas station		
		estimate	3,500,000	estimate	400,000	
			3,500,000		400,000	
Taxing Entity	Millage	Estimated revenue		Estimated Revenue		Total
School Operating	18.0000	63,000.00		7,200.00		\$ 70,200.00
State Ed	6.0000	21,000.00		2,400.00		\$ 23,400.00
City Services	17.0000	59,500.00		6,800.00		\$ 66,300.00
Delta County	6.8317	23,910.95		2,732.68		\$ 26,643.63
Escanaba School	4.7500	16,625.00		1,900.00		\$ 18,525.00
Bay College	3.3076	11,576.60		1,323.04		\$ 12,899.64
ISD	2.3851	8,347.85		954.04		\$ 9,301.89
DATA	0.6000	2,100.00		240.00		\$ 2,340.00
<b>Total Millage</b>	<b>58.8744</b>	<b>\$ 206,060.40</b>		<b>\$ 23,549.76</b>		<b>\$ 229,610.16</b>

Notice of Public Hearing was published in the Escanaba Daily Press Newspaper and meeting notices were mailed to the adjacent property owners of the project site. Staff report was posted on the City of Escanaba website for public review. The meeting agenda was posted on the City's official notice bulletin board and the City of Escanaba's website.

Standards and questions (findings of facts):

In accordance with Chapter 18., Site Plan and Sketch Plan Standards, Section 1801 General, paragraph 1801.1. Purpose, the Planning Commission must ensure that the plan outlines the use and development of the property and is designed to provide for the future growth and development of business that seek an aesthetically attractive working environment.

1. Is the development designed to integrate well with adjacent developments?
2. Is the development designed to minimize nuisance impacts on adjoining parcels?
3. Is the development designed to ensure safe and functional traffic access and parking?
4. Is the development designed to minimize impacts on sensitive environmental resources?

Discussion took place on the wetlands permit from DEQ. Mr. Kiiskila stated the wetland permit is in the public notice period with the 45 day government period ongoing.

City Manager O'Toole stated a new North 26<sup>th</sup> Street is being proposed which would hook up 3<sup>rd</sup> Avenue North with 6<sup>th</sup> Avenue North. This street was placed in the Community Master Plan in 2007 as part of the extension of the 6<sup>th</sup> Avenue North extension from Lincoln Road out to Willow Creek Road. As of right now, the cost of the road will be borne by the property owners who will benefit from such road. The gas station will be located off of 3<sup>rd</sup> Avenue North and the

grocery store will be located within the middle of the parcel. Majority of the wetlands will be located to the west of the parcel.

Cris Jones stated there have been five meetings prior to tonight to work out various issues within the ordinances. Meijer is a Michigan based company founded in 1934 and has been in the Meijer family for 81 years and is a private company. There are 213 locations within five states with 113 being located in Michigan. This year, a Milwaukee store will be open which will be the sixth state Meijer will operate in. Meijer has a tremendous presence in Michigan with employment of approximately 50,000 people. Facilities are located in Lansing and Holland for distribution, food processing, in addition to headquarters in Grand Rapids along with a distribution center. This particular store will be 205,308 s.f. and will employ approximately 210-250 people within various departments and at various different levels to include leadership. Three shifts are run with approximately 70 employees per shift and are open 24 hours a day 364 days a year. This will be a \$15 million investment in the community. The site plan minimizes the wetland impact as much as possible. The parking lot angles to minimize the wetland impact on the west side of the parking lot and placed the loading docks in the rear of the store rather than typically on the side of the store to minimize wetland impacts in the back. There are approximately two acres of wetland impacts and will be replaced on site with four acres of additional wetlands. The large pond in the back is creating wetlands and creating a wet area to include a pond which will discharge and hydrate the wetlands. Working with the DEQ on wetland issues.

Chairperson Connor questioned the retention pond to the north whether it would be fenced. Mr. Jones stated there are no plans to fence it; however, they can certainly do so if it is required. Chairperson Connor asked how deep the retention pond would be. Mr. Kiiskila stated 1 - 2' deep, and there is not a fence plan as there is no requirement for such.

Chairperson Connor asked if the wetland permit was approved by DEQ. Mr. Kiiskila stated the 45 day permit application has been applied for and the 20 day public notice period has ended with the remaining 25 day review period being government entity review. No problems are being foreseen with such permit. The DEQ is satisfied with the two for one land swap, which is more like one and one-half to two swap.

Commissioner Black stated staff report didn't really address the utility issues. City Manager O'Toole stated utilities will be maintained within the City right-of-way which is North 26<sup>th</sup> Street and are being designed to meet City standards. Engineering Assistant Flower stated two meetings have taken place concerning utilities with U.P. Engineering and Architects and have no issues. All of the onsite storm sewer and sanitary issues are in compliance with all of the City needs. All utilities will be underground and are being sized to accommodate future development of other property within the area. City Manager O'Toole stated at this point Meijer is paying for all utilities unless a special assessment petition is filed by 51% of the property owners, which in this case is Meijer. The City Charter states the City Council shall make those improvements and special assess over five years.

Commissioner Black stated there would be potential for an increase of traffic in the area and questioned what contingency plan would be in place. City Manager O'Toole stated the City required a traffic study impact and has been working with MDOT. This particular project does not merge into a state highway, but will certainly impact such. MDOT was brought in early on into this process to make them aware of such traffic. Engineering Assistant Flower stated URS conducted a traffic study in October/November 2014 that addressed a lot of the traffic issues by comparing the existing traffic issues that are currently there to a foreseeable or projections of what might occur once the store is open. There are a few points of concern being 3<sup>rd</sup> Avenue North and North 30<sup>th</sup> Street, 3<sup>rd</sup> Avenue North and North Lincoln Road and 6<sup>th</sup> Avenue North on

both sides. There was nothing that raised alarms during this study as shifting of cars to different areas is what it amounted to and will bring more vehicles into the area.

Chairperson Connor questioned the cost of a new street light. Engineering Assistant Flower stated in the traffic study street lights were not specifically called for but did state may be needed in the future with no time given. City Manager O'Toole stated MDOT has been evaluating for some time the light at 6<sup>th</sup> Avenue North and North Lincoln Road.

Engineering Assistant Flower stated in the traffic study it specifically stated 3<sup>rd</sup> Avenue North and North 30<sup>th</sup> Street intersection needs to be developed differently. It calls to extend south of 3<sup>rd</sup> Avenue North to Ludington Street or US2 to make it wider with currently being two lane, but is wide enough for a three lane. MDOT wants to extend this north of Charter Communications to make the traffic flow differently. The City has looked at such and have discussed quite extensively.

Commissioner Williams stated the selection of trees was fabulous. She stated a Red Pine might be more viable to the soil in the area than a Norway Spruce.

Discussed the bottle return area which will be a separate entrance for doors to enter. There will be a bus shelter and conversations have taken place with DATA for routing and circulation.

Chairperson Connor opened the Public Hearing.

Sandra St. Peters questioned why the retention pond would not be fenced in. Chairperson Connor stated it wasn't a requirement because the depth didn't warrant such.

Ron Chouinard questioned the depth of the pond and stated he thought the requirements called for a fence if the retention pond was 2' deep.

City Manager O'Toole stated the requirement for fencing would be dictated by the insurance carrier as it was not a requirement in the Zoning Ordinance.

Fred Mathia stated he lived in Escanaba for 45 years and thanked Meijer for considering to build in Escanaba. He stated he likes places with competition and Escanaba is a dying City. He has shopped in a Meijer store before, and stated they are clean, plenty of room to move around and well lighted.

