



City of Hillsdale
Capital Improvement Plan
FY 2025-2031

Acknowledgements

CITY COUNCIL

Joshua Paladino, Mayor Pro Tem
Greg Stuchell
William Morrissey
Gary Wolfram
Robert Socha
Robert Flynn
Matthew Bentley
Jacob Bruns

PLANNING COMMISSION

Eric Moore, Chair
Kerry Laycock, Vice Chair
Matthew Kniffen, Secretary
William Morrissey, Councilman
Roma Rogers
Christian Winter
Jack Shelley

DEPARTMENT LEAD

Alan Beeker, Zoning Administrator

DEPARTMENT REPRESENTATIVES

Katy Price, City Clerk
Karen Lancaster, Finance
Kimberly Thomas, City Assessor
Jason Blake, Public Services
Chief Scott Hephner, Public Safety
Michelle Loren, Parks & Recreation
Rebekah Dobski, Library Director
Virginia Blake, Dial-a-Ride
David Mackie, City Manager & Board of Public Utilities
Kristin Bauer, City Engineer

TABLE OF CONTENTS

INTRODUCTION TO CAPITAL IMPROVEMENT PLANNING	1
Executive Summary	2
Introduction and Purpose	2
Capital Improvement Plan (CIP) Adoption and Annual Update	4
THE CAPITAL IMPROVEMENT PLAN	6
Administration	7
Board of Public Utilities (BPU)	8
Department of Public Services	17
Dial-A-Ride	21
Fire Department	22
Hillsdale Municipal Airport	24
Library	26
Police Department	27
Tax increment Finance Authority (TIFA)	29
Coordination with Other Capital Improvements	31
Hillsdale Housing Commission	31

Introduction to Capital Improvements Planning

EXECUTIVE SUMMARY

Every municipality has a portfolio of capital assets that it owns, maintains, and employs to help deliver quality services to its residents. These assets include equipment and vehicles, such as fire engines, snow plows, and tools, but also more permanent assets such as roads, bridges, buildings, underground utilities, storm water systems, parklands, parking facilities, and natural areas. With ownership comes an obligation to maintain and continually improve that asset. The process used to determine how to invest City resources to maintain and improve these assets is known as the Capital Improvement Planning.

A Capital Improvement Plan (CIP) is a multi-year planning instrument used to identify needs and funding sources for public infrastructure improvements. A CIP facilitates coordinated infrastructure improvements; maintains, preserves, and protects the City's existing infrastructure system; and provides for the acquisition or scheduled replacement of equipment to ensure the efficient delivery of services to the community. The CIP plans for large, physical improvements or purchases that are permanent in nature. These include municipal facilities, information technology systems, transportation systems, utilities, and other miscellaneous projects.

The CIP plays an important role by providing the link between planning and budgeting for capital expenditures to ensure that capital improvements are fiscally sound and consistent with City long-range goals and objectives. The CIP process occurs prior to the budget process and should be used to develop the capital portion of the municipal budget. The projects contained in the first year of the CIP will be requested in next year's department requested municipal budget. The Capital Improvement Plan (CIP) outlines a schedule of public service expenditures.

INTRODUCTION AND PURPOSE

A Capital Improvement Plan is a blueprint for planning a community's capital expenditures. It coordinates planning, financial capacity, and physical development, and will be used as a management tool for the budget and planning processes. Upon adoption by the City Council, the CIP becomes a statement of city policy regarding the timing, location, character, and funding of future capital projects. The CIP represents City Council's best judgment at that time; future needs, financial constraints, and grant opportunities may result in programmatic changes over the timeline.

A CIP offers a number of advantages such as:

- Facilitate coordination between capital needs and operational budgets;
- Support projects with high return on investment;
- Allow for better scheduling of public improvements and coordination of construction; and
- Enhance the community's credit rating, control of its tax rate, and avoid sudden changes in its debt service requirements.

RELATIONSHIP BETWEEN CIP AND MASTER PLAN

The Master Plan, as a whole, serves as a policy manual for the city. In turn, the CIP is used as a framework for the community to implement the Master Plan. According to the Michigan Planning Enabling Act (Public Act 33 of 2008), “to further the desirable future development of the local unit of government under the master plan, a planning commission, after adoption of a master plan, shall annually prepare a capital improvements program of public structures and improvements, unless the planning commission is exempted from this requirement by charter or otherwise.”

