Be Engaged

Michigan Bessemer

CAPITAL IMPROVEMENT PLAN

A Capital Improvement Plan (CIP) is a multi-year planning instrument used to identify needs and financing sources for public infrastructure improvements. The purpose of a CIP is to facilitate the orderly planning of infrastructure improvements; to maintain, preserve, and protect the community of Bessemer's existing infrastructure system; and to provide for the acquisition or scheduled replacement of equipment to ensure the efficient delivery of services to the community. The CIP is also utilized to ensure that capital improvements are fiscally sound and consistent with the goals and policies of the governing body and the residents of the community.

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

The CIP informs Bessemer residents and stakeholders on how the municipality plans to address significant capital needs over the next six years. The CIP provides visual representations of the community's needs including maps that detail the timing, sequence, and location of capital projects. The CIP can also influence growth because infrastructure can impact development patterns.

Some of the many benefits that the CIP provides for the residents and stakeholders include:

- Optimize the uses of revenue
- Focus attention on community goals, needs, and capabilities
- Guide future growth and development
- Encourage efficient government
- Improve intergovernmental and regional cooperation
- Help maintain a sound and stable financial program
- Enhance opportunities for the participation in federal and/or state grant programs

The projects identified in the CIP represent the community's plan to serve residents and anticipate the needs of a dynamic community. Projects are guided by various development plans and policies established by City Council and administration. Plans and policies include: Zoning Ordinance, Master Plan, Downtown Development Authority Plan, and the Sewer and Water Plan.

Water

Item	Finance Plan	Total Cost	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Future Projects
PRIORITY Computer at Water Plant	Water Savings	$190,000	X						
Roof replacement on Water Plant	Water Savings	$20,000		X					
Tilden Lots Water Main	Water Savings	$70,000	X						
Replace Filter Media	Water Savings	$25,000			X				
Repaint Tilden Tank	Water Savings	$5,000							X
Tilden Tank Cleaning	Maintenance every 5 years	$5,000					X		
Tilden Tank Lining	DWSRF MDARD Grant	$100,000	Apply for MDARD Grant						X
Infrastructure Replacement 2nd Ave	DWSRF	$250,000							X

Infrastructure Replacement S Moore St	DWSRF	$250,000							X
Water Truck	Water savings	$40,000	X						

*Save ~$30,000/year for future projects

Sewer

Item	Finance Plan	Total Cost	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Future Projects
Moore St Sewer	CWSRF	$1,000,000							X
East End Sewer Boring	CWSRF	$500,000							X
Manhole Adjustments and Patches	Sewer Savings	$5,000/yr	$5,000	$5,000	$5,000	$5,000	$5,000	$5,000	

Storm Drain

Item	Finance Plan	Total Cost	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Future Projects
1700-1800 Block Barber St. Ditching	Savings	$5,000	X						
Lead Ave Culvert	Section 19 Funds reimbursement	$70,000	X						
Iron St./Tamarack Culvert	Savings	$10,000	X						
East End Storm Water Drainage	Savings	$30,000	Save $10,000	Save $10,000	Complete Project				X
1600 Block Barber/Porter Storm Water Drainage	Savings	$40,000	Save $10,000	Save $10,000	Complete Project				X
Galena Area Storm Water (Half Completed)	CWSRF	$250,000							X

Roads

Item	Finance Plan	Total Cost	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Future Projects
Cinnabar St to Tamarack St	Phase III DWSRF MDOT Cat B Grant Local Rd Savings	$140,000	X						
Industrial Access Rd	MDOT Cat A Grant Major Savings	$200,000 20%match	Save $10,000	Save $10,000	X				
ACT 51 Non-motorized project	Major Savings	$11,000	X						
South Moore Street Repairs	Major Savings	$80,000							X

*Create 5-year Road Maintenance Plan

Buildings

Item	Finance Plan	Total Cost	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Future Projects
Tuck Pointing City Hall/Repair Chimney	General Savings USDA RD loan	$150,000	Find cost to repair chimney and complete project						
Insulate City Hall	General Savings USDA RD loan	$35,000							X
Replace City Hall Exterior Doors and Windows	General Savings USDA RD loan	$200,000							X
Replace plumbing at City Hall	General Savings USDA RD loan	$190,000							X
New Boiler for City Hall	General Savings USDA RD loan	$67,500 Get new quote	Save $35,000	Complete Project					