Joe Curran stated the roads in Escanaba are terrible. He stated 3<sup>rd</sup> Avenue North and 6<sup>th</sup> Avenue North, the traffic study states a traffic light is not required. He drives on these roads every day and cars going in and out from Peninsula Federal to 3<sup>rd</sup> Avenue North and cars backing up coming from Bay College into town on North 30<sup>th</sup> Street when people are turning into Wal-Mart on 6<sup>th</sup> Avenue North and it is a nightmare with cars going 55 mph. He is Vice President of the United Steel Workers at the papermill and started in 2008 and now 2015, there are 160 less jobs than when he started. Most of Meijer stores are unionized and he respects that, but he doesn't know if the site plan approval is the right thing to do.

City Manager O'Toole stated if the site plan is approved by the Planning Commission, he would recommend a condition of approval to have the verification and consensus of the traffic study results.

Commissioner Black questioned how long the process would take to implement traffic control lights at the intersection of North 30<sup>th</sup> Street and 3<sup>rd</sup> Avenue North.

Engineering Assistant Flower stated MDOT doesn't have jurisdiction over the City streets and would be the City's responsibility to look at all options. MDOT is assisting the City with conducting their own internal assessment and provide options. The process is not a long process and could take six months. In the study, it did state there was future work that would be needed such as extending the three lane through the 3<sup>rd</sup> Avenue North intersection on North 30<sup>th</sup> Street. MDOT will be changing the timing of the light on North 30<sup>th</sup> Street and Ludington Street and also on 3<sup>rd</sup> Avenue North and North Lincoln Road.

Speed limits on North 30<sup>th</sup> Street were discussed with the 40 mph being changed to 35 mph.

Mike Lavigne stated the project was being quoted as \$7 million. City Manager stated this would be after construction value. Mr. Lavigne questioned whether the property would be valued at \$7 million. City Manager O'Toole stated the building would be assessed at \$7 million. Mr. Lavigne stated Meijer is notorious for re-evaluating their taxes after a period of time and questioned whether this could be afforded. City Manager O'Toole stated anyone can at this point. Mr. Lavigne questioned if the loss of tax revenue from all the closed businesses would be made up by the Meijer building as he can see half-dozen businesses closing. He further stated he hopes the City has plans for all the vacant buildings that would be created with Meijer coming in, and there are already a large number of vacant buildings.

Commissioner Hellermann stated the Planning Commission duties are to evaluate the site plan to make sure it is safe for the community, meets the Master Plan and is what the City wants for a building. It is not the Planning Commission call for the morality of the project.

Glenn White stated he drives the area in question every day and turning on North 30<sup>th</sup> Street has become more of a traffic back-up with Menards over the last few years. There is more traffic than in previous years and turning left coming into town on North 30<sup>th</sup> Street has caused a lot of backups and accidents. The increased traffic will cause more concerns at this intersection and travel on 3<sup>rd</sup> Avenue North. Coming to North 30<sup>th</sup> Street onto 3<sup>rd</sup> Avenue North has a wait of five to 10 minutes and is a dangerous intersection. The increased traffic will have an affect o this intersection. There is a need for a traffic control light in this area. He stated if 200 jobs are created with a population of 18,000 and the population stays at 18,000, then 200 jobs weren't created they were just taken from another business.

Terry Belgowan stated he buys groceries, but not car parts and competition is good.

Commissioner Buckbee stated David Schaaf would like his concerns read into the record. His concerns were wetlands, taxes and quality of jobs. City Manager O'Toole stated accommodations for the wetlands have been addressed. The figures that were given for tax revenues were generated by the City Assessor Daina Norden. An appeal could be done on the amount of taxes; however, the legislators are working on a bill to close that loophole and the City has a case before the Michigan Court of Appeals on the same matter.

Commissioner Black stated when he looks at the site plan, there are "fingers" extending to the parking lot area don't look like they are natural geographic. City Manager O'Toole stated the "fingers" were the holding ponds for the veneer wood that were manmade.

Chairperson Connor closed the Public Hearing.

Commissioner Webber stated he shopped at a Meijer store thirty years ago and was impressed with it. He works at the papermill and when he started they had 1500 employees and now they have around 1000. He stated the world is changing.

Commissioner Black stated he recognizes the effects on existing retailers in the community with a development like this and they are legitimate concerns of the community and assumes Meijer has experienced these concerns in other areas where they built stores, and they might have some data with the positive and negative impacts.

Mr. Jones stated 5 – 10 families will be moving to the area to run departments in leader positions. When a store is built they typically find it creates additional development around it. Meijer has sold \$20 million in property within a year which surrounds the Meijer stores, such as Buffalo Wild Wings, Tim Hortons, Panda Express, Chick-fil-a, etc. Meijer has over 300 parcels they own and approximately 50 in agreements to be purchased. They also sell land to small shops. In Escanaba Meijer won't own additional property because the wetland areas. The land along and behind Wal-Mart will be marketable with the proposed \$900,000 North 26<sup>th</sup> Street investment which will be 1300' with utilities.

Commissioner Hellermann stated by developing the store, the open property is for wetlands along North 30<sup>th</sup> Street. City Manager O'Toole stated North 30<sup>th</sup> Street is where a majority of the wetlands are located and the creek runs through.

Commissioner Warstler stated he appreciates the store and the quality of size and the impact it may have on stores in the community. He remembers the same thing when Wal-Mart came in and businesses are still open. He doesn't believe that development results in a zero sum as there is growth that is taking place. This project will perhaps bring in 5 – 10 families. He disagrees with any statement that suggests that Escanaba is a dying community, it is an evolving community. Family sizes have diminished from when he moved here 25 years ago. Many of the same things that brought him and his family here are still gems and jewels that will attract others to this community and believes the best days are ahead of us. There is water, natural beauty, schools, good government, etc.

Commissioner Hellermann questioned whether appealing the assessed value could be explained if Meijer has a history of doing such. Mr. Jones stated there is one closed store in their chain and that is in Newark, Ohio, which was closed earlier this year. They have a contract to sell such store already. He stated the question of assessment is tricky because the law provides that a municipality can reassess property every year and citizens can appeal their assessments. This is a statutory right. The assessments are challenged because Meijer feels the assessments are too high and they are not reflective of fair market value the same way a citizen who owns a home challenges their assessments. Meijer frequently challenge the taxes, and he would encourage everyone else to do so also.

Commissioner Webber questioned how many stores have an unionized workforce. Mr. Jones stated 112 out of 113. The operation of each store is up to the individual store's representative and every store is a profit onto itself.

Commissioner Black stated he would like the public to have education about the taxing issues. City Manager O'Toole stated it is a property owners right by law to challenge a tax evaluation. The Menard issue put a self-imposed deed restriction on a resale of the property and challenged the evaluation based on such. This is what is being appealed before the Court of Appeals. City Assessor Daina Norden has various methods of calculating assessed values and has to be able to demonstrate it and backstop it. If a property owner disagrees, the property owner is entitled by

right to appeal. At the Michigan Tax Tribunal, either parties disagree, the next step is the Court of Appeals. If the City or Menards disagree there, then both parties have the right to petition the Supreme Court of Michigan. Representative Kivela from Marquette and McBroom and Casperson partnered on a bill to be introduced to close this loophole.

**A motion was made by Commissioner Warstler, seconded by Commissioner Webber, to approve the site plan for Meijer to be located at 505 North 26<sup>th</sup> Street, between 3<sup>rd</sup> Avenue North and 6<sup>th</sup> Avenue North, to construct a 205,308 s.f. retail, grocery facility along with a 2,509 s.f. gas station. The proposed use is consistent and compatible with the property, the proposed use is a use permitted by right within the zoning district, and it is consistent with the Comprehensive Plan. Condition of approval on verification and consensus of the traffic study involved. Upon a roll call vote, ayes were unanimous.**

Recess at 7:08 p.m.