RELATIONSHIP BETWEEN CIP AND BUDGET

The CIP makes capital spending more predictable and transparent. The CIP does not address all of the capital expenditures for the City, but provides for large, physical improvements that are permanent in nature or major equipment purchases that have high cost and a longer useful life. Capital planning identifies purchases of physical assets or construction, major repair, reconstruction, or replacement of capital items, such as buildings, utility systems, roadways, bridges, parks, heavy equipment, motor vehicles, and extensive internal office and technology hardware or systems. The intent is to have the first year of the CIP represent the proposed capital budget for the current fiscal year. The remaining years of the CIP serve as a financial plan for capital investments.

DEFINITION OF CAPITAL

Capital projects and improvements are major non-recurring tangible assets and projects including:

- Replacements and improvements greater than or equal to \$5,000;
- “Program” of projects whose total is greater than or equal to \$5,000; and
- Equipment purchases greater than or equal to \$5,000, with a service life of at least 5 years.

Examples include construction, expansion, or renovation of a public building, water line upgrades and extensions, major equipment, the acquisition of land for public use, or new storm and sanitary sewers. The adoption of a common definition assists in determining what projects are part of the capital improvement program versus those that are part of the general budget.

Only the projects that meet the capital project or improvement definition are included in the capital improvement program. A capital improvement project can include one or more of the following:

- **Building Maintenance:** is the repair, replacement, or upgrades of exterior and interior walls, roofs, furnishings and similar non-mechanical features that extend a building’s life. Examples include new roofs, windows and doors, tuck pointing and masonry repair, interior and exterior painting, carpeting and furniture.
- **Building Equipment:** is the repair or replacement of heating, ventilation, and air conditioning (HVAC) systems.
- **Building Construction:** includes the erecting of new buildings and additions that add usable floor space for staff and patrons.

- **Computer and Specialized Equipment:** includes all equipment critical to the functioning of the city such as computers, telephones, cameras and voting machines.
- **Equipment:** includes heavy apparatus used by the fire department and department of public services. Examples are lifesaving equipment, vehicle hoists, and similar specialized mechanisms that last for several years.
- **Vehicles:** encompass cars, trucks, buses and grounds maintenance equipment. Vehicles are considered part of the motor pool that is maintained by the Department of Public Services. For the purpose of the capital improvements plan, vehicles are attached to their respective departments.
- **Infrastructure:** includes below grade, at grade and above grade (non-building) improvements. Examples include new water and sewer lines, park improvements, storm water, streets and sidewalks, bike lanes, landscape, and fences.

CIP ADOPTION AND ANNUAL UPDATE

The quality of the infrastructure and community facilities in the City directly influences the quality of life that the City can provide. As community infrastructure and facilities age, continual improvements and updates are required to stay current with changing demands and needs.

The Capital Improvement Plan (CIP) provides a blueprint for planning the City of Hillsdale's capital expenditures. It coordinates planning, financial capacity, and physical development, and is used as a management tool for the budgeting and planning processes.

ADOPTION PROCESS

- **Identification**
 - Department heads complete CIP project requests
- **Adoption**
 - Planning Commission reviews CIP plan, holds public hearing, makes recommendations, and adopts CIP
 - City Council approves CIP as basis for Capital Budget
 - City Manager establishes target budget
- **Budget Preparation**
 - Department heads prepare proposed capital project budget
 - City Manager and Finance Director review requests and prepare budget document
 - City Council reviews budget, holds public hearing, and adopts budget

CAPITAL INVESTMENT POLICIES

An essential component of the Capital Improvement Program is to establish a policy framework for capital project selection. The policy framework establishes prioritization of projects to most efficiently determine whether or not to allocate *X dollars* to *activity A* as opposed to *activity B*. In order to establish a policy framework to properly evaluate capital project and prioritization a set of long-range investment policies

was established. These policies provide the framework for making capital project decisions in order to ensure the City's financial viability, improve and maintain levels of service standards, provide responsive community development, and meet other strategic goals.

The Capital Investment Policy is based on priorities identified in community strategic plans and master planning documents. The capital improvement plan prioritizes projects based on the following investment policy statements. CIP projects should:

1. Maintain or improve standards of service
2. Protect public health, safety, or welfare
3. Result in economic development (capital investment, increased tax base, or increased valuation)
4. Reduce energy consumption and/or improve environmental sustainability
5. Have an identified source of funding
6. Be ready to proceed
7. Be coordinated with other capital improvements

The Capital Improvement Plan

The Capital Improvement Plan provides a schedule of improvements for each department. Each section begins with a description of the department's primary function and location of its facility. A summary of key improvements, major expenditures and funding sources follows. Finally, a detailed schedule of improvements and cost estimates is captured on pages immediately following the written description. For Administration, Streets and Utilities, Parks and Recreation and Department of Public Works, the descriptions are subdivided by department or project type due to multiple functions located within one facility.