New AC Mini Split for offices	General Savings	$10,000 Get quote							X
Install Elevator/ Finalize ADA Compliance	General Savings USDA RD loan	$900,000							X
Garage Floor	General Savings	$20,000							X
Garage Heaters 4 Total-- $5,000 each	General Savings	$20,000	Save $2500	Purchase 1	Save $2500	Purchase 1	Save $2500	Purchase 1	X
Garage Doors 4 Total— $10,000 each	General Savings	$40,000	Save $10,000	Replace 2 doors	Save $10,000	Replace 2 doors			
Garage Exterior Paint and Maintenance	General Savings	$5,000		X					

Cemetery

Item	Finance Plan	Total Cost	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Future Projects
CAD file—Master reprint of Cemetery lots	Perpetual Care Savings	$3,000	X						
Expanding Cemetery	Perpetual Care Savings	$12,000	$2,000	$2,000	$2,000	$2,000	$2,000	$2,000	
2-wheel drive truck	Perpetual Care Savings	$10,000	X						
Ash tree removal	Perpetual Care Savings	$8,000	Save $4,000	Complete Project					
Tree Planting	General Savings	$3,000	Save $1,000	Save $1,000	Complete Project				

Equipment

Item	To replace	Finance Plan	Total Cost	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Future Years
Used Grader	1995 Grader	General Savings USDA RD loan Trade in from Grader	$300,000 (~$40,000 from trade in)							X
Mini Excavator	Backhoe	Equipment Savings Trade in from Backhoe	$60,000							X
Summer Help Truck		General Savings	$15,000	X						
New Work Truck		Rotate fleet			X			X		
Used Dump Truck		Equipment Savings Trade in	$80,000							X
New Boss Plow		General Savings	$11,000	X						

Sander		General Savings								X
Tractor mower Low Priority	1994 John Deere	General Savings Equipment Savings	$60,000							X
Zero-Turn mower	1996 Woods (at water plant)	General Savings	$10,000							X
Money necessary for allocation for equipment		Equipment Savings	Save $14,000	Save $14,000	Save $14,000	Save $14,000	Save $14,000	Save $14,000	Save $14,000	

Parks and Recreation

Item	Finance Plan	Total Cost	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Future Years
Engine Roof Replacement	General Savings	$7,000	X						
Bridge and Trail Improvements within Bluff Valley Park	Recreation Passport Grant General Savings/match	$150,000	X	X					
Bluff Valley Park ADA accessible playground equipment	Land & Water Conservation Fund Grant/ 50% match Patronicity Fundraising General Savings	$100,000			X				
Concrete Pads for Grills at Bluff Valley Park	General Savings	$3,000	X $1,500	X $1,500					
Repair lighting in Bluff Valley Park	General Savings	$4,000	X	X					
Iron Belle Trailhead	DNR Trust Fund Grant Fundraising—33% match	$227,800 $117,300		X					

New Pickleball Court	General Savings, Recreation Passport Grant, Fundraising, Health Foundation	$50,000							X
Fishing Pond at Bluff Valley Park	Grants/Fundraising	$50,000							X
Campsites at Bluff Valley Park	General Savings								X
Repair/Replace Dam in Bluff Valley Park	Grants								X

Fire Department

Item	Finance Plan	Total Cost	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Future Years
Turnout Gear	General Savings FEMA Grant Xcel/Pipeline Grants	$60,000	Purchase one $6,000	Save $3,000	Purchase one $6,000	Save $3,000	Purchase one $6,000	Save $3,000	X
Hoses	General Savings Xcel/Pipeline Grants	$7,000	X	X	X	X	X	X	X
Fire Truck or new tank for fire truck									X

Miscellaneous

Item	Finance Plan	Total Cost	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Future Years
Demolition Blight	General Savings Land Bank Grants	Infinite	X						X
AED's for City Hall and City Garage	Grants General Savings	$2,000	X						