Reconvened at 7:15 p.m.

### **2015-20 Planning Commission Capital Improvement Plan**

City Manager O'Toole stated annually the Planning Commission is required to prepare a Capital Improvement Plan (CIP) for the evaluation and identification of capital infrastructure projects in need of renovation, repair and/or construction. The CIP relates these capital project needs to the financial resources that will support the realization of an improvement and the timeframe in which both the financing and work will take place. A public hearing on the proposed plan will take place.

When reviewing the proposed projects, the Planning Commission should at a minimum consider the following issues:

- \* The project must be in conformance with the Master Plan, development policies of the city, and goals and objectives of the community.
- \* The project must be necessary to correct a dangerous and/or blighting condition.
- \* The project must be necessary to protect public health and/or safety.
- \* The project must be necessary to implement a priority housing or economic development project or opportunity.
- \* The project directly supports a priority City program.
- \* The project fulfils a State or Federal mandate.
- \* The project fulfils an approved, prior commitment of City funds.
- \* Adequate project details and justification have been provided.
- \* The project provides for the renewal and replacement of, and improvements to, existing public infrastructure and physical assets.
- \* The project implements the Goals, Objectives, and Policies of other Plan Elements of the Master Plan.
- \* The project is desirable in that it will enhance the desirability of the City of Escanaba as a place to live and invest.

City Manager O'Toole reviewed the 2015-20 Planning Commission Capital Improvement Plan. The City is not recommending in the budget any specific funding transfer from the general fund for Major and Local Street Funds; however, the City Council last year decided to go into the fund balance to do so.

DDA Director Ed Legault stated the low to moderate income survey that the DDA has been working on since last fall was just given today by CUPPAD and is in the process of putting the

package together to send to the certifier with the State of Michigan. Instead of being at 59.33%, they will actually be at approximately 76% low to moderate income. This will put the DDA in position for eligibility for grants again. There were a couple of projects that were put on hold based on no grant money being available due to the change in status. The State updated status last year from going to 55.9% to 59.33%, and the threshold for grant funding is 51%.

Commissioner Williams questioned there was a green fund from savings for projects such as the LED lights go into. City Manager O'Toole stated there is an optimization program by law, and the City is a customer and the City pays into the optimization fund and with the new lights, the City will pay less into such fund. The LED lights have been installed on the City Hall end of Ludington Street and South Lincoln Road to Ludington Street to approximately 3<sup>rd</sup>. The goal is to replace all the lights within the City.

DDA Director Legault stated there were complaints within the last year of the parking. A study was conducted and a Public Hearing and there are 1673 parking spots near or on Ludington Street. This was looked at and determined it wasn't enough parking if someone was not willing to walk. Many people don't realize the amount of DDA parking lots that are paved, lined and support are public. The DDA wanted to take a look at the education process to make it easier for visitors to find public parking just off of Ludington Street, as well as educate citizens. They are taking a look at how this can be done with consistent signage. Also, take a look at the parking lots as they have a story to see what was there originally as part of Escanaba. DDA Director Legault worked with the Historic Commission and researched to come up with some write ups for each of the parking lots, as well as historic pictures of what was there. This will be part of the signage. One side will be public parking signage and the other side will have a picture of what was there with a historic story to talk about it. One of the goals is to make downtown more walkable.

Water/Wastewater Superintendent Lampi stated the Wastewater Headworks' Building Roof is the front of the Wastewater Plant where the raw sewage comes in. It comes in really deep and they pump it up high and the roof is leaking.

Water/Wastewater Superintendent Lampi stated the sanitary sewer main replacement or repair is needed as it has failed in the past at the alley between 22<sup>nd</sup> Avenue South and 23<sup>rd</sup> Avenue South extending from Lake Shore Drive to 23<sup>rd</sup> Avenue South lift station. The sanitary sewer is approximately 11' deep and is narrow. Opinion of cost is \$120,000 and is recommended in the budget at \$120,000. Another sanitary sewer main replacement or repair (to place possibly deeper to better serve the areas to the north) is needed at the parking lot mall from or around 2300 Ludington Street North to the 2500 block of 3<sup>rd</sup> Avenue North. Opinion of cost is \$140,000 and is recommended in the budget at \$140,000. A sanitary sewer main replacement or repair is needed in the alley west of South 19<sup>th</sup> Street extending from 8<sup>th</sup> Avenue South to 10<sup>th</sup> Avenue South. This sanitary sewer has failed twice last year once repaired. Opinion of cost is \$105,000 and is recommended in the budget at \$105,000.

Hannahville 2% grant funds have been applied for the Civic Center Emergency Back-Up Generator. Nothing has been budgeted. It is the City's intent to make the Civic Center a full service emergency shelter, similar to when the substation went out.

Water/Wastewater Superintendent Lampi stated the SAW Grant is \$1 million with \$500,000 being dedicated to storm sewers and \$500,000 being dedicated to sanitary sewers. Storm sewers will be focused on Ludington Street area to address problems of flow and existing and changing of pipe size. This will become a part of the asset management plan. DDA Director Legault stated C2AE is working with the DDA on a study. This study will tell the DDA how bad things

are and what needs to be replaced by priority. Then C2AE will help with the SAW Grant to obtain funds. The study has been ongoing for 4 – 5 months.

City Manager O'Toole stated the non-motorized pathway design has been discussed over the last several months on bike paths from various communities and everyone wanting to do something within their community connecting to other communities. At the Joint Government Meeting on March 11, 2015, an introduction of a county-wide bike master plan was done so everyone is working on the same goal. It was the consensus of those in attendance to bring this to the April 8, 2015, Joint Government Meeting.

(2015-20 Planning Commission Capital Improvement Plan attached).

**A motion was made by Commissioner Williams, seconded by Commissioner Black, to accept the 2015-20 Planning Commission Capital Improvement Plan. Upon a roll call vote, ayes were unanimous.**

## NEW BUSINESS

### Review – City of Gladstone Master Plan

City Manager O'Toole stated the City of Gladstone is in the process of updating their community Master Plan. Pursuant to the requirements of Section 125.3839(2) of the Michigan Planning Enabling Act, the City of Gladstone is requesting the City of Escanaba review and comment on any items within their proposed plan that may impact or affect the City of Escanaba.

City Manager O'Toole will send a letter to the City of Gladstone with recommendations to ensure that the trail systems interconnect.

Discussed the City of Escanaba working on their Master Plan and how the surrounding areas can synch together where possible. Other communities will also be reviewing the City's updated Master Plan when it is in draft format.

### Project Updates:

- A. Zoning Board of Appeals Hearings/Decisions – None.
- B. Michigan (MEDC) Redevelopment Ready Communities Program – City Manager O'Toole stated a draft report was received yesterday. The report will be presented to the Planning Commission at their April 9, 2015, Meeting for discussion. It is hoped to have a Joint Meeting with the Planning Commission, Historic District Commission, DDA and City Council on either May 19<sup>th</sup> or May 20<sup>th</sup> to review the report. An administrative meeting with MEDC is scheduled for next week. In reviewing the draft of what they evaluated, City Manager O'Toole is very pleased on how the City came out.
- C. Delta County Planning Commission Update – Chairperson Connor stated he misspoke last month as there was a meeting held in January. A meeting was held on February 2, 2015, and the discussion was on wind turbines and the distance between turbines and property lines.
- D. Zoning/Land Use Permit Update – City Manager O'Toole stated one residential home for \$335,000; two residential remodels for \$36,000; three new commercials for just under \$1,000,000; three commercial remodels at \$42,000; and three demolitions at \$128,000.