ADMINISTRATION



The City Manager, Zoning and Code Enforcement staff, Assessor, Police Department, Recreation Department, Clerk, and Treasurer operate within City Hall. In addition, the building contains the City Council chambers.

City Hall is located at 97 North Broad Street on a triangle parcel formed by E. Carleton, N. Broad, and Hillsdale Streets. The building was constructed in 1911. It is a three story, five-sided, classical revival-style building and it is listed as a contributing structure on the National Register of Historic Places.

- **Computer Equipment** - The finance department works with other department heads to identify hardware upgrade and purchases. The City plans to update the system of computers in the next 3-6 years.
- **Computer Software** – The finance department works with other department heads to identify software upgrade and purchases. The assessing and zoning department rely on BS&A software for property data management including taxes, permits, and zoning. The City relies on the Hillsdale County Equalization Department and the Board of Public Utilities (BPU) for assistance with mapping.

○ <u>FYE 2025</u>		
▪ Trimble GPS unit replacement and software (BPU)		\$13,000
▪ Fiber loop switch replacement estimated (BPU)		\$20,000
		\$33,000
○ <u>FYE 2026</u>		
▪ Replace Network Storage (NAS)(shared)		\$60,000
▪ Purchase AMI relays (BPU)		\$20,000
		\$80,000
○ <u>FYE 2027</u>		
▪ Replace VM host equipment (2 hosts)(shared)		\$65,000
▪ Migrate all SCADA to single platform (BPU)		\$100,000
		\$165,000
○ <u>FYE 2028</u>		
▪ Replace Backup storage array(s) @ 2 locations (shared)		\$18,000
		\$18,000
○ <u>FYE 2029</u>		
▪ Firewall Replacement two units (shared)		\$30,000
		\$30,000

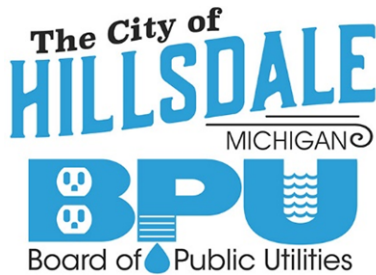
- **Building (City Hall)** – The Department of Public Services is responsible for maintaining public buildings throughout the city. For the purposes of the CIP, building improvements are described within respective departments. The administrative departments identify the following

City of Hillsdale Capital Improvement Plan

improvements to the City Hall: roof repairs, masonry tuck-pointing, repairing interior water damage, refinishing walls, and replacing carpet. The projects shall prioritize the building envelope first in order to protect the building interior and any future improvements.

- FY 26 – Carpet/Tile Replacement 1st floor - \$15,000
- FY 26 – EDPM Roof replacement second floor - \$35,000
- FY 27 – City Hall Exterior Repairs - \$15,000
- FY 28 – Sidewalk repairs/upgrades- \$15,000
- FY 29 – Generator City Hall and FD - \$62,000
- FY 30 – HVAC upgrades - \$50,000

BOARD OF PUBLIC UTILITIES



Since 1892, the Hillsdale Board of Public Utilities has been the municipally owned and operated provider of electric, water and wastewater services to the City of Hillsdale and the outlying areas. Presently, the Hillsdale BPU serves over 6,300 residents in central Hillsdale County with reliable electric power and nearly 4,000 homes and businesses receive quality water and wastewater services within the city limits. Its offices are located at 45 Monroe Street.

FYE 2026

SEWER:

Replace influent pump #2	\$34,000.00
Funds for sewer main lining/fix RTF areas	\$300,000.00
Replace Vactor 50%	\$300,000.00
Replace 2015 service truck 50% 1 of 2	\$40,000.00
Aerator Gear Box (4 of 4)	\$10,000.00
New Channel Monster	\$35,000.00
Sludge storage pump	\$32,000.00
Lab repair and windows	\$75,000.00
Garage doors X3	\$24,500.00
Engineering for sludge storage repair/addition	\$40,000.00
South Lift Station Rebuild	\$175,000.00
Hallet lift station (new pumps, controls, piping)	\$175,000.00
Totals:	\$ 1,240,500.00

WATER:

Well & HS pump Maintenance	\$ 50,000.00
Replace 2015 service truck 50%	\$ 40,000.00
Distribution System Improvements	\$ 450,000.00
Mains, valves, hydrants, LSL	