E. Various – City Manager O’Toole stated the Superior Trade Zone will go before the MEDC and Michigan Strategic Fund on March 24, 2015, in Lansing and he will be in attendance. The application has been filed, as well as the job study. The job study is projecting over twenty years the possibility of 2500 jobs created as a result of the Superior Trade Zone and a retention of 1700 jobs. The MSHDA/SHPO Certified Local Government Program has nothing new to report.

**GENERAL PUBLIC COMMENT**

None.

**COMMISSION/STAFF COMMENT AND ANNOUNCEMENTS**

City Manager O’Toole stated the City has terminated negotiations for the sale of City property with Basic Marine pending a positive outcome regarding the OSHA matter. The seawall construction is going through a permitting process. The DEQ assessing impacts.

City Manager O’Toole stated the Master Plan update is moving along and kick-off letters have been sent. An update by CUPPAD will take place at next month’s meeting.

**ADJOURNMENT**

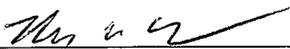
**A motion was made by Commissioner Hellermann, seconded by Commissioner Warstler, to adjourn the meeting. The meeting adjourned at 8:12 p.m. Ayes were unanimous.**



Patrick Connor, Chairperson  
Escanaba Planning Commission



James V. O’Toole, City Manager  
City of Escanaba



Roy Webber, Secretary  
Escanaba Planning Commission

ESCANABA PLANNING COMMISSION RECOMMENDED  
CAPITAL IMPROVEMENT PLAN  
FISCAL YEAR 2015-2020

What is the Capital Improvement Program?

*ABH 2*  
3/18/15

The City's Capital Improvement Program (CIP) is a multi-year planning instrument that drives the evaluation in identification of capital infrastructure projects in need of renovation, repair and/or construction. Capital projects range from road maintenance, road construction to the renovation of municipal facilities, to watermain and sewage system repair. The CIP relates these capital project needs to the financial sources that will support the realization and the timeframe in which both the financing and work will take place. The CIP is designed to report to City Council, the public, City Staff, and other interested parties the capital management and planning strategies of the City. To guide the City in making necessary physical public improvements, Chapter 21 Planning, of the Code of Ordinances and the Michigan Planning Enabling Act, P.A. 33 of 2008, as amended, requires the Planning Commission to annually prepare a recommended Capital Improvement Program (CIP). A capital improvement is any improvement and direct engineering cost which involves the construction, purchase, or renovation and/or replacement of a public way, space, building, structure, or utility. A capital improvement must have a useful life of five or more years. A capital improvement is not a recurring capital outlay expense item (such as a motor vehicle or a fire engine) or a general maintenance expense.

considering the many benefits of capital improvement programming, it is important to highlight the fact that this document should be considered fluid and referenced as a guide for future growth and development. Most importantly, the proposed list of capital projects must reflect the overall goals and vision of the adopted Community Master Plan.

Elements of a good Capital Improvement Plan.

- A good plan provides a means for coordinating and consolidating various departmental requests, thereby preventing duplication of projects and equipment.
- A good plan establishes a system of examining and prioritizing the needs of the City, assuring that the most essential improvements are provided first.
- A good plan provides an important implementation device for growth management.
- A good plan coordinates physical planning with financial planning, allowing maximum benefit from available public funds.
- A good plan allows sufficient time for investigation of project financing and implementation measures and proper technical design.
- A good plan coordinates an equitable distribution of public improvements throughout the City.

PLANNING COMMISSION CAPITAL IMPROVEMENT PLAN EVALUATION STANDARDS.

- When reviewing the proposed projects the planning commission should at a minimum consider the following issues:
  - The project must be in conformance with the Master Plan, development policies of the city, and goals and objectives of the community.
  - The project must be necessary to correct a dangerous and/or blighting condition.
  - The project must be necessary to protect public health and/or safety.
  - The project must be necessary to implement a priority housing or economic development project or opportunity.
  - The project directly supports a priority City program.
  - The project fulfills a State or Federal mandate.
  - The project fulfills an approved, prior commitment of City funds.
  - Adequate project details and justification have been provided.
  - The project provides for the renewal and replacement of, and improvements to, existing public infrastructure and physical assets.
  - The project implements the Goals, Objectives, and Policies of other Plan Elements of the Master Plan.
  - The project is desirable in that it will enhance the desirability of the City of Escanaba as a place to live and invest.

Planning Commission Recommended Approval: \_\_\_\_\_

CITY MANAGERS CAPITAL IMPROVEMENT OBJECTIVES:

- \* Make Escanaba a safe, viable and progressive City.
- \* Increase transportation, recreation and other public improvement opportunities for the citizens of Escanaba and visitors to Escanaba.
- \* Strengthen Escanaba's economy by increasing the tax base of the community so new growth can occur and the existing tax base can expand.
- \* Make City Government more responsive, accountable and cost-effective
- \* Eliminate and/or correct public hazards and/or existing deficiencies within the City.

PRIORITY ASSESSMENT RATING SYSTEM:

1. MANDATORICRITICAL - The project is operationally essential for the well-being and advancement of the community.
2. NECESSARY - The project is a high priority for the advancement of the community.
3. DESIRED - The project is not necessarily critical or necessary (but desired) in the community.
4. OPPORTUNITY - The project cannot be funded under current economic conditions, but are desired provided a funding source becomes available.

SIGNIFICANT REVENUE SOURCES:

General Fund - The General Fund is the general operating fund of the City. It is used to account for all financial resources except those required to be accounted for in another fund.

Major Street Fund - This fund accounts for revenues and expenditures in connection with the street system designated as major streets by the State of Michigan. This fund is required under state law.

Local Street Fund - This fund accounts for revenues and expenditures in connection with the street system designated as local streets by the State of Michigan. This fund is required under state law.

Brownfield Fund - This fund accounts for the revenues and expenditures in connection with developing and maintaining contaminated properties in the Brownfield zone (city-wide). The major source of revenue is tax assessed on the growth and development of properties within the plan.

Grants Fund - This fund accounts for revenues from various sources, including City matching shares, received under one-time grants. Expenditures are restricted to accomplishing the goals as defined in the individual grant offers.

Land Development Fund - This fund accounts for revenues and expenditures in connection with the development and sale of City-owned land. It was established to provide on-going financing for water, sewer, storm sewer and street development on City-owned properties.

Gas Retirement Fund - This fund accounts for funds received from the sale of the City's gas utility in June 1965 to Michigan Consolidated Gas Company. By a vote referendum on November 2, 1965, the City is prohibited from expending any principal resulting from the sale. Additionally, the interest earned from the investment of the principal must be spent on "capital improvements" only.

Electric Utility Fund - This fund is used to record the operations of an electrical system.

Water Utility Fund - This fund is used to record the operations of a water system.

Wastewater Utility Fund - This fund is used to record the operations of a wastewater system.

Marina Fund - This fund is used to record the operations of a marina.

Downtown Development Authority Fund -- This fund is used to record the operations of the Downtown Development Authority.