City of Hillsdale Capital Improvement Plan

Replace Vactor 50%	\$ 300,000.00
Replacement water meters/nodes	\$ 85,000.00
Tower inspection	\$ 10,000.00
Plant piping replacement	\$ 179,000.00
Pull behind compressor	\$ 48,000.00
Valve turning trailer	\$ 90,000.00
TOTAL:	\$ 1,252,000.00

FYE 2027

SEWER:

Replace influent pump #3	\$35,000.00
Funds for sewer main lining/fix RTF areas	\$300,000.00
1 of 2 Sludge Rotary Lobe Pumps Rebuild/Replacement	\$10,000.00
1/4 backhoe #2	\$45,000.00
Ox ditch parts	\$12,000.00
Inline Primary Sludge Grinder Replacement	\$28,000.00
Disk filter pumps	\$25,000.00
Asphalt driveway(done in 2002)	\$125,000.00
Concrete repair on oxidation ditches	\$85,000.00
Oak lift station (new pumps, controls, piping)	\$180,000.00
Structural repair to sludge storage tank (2003) + possible addition	\$400,000.00
Finish replacing plant grating	\$20,000.00
Totals:	\$1,265,000.00

WATER:

Well & HS pump Maintenance	\$60,000.00
Replace surge valve	\$16,000.00
1/4 backhoe #2	\$45,000.00
Distribution System Improvements	\$475,000.00
Mains, valves, hydrants, LSL	
Replacement water meters/nodes	\$30,000.00
Replace well watch valves x 5	\$200,000.00
Concrete repair on detention tanks	\$45,000.00
Scada upgrade	\$225,000.00
Engineering for new 10" transmission line Installed in 1974	\$68,000.00
TOTAL:	\$1,164,000.00

FYE 2028

City of Hillsdale Capital Improvement Plan

SEWER:

Replace influent pump #4	\$36,000.00
Funds for sewer main lining/fix RTF areas	\$450,000.00
2 of 2 Sludge Rotary Lobe Pumps	
Rebuild/Replacement	\$15,000.00
New RAS pump 1 of 2	\$24,000.00
Scada upgrade	\$250,000.00
Camera system	\$125,000.00
Key lift station upgrade	\$180,000.00
Engineering for inlet works upgrade	\$100,000.00
Tertiary check valve replacements	\$100,000.00
Totals:	\$1,280,000.00

WATER:

Well & HS pump Maintenance	\$62,000.00
Distribution System Improvements	\$900,000.00
Mains, valves, hydrants, transmission	
Replacement water meters/nodes	\$30,000.00
Source water study	\$100,000.00
System leak monitor system design	\$40,000.00
TOTAL:	\$1,132,000.00

FYE 2029

SEWER:

Funds for sewer main lining/fix RTF areas	\$350,000.00
Aerator Gear Box (1 of 4)	\$11,500.00
New Channel Monster	\$35,000.00
New RAS pump 2 of 2	\$24,000.00
Ox ditch parts	\$13,000.00
Digester mixer gear reducer	
Inline Primary Sludge Grinder Replacement	\$28,000.00
Disk filter pumps	\$25,000.00
Replace Cl2 and SO2 equipment	\$15,000.00
Sludge storage pump	\$34,000.00
Inlet works construction-carry over	\$700,000.00
Totals:	\$1,235,500.00

WATER:

Well & HS pump Maintenance	\$63,000.00
Distribution System Improvements	\$750,000.00
Mains, VALVES	
Replacement water meters/nodes	\$35,000.00
Engineering for new wells	\$70,000.00

City of Hillsdale Capital Improvement Plan

Implement leak detection equipment	\$300,000.00
TOTAL:	\$1,218,000.00

FYE 2030

SEWER:

Influent pump 1	\$37,000.00
Funds for sewer main lining/fix RTF areas	\$600,000.00
WAS Pump Replacement 1 of 2	\$19,500.00
Grit auger wear shoe	\$13,500.00
Aerator Gear Box (2 of 4)	\$12,000.00
Engineering for bridge replacement	\$65,000.00
Tertiary wetwell improvements	\$60,000.00
Engineering for new north clarifier	\$65,000.00
Inlet works construction	\$500,000.00
Totals:	\$1,372,000.00

WATER:

Well & HS pump Maintenance	\$64,000.00
Distribution System Improvements	\$490,000.00
Mains, valves, hydrants	
Replacement water meters/nodes	\$35,000.00
New well at Industrial 1 of 2	\$850,000.00
TOTAL:	\$1,439,000.00

FYE 2031

SEWER:

Influent pump 2	\$38,000.00
Funds for sewer main lining/fix RTF areas	\$375,000.00
Replace Vactor 50%	\$350,000.00
WAS Pump Replacement 2 of 2	\$19,500.00
Aerator Gear Box (3 of 4)	\$12,500.00
Ox ditch parts	\$14,000.00
Sludge storage pump	\$35,000.00
Bridge replacement	\$1,400,000.00
Totals:	\$2,244,000.00

WATER:

Well & HS pump Maintenance	\$65,000.00
Distribution System Improvements	\$495,000.00
Mains, valves, hydrants	
Replace Vactor 50%	\$350,000.00
Replacement water meters/nodes	\$40,000.00

City of Hillsdale Capital Improvement Plan

Tower inspections	\$12,000.00
New well at Industrial 2 of 2	\$900,000.00
TOTAL:	\$1,862,000.00

DEPARTMENT OF PUBLIC SERVICES



The Department of Public Services (DPS) is responsible for maintaining streets, city buildings, sidewalks, public rights-of-way, city trees (urban forest), city vehicles, storm water collection, cemeteries, parks and trail connections, and brush and leaf pick-up. The parks and recreation and urban forestry departments are integrated into DPS. The Department is responsible for maintaining public buildings throughout the city. For the purposes of the CIP, building improvements are described within respective departments.

The department office, garage, and yard are located at 149 Waterworks Avenue, northwest of Baw Beese Lake. The Main DPS Building was constructed in 1960, the Garage Building was built in 1945, and the Salt Storage Building was built in 1998.

- **Streets** – The City of Hillsdale has one state trunk line, M-99, which is the primary north-south entrance into Hillsdale. Major streets include Carleton, Bacon, Hillsdale, Mechanic, Howell, State, Spring, Fayette, Wolcott, and Reading. The City also has a system of local streets that follows a general grid pattern. The City has received grant funds in recent years for street projects including the MDOT Small Urban Grant, Rural Block grants from the USDA and assorted grants through the MDOT Economic Development Office and many of these grants require some monetary match. Available grants are generally only applicable to streets that are designated as “Federal Aid Eligible” and “City Major” streets. Grants are not available for the local street system, with exception of one through the MDOT Economic Development Office. Since its inception in 2018, the city has received funding through this grant once and continues to apply for the grant annually. In 2021, the city voters passed a 3.5 mil street millage and implements special assessment districts to increase funding for street projects. The DPS and City Engineer are developing a new Asset Management Plan to replace the **June 2013 City of Hillsdale Streets and Storm Sewer Capital Improvement Plan** as a guide to street repair. Public Services has planned for annual maintenance and reconstruction of streets including but not limited to crack fill, patching and chip sealing. Annual reconstruction/rehabilitation of street utilizing the available funding from the millage. Sidewalks are typically rehabilitated/replaced in conjunction with road improvements.
- **With Current Funding Sources, including Charter, SAD’s and Millage.**
 - FY 26 – FY 30 - Approximately \$1,500,000
 - FY 27 – Traffic Calming Project \$200,000 TAP Grant Match (50% City 50%TIFA)
 - FY 31 – Approximately \$130,000 – Millage expires.
- **Other Infrastructure**
 - **Sidewalks**
 - FY 26-31 Sidewalk repair/upgrades city wide - \$50,000 annually
 - **Culverts**
 - FY 26 – Galloway St. Culvert Replacement - \$1,500,000