FISCAL YEAR	PROPOSED ACTIVITY	FUND DESCRIPTION	OPINION OF COST	PRIORITY	REQUESTED BUDGETED AMOUNT	ACTUAL BUDGETED AMOUNT
<b>CAPITAL IMPROVEMENT PLAN 2015-16</b>						
2015-16	<u>Resurfacing and Curb Repair City Wide – Major Streets</u> Description: The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2015.	Major Street Fund General Fund	\$100,000	1	\$100,000	
2015-16	<u>Resurfacing and Curb Repair City Wide – Local Streets</u> Description: The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2015.	Local Street Fund General Fund	\$100,000	1	\$100,000	
2015-16	<u>Sidewalk Repair and Maintenance Program – City Wide</u> Description: Routine repair and maintenance of existing sidewalk is needed City wide.	General Fund	\$5,000	1	\$5,000	
2015-16	<u>West Side Cross Country/Snow Shoeing/Hiking Recreational Trail Upgrades</u> Description: Look to upgrade the non-motorized recreational trail system and improve the conditions of the trail where possible. With significant increase in activity over the past couple of years, the City is also looking to relocate the current trail head to behind the Rod and Gun Club or by the Comfort Suites off of US 241. The increased activity has created a safety concern at the current trail head location.	Land Development Fund Private Donations Grants	\$2,500	3	\$2,500	
2015-16	<u>DDA District Curb Repair Program</u> Description: Funding to be allocated to repair most critical infrastructure repairs in the DDA District which could include street resurfacing, curb, brick pavers, sidewalk, and tree related problems-removal/replacement. Project evaluations, prioritization and ranking will be determined at a later date at a public hearing before the Downtown Development Authority Board of Trustees and Planning Commission.	DDA	\$25,000	1	\$25,000	
2015-16	<u>Downtown Building Facade Improvement Program - Rehabilitation</u> Description: Commercial building facades (located within the DDA District) will be upgraded and improved. Through these renovations, the City/DDA hopes to stimulate economic growth and redevelopment and add on improved visual quality of existing commercial properties.	DDA/Grants /Private Funds	\$400,000	1	\$0	

2015-16	<u>Downtown Building Facade Improvement Program- Design Services</u> Description: Commercial building facades (located within the DDA District) will be upgraded and improved. Through these renovations, the City/DDA hopes to stimulate economic growth and redevelopment and add on improved visual quality of existing commercial properties.	DDA Funds	\$25,000	1	\$25,000	
2015-16	<u>Downtown Property Acquisition, Purchase and Demolition Program</u> Description: Funding will be set aside for opportunity property acquisition, clearance/demolition and blight elimination with the intent to reuse, rebuild, repurpose or preserve future uses of the property. Additionally, funding is being set aside for property acquisition to accommodate the possible relocation of the DDA Market Place project.	DDA	\$35,000 \$170,000	2 1	\$35,000 \$170,000	
2015-16	<u>Power Pole Replacement</u> Description: The expected useable life of wooden poles is forty years. Within the Escanaba distribution system, many poles are approaching or have exceeded their expected life. Pole inspectors have identified poles within our system that need to be replaced.	Electric Fund	\$250,000	1	\$250,000	
2015-16	<u>Street Light Replacement</u> Description: There have been great advancements made in LED street lighting over the past few years. These advancements resulted in better products and more affordable fixtures. Replacement of the existing HID street lights and dusk-to-dawn lights with LED equivalents is planned. This project will take multiple years to complete. The City has approximately 1,550 street lights and 300 dusk-to-dawn lights on the distribution system.	Electric Fund	\$100,000	1	\$100,000	
2015-16	<u>Veteran's Park Tennis Courts Resurfacing</u> Description: Resurfacing of Veteran's Tennis Courts (2).	General Fund/ Donation	\$12,000	2	\$12,000	
2015-16	<u>Parking Lot Improvements - All DDA Parking Lots</u> Description: The DDA controlled parking facilities located at 100 block of 1 <sup>st</sup> Avenue South, 1100 block of 1 <sup>st</sup> Avenue North, North 14 <sup>th</sup> Street and 1 <sup>st</sup> Avenue North, South 10 <sup>th</sup> Street and 1 <sup>st</sup> Avenue South, North 9 <sup>th</sup> Street and 1 <sup>st</sup> Avenue North, South 8 <sup>th</sup> Street and 1 <sup>st</sup> Avenue South, 1 <sup>st</sup> Avenue South and South 7 <sup>th</sup> Street, 700 block 1 <sup>st</sup> Avenue North and 600 block and 1 <sup>st</sup> Avenue North will have new themed signage and general maintenance and resurfacing of parking surfaces. Signs for Ludington Street directing public to the off Ludington Street parking area will also be included.	DDA	\$40,000	2	\$40,000	
2015-16	<u>Market Place Construction</u> Description: The Escanaba's Farmer's Market has been in operation in downtown Escanaba since the 19 <sup>th</sup> century. The Farmer's Market functions as a vital economic and social link between families, businesses, farmers and crafts people of the community. Project construction will take place either at the current site of the Farmer's Market on North 9 <sup>th</sup> Street and 1 <sup>st</sup> Avenue North or on Ludington Street and South 15 <sup>th</sup> Street.	DDA Grants Private Funds	\$900,000	2	To Be Determined	
2015-16	<u>DDA Center Court Facility and Grounds Improvement</u> Description: Improvements to the existing building and grounds to restore water damage will take place.	DDA	\$45,000	1	\$45,000	

2015-16	<p><u>Wastewater Headwork's Building Roof</u>  <u>Description:</u> The existing roof covering the Headwork's Building will be repaired or replaced.</p>	Wastewater Fund	\$56,000	1	\$56,000	
2015-16	<p><u>Sanitary Sewer Main Replacement or Repair – Alley Between 22<sup>nd</sup> Avenue South and 23<sup>rd</sup> Avenue South Extending From Lake Shore Drive to 23<sup>rd</sup> Avenue South Lift Station</u>  <u>Description:</u> The current sanitary sewer main is in need of repair or replacement.</p>	Wastewater Fund	\$120,000	1	\$120,000	
2015-16	<p><u>Sanitary Sewer Main Replacement or Repair – Mall Parking Lot Extending From or Around 2300 Ludington Street North to the 2500 Block 3<sup>rd</sup> Avenue North</u>  <u>Description:</u> The current sanitary sewer main is in need of repair or replacement. Additionally, the replacement main will be lowered in grade and increased in diameter.</p>	Wastewater Fund	\$140,000	1	\$140,000	
2015-16	<p><u>Sanitary Sewer Main Replacement or Repair – Alley West of South 19<sup>th</sup> Street Extending From 8<sup>th</sup> Avenue South to 10<sup>th</sup> Avenue South</u>  <u>Description:</u> The current sanitary sewer main is in need of repair or replacement.</p>	Wastewater Fund	\$105,000	1	\$105,000	
2015-16	<p><u>Emergency Back Up Generator - Catherine Bonifas Civic Center</u>  <u>Description:</u> The Catherine Bonifas Civic Center is in need of a 120/240 volts A/C single-phase, 60 Hz, 50 kW minimum back-up generator. The generator would allow the Catherine Bonifas Civic Center to be transformed into an emergency shelter facility if there is ever a need before, during or after a disaster.</p>	Military Surplus Grants	\$50,000	2	\$0	
2015-16	<p><u>Marina Sidewalk Replacement</u>  <u>Description:</u> Replacement sidewalk of approximately 430 feet by 8 feet wide must be installed at the Marina west seawall between docks one and two due to the settling and cracking of the existing sidewalk.</p>	Marina Fund	\$20,000	2	\$20,000	
2015-16	<p><u>Electrical Substation</u>  <u>Description:</u> A new substation will be constructed to replace the substation currently in service at the Power Plant. The substation will be built in the area of the old compost site off of 20<sup>th</sup> Avenue North. The substation will consist of two main transformers, which will feed up to eight circuits. This project will take approximately two years to complete.</p>	Electric Fund	\$2,500,000	1	\$2,500,000	\$2,500,000
2015-16	<p><u>Substation Upgrade – West Side Substation – North 30<sup>th</sup> Street</u>  <u>Description:</u> The West Side Substation is a primary distribution point for electrical customers on the west side of the City. Additional circuits are needed in the event that one of the existing circuits fails. All cables fail eventually, and having a spare circuit in place before we experience a failure will greatly reduce the outage that results from a failure.</p>	Electric Fund	\$150,000	1	\$150,000	
2015-16	<p><u>Electrical Distribution System Repair – Ford River (along South M35)</u>  <u>Description:</u> The City of Escanaba provides electricity to parts of Ford River along South M-35. A 2,000' section of underground distribution wire (cable, not wire) located on the Breezy Point curve will be replaced with new 1/0 15kV cable.</p>	Electric Fund	\$80,000	2	\$80,000	