City of Hillsdale Capital Improvement Plan

- FY 27 - Hillsdale St. Culvert Replacement - \$1,500,000
 - FY 28 – Oak St. Culvert Replacement - \$1,500,000
 - FY 29 - Culvert Replacement - \$1,500,000
 - FY 29 – Culvert Replacement - \$1,500,000
 - FY 30 – Culvert Replacement - \$1,500,000
 - FY 27 – Lot J (Traffic Calming Project) - \$200,000 (50% City 50% TIFA)
 - FY 28 – Lot D (Ferris St.) - \$170,000 (50% City 50% TIFA)
 - FY 29 – Lot B (Sozo Church) - \$50,000
-
- **Revolving Motor Equipment Fund** – The Public Services 10-Year Equipment Replacement Schedule has identified motor equipment for replacement for each fiscal year.
 - FY 26 - Replace 1992 4x2 1 Ton Stake Truck - \$120,000
 - FY 26 – Replace 2009 4x2 2500 Pickup truck - \$55,000
 - FY 27 – Replace 1994 4x4 5400 Pickup Truck - \$65,000
 - FY27 – Replace 1996 Wheel Loader - \$140,000
 - FY 28 – Replace 1999 Vactor/Rodder - \$500,000
 - FY 28 – Replace 2000 4x4 q ton HD Dump - \$110,00
 - FY 28 – Replace 1998 4 ton asphalt roller - \$45,000
 - FY 29 – Replace 1982 1835 Skid Steer - \$106,000
 - FY 29 – Replace 2004 trailer mnt. Arrow Board- \$8,000
 - FY 29 – Replace 2017 Gravely zero turn - \$22,000
 - FY 29 – Replace 2008 4x4 Pickup Truck - \$50,000
 - FY 30 – Replace 2006 Pull Behind Air Comp. - \$28,000
 - FY 30 – Replace 2008 4x2 1 ton HD Dump - \$90,000
 - FY 31 – Replace 2000 4x4 416 Backhoe - \$185,000
- **Building (Public Services)** – Public Services has identified the need for a new facility and storage building to house offices and employee break and locker facilities. The existing office building could be converted into a garage and service facility for equipment. The current garage and service building would be demolished.
 - FY29 – New DPS Facility and Storage - \$3,000,000
- **Buildings (Other)** - Public Services is planning continued maintenance for the Mitchell Building. Other building improvements for the Mitchell may also include returning the façade to its original historic appearance.
- **Cemeteries** – Hillsdale has two (2) cemeteries: Oak Grove on Montgomery Street and Lake View Cemetery on Barnard Street. Public Services will continue annual chip-seal roadway improvements for both cemeteries. Phase I of Lakeview Cemetery expansion is complete. Phase II restoration efforts will continue.
 - FY 28 – Chip and Seal Oak Grove - \$65,000
 - FY 29 – Chip and Seal Lakeview - \$25,000
- **Parks and Recreation** - Hillsdale has nine (9) city parks. They provide 375.13 acres of recreation and open space. The parks include Wildlife Sanctuary, Cold Springs, Kekoose, Fields of Dreams, Lo Presto Field, Stock’s Park, Waterworks, Owens, and Sandy Beach. Also, there is the Baw Beese Trail, Meyer Parkway, Jim Inman Park, and Slayton Arboretum. There is also a nine-hole disc golf course open for public use at Owens Memorial.

City of Hillsdale Capital Improvement Plan

- | | |
|--|-----------|
| ▪ FY 26 – Bike path repairs/resurface SB-Barnard - | \$50,000 |
| ▪ FY 27 – Bike path repairs/resurface Barnard to Short | \$50,000 |
| ▪ FY 28 – Waterworks Parking Lot Rehab - | \$90,000 |
| ▪ FY 29 – DNR Boat Launch Rehab - | \$126,000 |
- **Hill-Jo Trail** - The Michigan Department of Transportation (MDOT) maintains the “Hill-Jo” Trail, which connects the Village of Jonesville to the City of Hillsdale along the M-99 corridor, including a roadside park in Jonesville.
 - **Baw Beese Trail** - The Baw Beese Trail connects Downtown Hillsdale with City parks along Baw Beese Lake. Those trails are part of the greater North County Scenic Trail – a multi-state facility that traverses New York, Pennsylvania, Ohio, Michigan, Wisconsin, Minnesota, and North Dakota. The trails should be better signed and advertised to make it accessible to outsiders. Wayfinding Signs should clearly mark the Trail head and access points along with delineating a clear route to the downtown and other shopping and eating areas in the City. Wayfinding signage design and installation should be included as a future capital project.
 - **Mrs. Stocks’s Park** - In 2003, the Hillsdale City Council unanimously approved the formation of a committee to look at restoring Mrs. Stock's Park. The committee has yielded the following ideas for the restoration project's overall objectives: creating a cultural center for the community; restoring the unique and attractive garden setting; recreating bridges, ponds and other structures.
 - **Field Of Dreams** - The last of six (6) dugouts were installed in the summer of 2014. Other improvements have included resurfacing of three baseball diamonds, purchase of new bleachers and refurbishment of existing structures, pouring of cement slabs under bleachers and a community paint mural provided for by the Ladies Beautification League and other concession stand improvements. Custom seating fabricated by a local tradesman, cement walkway, two shade trees, lighted flagpole, epoxy coating on the plumbed restroom floors were complete in 2015. Projects were funded by memorials left by two local families, concessions revenues and tournament revenues and a grant from the Hillsdale County Community Foundation. Improvements are always under consideration for the Field of Dreams.
 - **New Park Facilities** – Per Master Plan recommendations, the City should take advantage of its location on the headwaters of the St. Joseph River. As property becomes available, the City should attempt to gain possession to incorporate into its park system and/or encourage private development of river front property into recreational uses such as canoe/kayak liveries or fishing docks.
 - **Ada-Compliant Playground Structures** – Public Services will begin planning that will supply ADA-Compliant playground equipment in all City parks that currently have such structures. Improved Fall Zones around new and existing structures to meet current requirements.
 - **Mill Pond Dam Repairs**: Public services will continue to work closely with EGLE to safely repair the existing mill pond dam and install an auxiliary spillway.

City of Hillsdale Capital Improvement Plan

- | | |
|--------------------------------|-----------|
| ▪ FY 26 – Concrete Repairs - | \$129,037 |
| ▪ FY 27 – Auxiliary Spillway - | \$328,858 |
- **Urban Forest** - The City of Hillsdale has been a Tree City USA community since 1977. The City maintains nearly 5,000 trees along its streets and within its parks. In 2010, the City of Hillsdale adopted the Public Tree Planting Program that allows interested individuals and/or businesses to purchase trees for the city to be planted in the city right-of-ways or city parks. The City’s Forestry department is committed to planting a minimum of twenty (20) to thirty (30) trees annually, based on available funding. Street trees are funded through the City’s general fund and Act 51 Street Revenue.

DIAL-A-RIDE



Hillsdale Area Dial-A-Ride, operated by the City of Hillsdale, is the only public bus service in the City. It has been in operation since 1975. The administrative offices and garage are located at the west end of the Manufacturing and Technology Park at 981 Development Drive.

There are four (4) lift equipped buses. Ridership in the 2025 fiscal year was 28,160, with winter months showing the highest use. School age children make up 45% of the riders; 35% are senior citizens and 20% are residents with disabilities. This service runs within the Hillsdale City limits and is a demand response system with curb to curb service, 7:15 - 4:15 Monday through Friday. Dial-a-Ride provides valuable service for the City of Hillsdale residents.

- **Equipment** – Dial-A-Ride has identified a future need for base unit radio equipment, antenna, and dispatch software. These systems were purchased new in 2012. Funding for radio equipment upgrades may be available through grant programs.
 - FY 28 – Backup Generator - \$20,000
 - FY 29 – Roof Replacement - \$68,325

- **Motor Equipment** – Dial-A-Ride maintains three (3) active buses and one back up bus. Buses are funded through State and Federal grants and replaced on a 7-10 year cycle based on request and availability.
 - FY 26 – Replace 1 Medium Duty Class 1 Bus - \$214,726
 - FY 27 – Replace 1 Medium Duty Class 1 Bus - \$215,000

FIRE DEPARTMENT



The Hillsdale City Fire Department (HCFD) is located at 77 E. Carleton Road less than one block from City Hall. Built in 1966, the fire station is a one story building with office space, living quarters, kitchen, and a dormitory for fire personnel. In addition, the station has five truck bays, two of which can be accessed from the rear of the facility.

The Fire Department is staffed 24 hours a day, 365 days a year. The HCFD is a combination department consisting of a shared Chief with the Police Department, four (4) full time fire officers that includes a Deputy Fire Chief, a Lieutenant, and two Engineers. The full time staff is complemented by four (4) part time fire officers and nine (9) part paid firefighters. The HCFD responds to over a thousand (1,000) calls per year for fire related, rescue, and emergency medical calls for service.

The HCFD maintains four (4) trucks with firefighting capabilities. A 2017 Rosenbauer engine/pumper with a 1,000 gallon water tank and a 1,500 gallon per minute pumping capacity. A 2000 Pierce engine/pumper with a 750 gallon water tank and a 2,000 gallon per minute pumping capacity. A 2003 E-One Aerial with a 100 foot ladder, a 500 gallon water tank and 2,000 gallon per minute pumping capacity. A 2016 Ford 350 pickup with a 250 gallon water tank and a 150 gallon per minute pumping capacity utilized for brush and grass fires.

- **Equipment** – The Fire Department is requesting the replacement of turnout gear as it expires. NFPA 1851 specifies the fire helmets, hoods, boots, coats, pants, and gloves must be retired 10 years after date of manufacture. The HCFD will need to replace four (4) sets in the 2022-23 budget, four (4) sets in 2023-24, and four (sets) in 2024-25. Approximate cost is \$2,565 per set.
- **Motor Equipment** – The 2000 Pierce engine/pumper should be replaced in the 2024-25 budget to avoid catastrophic failure of equipment older than 25 years. The cost will be approximately \$600,000. If approved for a mini pumper, cost will be 3000,000 and purchased in the 2023-24 budget year.
- **Building** – Renovations that include overhead door heights moved to fourteen (14) feet with new doors, cement threshold improvements, new garage skylights, new garage LED lighting, replace three (3) steel entry doors, flat roof over office area removed and addition of second floor for training room and storage, ADA compliant restroom, appropriate HVAC system and automatic generator. The cost will be approximately \$500,000 and will be completed in phases over three budget years beginning in the 2024-2025 budget year.