2016-17	<p><u>Resurfacing and Curb Repair City Wide - Major Streets</u></p> <p>Description: The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2017.</p>	Major Street Fund General Fund	To Be Determined	1		
2016-17	<p><u>Resurfacing and Curb Repair City Wide - Local Streets</u></p> <p>Description: The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2017.</p>	Local Street Fund General Fund	To Be Determined	1		
2016-17	<p><u>Sidewalk Repair and Maintenance Program - City Wide</u></p> <p>Description: Routine repair and maintenance of existing sidewalk is needed City wide.</p>	General Fund	To Be Determined	1		
2016-17	<p><u>West Side Cross Country/Snow Shoeing/Hiking Recreational Trail Upgrades</u></p> <p>Description: Look to upgrade the non-motorized recreational trail system and improve the conditions of the trail where possible by either redirecting the trail to avoid the swamp where possible or adding to the trail. The addition of lighting where possible would provide the opportunity to use the trail more in the evening hours especially when the daylight season is shorter.</p>	Land Development Fund Private Donations Grants	To Be Determined	3		
2016-17	<p><u>DDA District Curb Repair Program</u></p> <p>Description: Funding to be allocated to repair most critical infrastructure repairs in the DDA District which could include curbs, brick pavers, sidewalk, and tree related problems - removal/replacement. Project evaluations, prioritization and ranking will be determined at a later date at a public hearing before Downtown Development Authority board Trustees and Planning Commission.</p>	DDA	\$25,000	1		
2016-17	<p><u>Downtown Building Facade Improvement Program</u></p> <p>Description: Commercial building facades (located within the DDA District) will be upgraded and improved. Through these renovations, the City/DDA hopes to stimulate economic growth and redevelopment and add on improved visual quality of existing commercial properties.</p>	DDA Grants Private Funds	To Be Determined	1		
2016-17	<p><u>Downtown Pocket Parks</u></p> <p>Description: Underutilized properties on Ludington Street will be designated as potential pocket park public space which would tie the publically owned parking lots located on 1<sup>st</sup> Avenues North and South to Ludington Street. The space would also serve as a public space during downtown special events.</p>	DDA Grant	\$120,000	3		

2016-17	<b>Power Pole Replacement</b> Description: The expected useable life of wooden poles is forty years. Within the Escanaba distribution system, many poles are approaching or have exceeded their expected life. Pole inspectors have identified poles within our system that need to be replaced.	Electric Fund	\$250,000	1		
2016-17	<b>Street Light Replacement</b> Description: There have been great advancements made in LED street lighting over the past few years. These advancements resulted in better products and more affordable fixtures. Replacement of the existing HID street lights and dusk-to-dawn lights with LED equivalents is planned. This project will take multiple years to complete. The City has approximately 1,550 street lights and 300 dusk-to-dawn lights on the distribution system.	Electric Fund	\$100,000	1		
2016-17	<b>Downtown Storm Sewer Project (SAW)</b> Description: Design and construction of a storm sewer project to alleviate flooding in the central retail corridor of Ludington Street along with repaving, curbing and construction of crosswalks to meet the current ADA Standards.	DDA/City/MDOT Grants	To Be Determined	1		
2016-17	<b>Construct North 26<sup>th</sup> Street Connecting 3<sup>rd</sup> Avenue North With 6<sup>th</sup> Avenue North</b> Description: The City continues to grow to the west and very developable commercial property needs to be opened up for future commercial developments and surrounding properties. Because the Wal-Mart Super Center is located in the general vicinity and will become a destination location, the North 26 <sup>th</sup> Street expansion is needed so that additional property can be developed so that our economic base can be increased and traffic congestion can be diverted away from North Lincoln Road. This will also be a phase of construction to develop a grid of streets and utilities for future economic growth in the area.	Special Assessment Private	\$1 million	1		
2016-17	<b>City of Escanaba Non-Motorized Pathway Design</b> Description: As part of the City of Escanaba Non-Motorized Pathway System Master Plan, a 10' wide pathway system will be engineered to include project costs for the following areas: 1) Willow Creek Road between 8 <sup>th</sup> Avenue South to Ludington Street, 2) Municipal Dock to North 4 <sup>th</sup> Street, 3) North 10 <sup>th</sup> Street from 1 <sup>st</sup> Avenue North to 3 <sup>rd</sup> Avenue North, 4) 3 <sup>rd</sup> Avenue North from North 10 <sup>th</sup> Street to Stephenson Avenue, 5) Stephenson Avenue to Sheridan Road, 6) Sheridan Road to City limit, 7) North 26 <sup>th</sup> Street and 16 <sup>th</sup> Avenue North to North 26 <sup>th</sup> Street to Danforth Road, 8) 5 <sup>th</sup> Avenue South from South Lincoln Road to Ludington Park, 9) Lake Shore Drive from Ludington Park to M35.					
<b>CAPITAL IMPROVEMENT PLAN 2017-18</b>						
2017-18	<b>Resurfacing and Curb Repair City Wide - Major Streets</b> Description: The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2018.	Major Street Fund General Fund	To Be Determined	1		

2017-18	<u>Resurfacing and Curb Repair City Wide - Local Streets</u> <b>Description:</b> The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June of, 2018.	Local Street Fund General Fund	To Be Determined	1		
2017-18	<u>Sidewalk Repair and Maintenance Program - City Wide</u> <b>Description:</b> Routine repair and maintenance of existing sidewalk is needed City wide.	General Fund	To Be Determined	1		
2017-18	<u>West Side Cross Country/Snow Shoeing/Hiking Recreational Trail Upgrades</u> <b>Description:</b> Look to upgrade the non-motorized recreational trail system and improve the conditions of the trail where possible by either redirecting the trail to avoid the swamp, where possible, or adding to the trail. The addition of lighting, where possible, would provide the opportunity to use the trail more in the evening hours especially when the daylight season is shorter.	Land Development Fund Private Donations Grants	To Be Determined	3		
2017-18	<u>DDA District Curb Repair Program</u> <b>Description:</b> Funding to be allocated to repair most critical infrastructure repairs in the DDA District which could include curb, brick pavers, sidewalk, and tree related problems - removal/replacement. Project evaluations, prioritization and ranking will be determined at a later date at a public hearing before Downtown Development Authority board Trustees and Planning Commission.	DDA	\$25,000	1		
2017-18	<u>Downtown Building Facade Improvement Program</u> <b>Description:</b> Commercial building facades (located within the DDA District) will be upgraded and improved. Through these renovations, the City/DDA hopes to stimulate economic growth and redevelopment and add on improved visual quality of existing commercial properties.	DDA Grants Private Funds	To Be Determined	1		
2017-18	<u>Downtown Side Street Facelift - 100 Block Stephenson Avenue to 6<sup>th</sup> Street</u> <b>Description:</b> Rehabilitation/retrofitting project will include repaving of the 100 blocks off of Ludington Street from Stephenson Avenue to 6 <sup>th</sup> Street and will include repaving along with constructing crosswalks to meet the current ADA standards. Bad sidewalks and curbing as budget allows will also be addressed. This project will be done in phases to minimize disruption to businesses.	DDA City MDOT Grants	\$500,000	1		
2017-18	<u>Power Pole Replacement</u> <b>Description:</b> The expected useable life of wooden poles is forty years. Within the Escanaba distribution system, many poles are approaching or have exceeded their expected life. Pole inspectors have identified poles within our system that need to be replaced.	Electric Fund	\$250,000	1		

2017-18	<b>Street Light Replacement</b> <b>Description:</b> There have been great advancements made in LED street lighting over the past few years. These advancements resulted in better products and more affordable fixtures. Replacement of the existing HID street lights and dusk-to-dawn lights with LED equivalents is planned. This project will take multiple years to complete. The City has approximately 1,550 street lights and 300 dusk-to-dawn lights on the distribution system.	Electric Fund	\$100,000	1		
2017-18	<b>Water Treatment Plant Garage Construction</b> <b>Description:</b> The Water Department is in need of a garage to house its fleet of City-owned vehicles. A garage is essential to provide a secure and safe location for vehicles used by the Department. These vehicles are required to respond to emergency call-outs 24 hours a day and need protection from the environment.	Water Fund/Grant Availability				
2017-18	<b>Escanaba-Hemansville Rail Trail</b> <b>Description:</b> The 23.76 mile inactive railroad corridor from Escanaba to Hemansville was acquired by the State of Michigan in December 2007. The State of Michigan Natural Resources Forest Management Division has land management responsibility for the corridor and is planning for use as a recreational rail trail. As part of this development, a trail connector linking the Fairgrounds property to the rail trail is being evaluated.	Michigan Resources Forest Management Division	To Be Determined	3		
<b>CAPITAL IMPROVEMENT PLAN 2018-19</b>						
2018-19	<b>Resurfacing and Curb Repair - City Wide - Major Streets</b> <b>Description:</b> The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2019.	Major Street Fund General Fund	To Be Determined	1		
2018-19	<b>Resurfacing and Curb Repair City Wide - Local Streets</b> <b>Description:</b> The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2019.	Local Street Fund General Fund	To Be Determined	1		
2018-19	<b>Sidewalk Repair and Maintenance Program - City Wide</b> <b>Description:</b> Routine repair and maintenance of existing sidewalk is needed City wide.	General Fund	To Be Determined	1		
2018-19	<b>West Side Cross Country/Snow Shoeing/Hiking Recreational Trail Upgrades</b> <b>Description:</b> Look to upgrade the non-motorized recreational trail system and improve the conditions of the trail where possible by either redirecting the trail to avoid the swamp, where possible, or adding to the trail. The addition of lighting, where possible, would provide the opportunity to use the trail more in the evening hours especially when the daylight season is shorter.	Land Development Fund Private Donations Grants	To Be Determined	3		

2018-19	<b>DDA District Curb Repair Program</b> Description: Funding to be allocated to repair most critical infrastructure repairs in the DDA District which could include curb, brick pavers, sidewalk, and tree related problems - removal/replacement. Project evaluations, prioritization and ranking will be determined at a later date at a public hearing before Downtown Development Authority board Trustees and Planning Commission.	DDA	\$25,000	1		
2018-19	<b>Downtown Building Facade Improvement Program</b> Description: Commercial building facades located within the DDA District will be upgraded and improved. Through these renovations, the City/DDA hopes to stimulate economic growth and redevelopment and add on improved visual quality of existing commercial properties.	DDA Grants Private Funds	To Be Determined	1		
2018-19	<b>Power Pole Replacement</b> Description: The expected useable life of wooden poles is forty years. Within the Escanaba distribution system, many poles are approaching or have exceeded their expected life. Pole inspectors have identified poles within our system that need to be replaced.	Electric Fund	\$250,000	1		
2018-19	<b>Street Light Replacement</b> Description: There have been great advancements made in LED street lighting over the past few years. These advancements resulted in better products and more affordable fixtures. Replacement of the existing HID street lights and dusk-to-dawn lights with LED equivalents is planned. This project will take multiple years to complete. The City has approximately 1,350 street lights and 300 dusk-to-dawn lights on the distribution system.	Electric Fund	\$100,000	1		
2018-19	<b>Neighborhood Historic Overlay – 1<sup>st</sup> Avenue South, South 7<sup>th</sup> Street and Lake Shore Drive</b> Description: The historic stock of residential structures sets the City apart from surrounding townships. The area between 1 <sup>st</sup> Avenue South, South 7 <sup>th</sup> Street and Lake Shore Drive is to be designated as an historic overlay district, which means it poses a high concentration of historic structures deserving to be preserved for the community. A neighborhood historic overlay district would provide a basis for the City to manage the appearance of the exterior of new structures and significant additions within this area. The overlay district would not be a local historic district but a zoning tool used to preserve the architectural and historic integrity of the neighborhood.	General Fund	To Be Determined	3		
2018-19	<b>Neighborhood Enhancement Area</b> Description: There are two neighborhood enhancement areas identified in the Escanaba Comprehensive Plan. These areas are located on the east side of Lincoln Road to Stephenson Avenue and on both sides of Ludington Street from Ludington Street to 3 <sup>rd</sup> Avenues North and South. The intent of the Neighborhood Enhancement Area is to concentrate code enforcement, infrastructure improvements, and home ownership programs to increase property value resulting in stabilized neighborhoods.	General Fund	To Be Determined	2		

**CAPITAL IMPROVEMENT PLAN 2019-20**

2018-19	<u>Neighborhood Historic Overlay – 1300 – 1700 Sheridan Road</u> Description: The historic culture of this north side neighborhood sets the neighborhood apart from surrounding neighborhoods of the community. The area between 1300 - 1700 Sheridan Road is to be designated as an historic overlay district, which means it possesses a historical value deserving to be preserved for the community. A neighborhood historic overlay district would provide a basis for the City to manage the appearance of the exterior of new structures and significant additions within this area. The overlay district would not be a local historic district, but a zoning tool used to preserve the architectural and historic integrity of the neighborhood.	General Fund	To Be Determined	2		
2019-20	<u>Resurfacing and Curb Repair City Wide – Major Streets</u> Description: The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2020.	Major Street Fund General Fund	To Be Determined	1		
2019-20	<u>Resurfacing and Curb Repair City Wide – Local Streets</u> Description: The City has a responsibility to maintain, resurface and curb streets as they become deteriorated throughout the community. Routine resurfacing and curbing repairs as required. Street evaluation, prioritization, ranking and surface treatment type will be determined at a later date and a public hearing before the Planning Commission will be conducted prior to June 30, 2020.	Local Street Fund General Fund	To Be Determined	1		
2019-20	<u>Sidewalk Repair and Maintenance Program - City Wide</u> Description: Routine repair and maintenance of existing sidewalk is needed City wide.	General Fund	To Be Determined	1		
2019-20	<u>West Side Cross Country/Snow Shoeing/Elkine Recreational Trail Upgrades</u> Description: Look to upgrade the non-motorized recreational trail system and improve the conditions of the trail where possible by either redirecting the trail to avoid the swamp, where possible, or adding to the trail. The addition of lighting, where possible, would provide the opportunity to use the trail more in the evening hours especially when the daylight season is shorter.	Land Development Fund Private Donations Grants	To Be Determined	3		
2019-20	<u>DDA District Curb Repair Program</u> Description: Funding to be allocated to repair most critical infrastructure repairs in the DDA District which could include curb, brick pavers, sidewalk, and tree related problems – removal/replacement. Project evaluations, prioritization and ranking will be determined at a later date at a public hearing before Downtown Development Authority board Trustees and Planning Commission.	DDA	\$25,000	1		

<p><b>2019-20</b></p> <p><b>Downtown Building Facade Improvement Program</b></p> <p>Description: Commercial building facades located within the DDA District will be upgraded and improved. Through these renovations, the City/DDA hopes to stimulate economic growth and redevelopment and add on improved visual quality of existing commercial properties.</p>	DDA Grants Private Funds	To Be Determined	1		
<p><b>2019-20</b></p> <p><b>Power Pole Replacement</b></p> <p>Description: The expected useable life of wooden poles is forty years. Within the Escanaba distribution system, many poles are approaching or have exceeded their expected life. Pole inspectors have identified poles within our system that need to be replaced.</p>	Electric Fund	\$250,000	1		
<p><b>2019-20</b></p> <p><b>Street Light Replacement</b></p> <p>Description: There have been great advancements made in LED street lighting over the past few years. These advancements resulted in better products and more affordable fixtures. Replacement of the existing HID street lights and dusk-to-dawn lights with LED equivalents is planned. This project will take multiple years to complete. The City has approximately 1,550 street lights and 300 dusk-to-dawn lights on the distribution system.</p>	Electric Fund	\$100,000	1		
<b>OPPORTUNITY IMPROVEMENTS SHOULD FUNDING SOURCE BECOME AVAILABLE</b>					
<p><b>Ludington Street Reconstruction – Projected Estimate \$25 million</b></p> <p>Description: Designed streetscape and upgrade all utilities of the East Ludington Street Corridor from Stephenson Avenue to 2nd Street, include side streets to 1st Avenues North and South.</p>					
<p><b>Wastewater Plant Expansion – Projected Estimate: \$10.5 million</b></p> <p>Description: The existing Escanaba Wastewater Treatment Plant handles all of the residential, commercial and industrial wastewater generated in the City. The plant was built in 1933 and is rated at 2.2 million gallons per day. A major treatment upgrade was done in 1973, but the capacity remained the same. The existing flows at certain times of the year approach and often exceed the design capacity. Additionally, the City of Escanaba will exceed design capacity more frequently when the ground water level rises. This is due to the poor condition of the old sanitary sewer collection system.</p>					
<p><b>3rd Avenue South Pocket Park (1st and 3rd Avenues South and South 30th Street – 3.93 Acres) – Projected Estimate \$150,000</b></p> <p>Description: The parcel located between 1st and 3rd Avenues South and South 30th Street consists of 3.93 acres of land bordered by a floodplain and consisting of a naturally wooded area. The purpose of this nature area is to accommodate a natural or park-like setting with the installation of walking trails, benches, portable restroom facilities and such.</p>					
<p><b>Ness Field Stadium – Projected Estimate: \$200,000</b></p> <p>Description: It has been proposed to construct a baseball stadium that would include approximately 200 stadium seats, handicapped accessibility to the stadium, a roof, a new press box, and improved landscaping.</p>					
<p><b>Dickson Field Improvements – Projected Estimate: \$5,000</b></p> <p>Description: Plumbing upgrades need to be addressed so the concession area can be run properly.</p>					
<p><b>Northshore Industrial Park – Preliminary Engineering and Layout – Projected Estimate: To Be Determined</b></p> <p>Description: As part of the Northshore Redevelopment Master Plan, an Industrial Park will be developed to retain, grow and develop a new manufacturing base surrounding the Power Plant which will create industrial synergies with the potential conversion of the Power Plant. A preliminary engineering study is needed to determine the best physical layout of an Industrial Park surrounding the Power Plant to include the identification of needed infrastructure and proper sizing.</p>					
<p><b>Willow Creek East Subdivision Paving and Curbing – Projected Estimate: To Be Determined</b></p> <p>Description: The curbing and paving of this street will complete the Willow Creek East Phase 2 Subdivision.</p>					
<p><b>Marvic Subdivision Paving and Curbing – Projected Estimate: To Be Determined</b></p> <p>Description: The curbing and paving of 20th Avenue South and 21st Avenue South connected by South 19th Street of the Marvic Subdivision.</p>					

Restroom Upgrade - Municipal Dock - Project Estimate: \$40,000

Description: The municipal dock bathrooms are in need of major renovations. This project will completely upgrade and redo the men's and women's bathroom.

Pier 3 Restroom Facility - Projected Estimate: \$80,000

Description: The Marina is looking to build a 19' x 34' permanent structure bathroom south of pier 3. This bathroom would be useful to ship holders on the south end of the harbor as well as fishing tournaments.

L-Dock Reconstruction - Projected Estimate: To Be Determined

Description: The Marina will need to repair or demolish the existing L-dock structure as the first phase of dock replacement. If we chose to repair the existing L-dock, we would sheet pile, fill and resurface. Demolition of the L-dock would leave the new bridge as an attachment for a new pier two.

Public Works Cold Storage Building/Lean-To - Projected Estimate: \$80,000

Description: This would be a 50' x 100' pole style building within the existing Department of Public Works fence. This building would also house the sign shop in conjunction with the building modification project. The project would also be done with Department of Public Works labor. Another option has been looked at for construction of a lean-to off the side of the building. A lean-to at 200' long and 24' wide. To cut the lean-to size in half would be approximately half the cost.

Sheridan Road Improvement Program - 1300 block to 1700 block - Off-Street Parking Lot Installation - Projected Estimate: \$102,000

Description: As part of the Comprehensive Plan, a strategy exists to improve the 1300 to 1700 blocks of Sheridan Road. The neighborhood has an ethnic heritage which will be capitalized on. The area has a defined neighborhood business district with well-maintained homes. Efforts to improve and demarcate the business district are being planned.

Lemerand/Ness Complex (Playground Facilities) - Projected Estimate: \$30,000

Description: Because of the recreational use, and the area being the far southside major playground facility, improvements to equipment is needed for the health, safety and welfare of the citizens.

Escanaba Heritage Walking Tour - Projected Estimate: \$15,000

Description: A Heritage Walking Tour of the downtown area and parts of the City of Escanaba celebrating historic buildings, homes, and landmarks will be developed.

Concrete Slabs for Royce and Webster Parks - Projected Estimate: \$40,000 Each

Description: The Recreation Department is proposing to develop a designated area for cement slabs at the Webster and Royce Ice Rinks to utilize the area for year round use. With the proposed slabs, participants could use the area for inline skating in the summer months and for ice skating in the winter months (year around use).

18th Avenue South Athletic Complex Parking - Projected Estimate: To Be Determined

Description: With the continuing development of these fields and the strong fan interest, this has created a serious vehicle parking problem. We would like to provide a combined parking/roadway for these facilities to reduce traffic/pedestrian accident hazards. Paved parking will be installed in the 18th Avenue South Athletic Complex which will serve the Ness Baseball Field, Lemerand Park and Escanaba Public Schools Athletic Field.

Monument to Labor Project - Esky 150 Project - Projected Estimate: \$20,000

Description: As part of the Escanaba Sesquicentennial, the history of labor is significant in the City of Escanaba. In the course of demolishing the former Department of Public Works Facility in the early 1990's, four historical reliefs were salvaged for inclusion into a public monument to labor in a public space at Rose Park.

Liberty Tree Project at Veteran's Memorial - Esky 150 Project - Projected Estimate: \$20,000

Description: As part of the Escanaba Sesquicentennial, "A Liberty Tree" Victory Garden will be erected at Veteran's Park as a reminder of the liberty and freedoms we as a City value.