HILLSDALE MUNICIPAL AIRPORT

The Hillsdale Municipal Airport is a State of Michigan licensed "Public Use-General Utility Airport" with a 100 x 5000 feet long runway. The runway is rated for the "Gulfstream" category of business aircraft. The Airport continues to serve the community as an important component of the transportation

infrastructure and economic development of the City, as well as the entire County.

The recent construction of a new terminal building, scheduled to be open to the public in mid-2025, is just one of the projects that continues to improve and expand facilities. The Airport staff works closely with FAA and MDOT for grant opportunities.

- | | |
|---------|----------|
| ○ FY 27 | \$75,000 |
| ○ FY 28 | \$75,000 |
| ○ FY 29 | \$55,000 |

LIBRARY



Library services have been offered for nearly 125 years in the City of Hillsdale. The Mitchell Public Library served Hillsdale for 95 years until the construction of the Hillsdale Community Library in 2003, a two million dollar state-of-the-art library building located at 11 E. Bacon Street. The new library also includes dedicated space for children's programming, a young adults' area and expanded technology. The new facility also includes a spacious community meeting room that not only

provides programming space for the library, but also for local civic and other organizations, to use for presentations and meetings.

- FY 26 – Carpet \$26,000
- FY 28 – New Exterior Doors \$3,240
- FY 29 – Lot H (Library Lower Lot) \$66,893

POLICE DEPARTMENT

The Police Department is currently housed within City Hall which is located on a triangle parcel formed by E. Carleton, N. Broad, and N. Hillsdale Streets. City Hall is isolated on an “island” surrounded on all sides by converging streets, making parking and accessibility a challenge. Currently this building provides insufficient space for evidence storage (mandated) an isolated interview room, and equipment storage. A new building or renovations to City Hall is required to meet these needs.

The Police Department provides 24 hour service which includes primary road patrol, criminal investigations, civil dispute mediation, crowd control, and event security. Phone calls are answered by the Police Department and Hillsdale County Central Dispatch. Hillsdale County provides an emergency 911 phone system.

The Police Department consists of fourteen (14) full time state certified Police Officers, one (1) part time state certified Police Officer, two (2) full time non certified administrative personnel, and six (6) non certified volunteer Reserve Officers. The full time staff consists of a Chief of Police, a Lieutenant, three (3) Sergeants, one (1) Detective, eight (8) Patrol Officers, one (1) Administrative Professional, and one (1) Records Manager.

The Department maintains six (6) vehicles; five (5) are fully marked for use by Patrol, Sergeants, Lieutenant, and the Chief. One (1) is unmarked and is utilized by the Detective.

The Hillsdale County Sheriff’s Department operates the county jail with a capacity of 67 inmates. This is located within the City of Hillsdale. The Hillsdale County Courts are also located within the City of Hillsdale.

- **Equipment** – The Police Department requires Officers to purchase their own firearms for duty which includes a handgun and a patrol rifle. The Department currently owns two (2) handguns and three (3) patrol rifles for Officers to use until they purchase their own or to replace when firearms require repairs and service. The Department plans on purchasing fifteen (15) handguns with night sights for issuance to full time and part time Police Officers. Project is for the 2023-24 budget for \$6,135. The Police Department is required to replace their Conducted Electrical Weapons every five years. In June of 2018 Axon issued a bulletin stating that since their Conducted Electrical Weapons are composed of hundreds of individual electronic components and several printed circuit boards “Axon will not service or repair weapons older than five years and does not provide its product liability insurance certificate to agencies fielding weapons of this age.” This replacement is for the 2024-25 budget at an approximate cost of \$8,000 for six (6) Axon Tasers.
- **Motor Equipment** - Marked Police vehicles are on a four (4) year rotation with unmarked vehicles being replaced at approximately ten (10) years or as needed. The Police Department has planned for the replacement of one (1) marked vehicle per year beginning in the 2023-24 budget year for \$45,000 per year.

TAX INCREMENT AUTHORITY (TIFA)

The City of Hillsdale Tax Increment Finance Authority (TIFA) was established in 1986 under the Tax Increment Finance Authority act, Act 450 of 1980, to “prevent urban deterioration and encourage economic development and activity and to encourage neighborhood revitalization and historic preservation.” The purpose of the TIFA is to promote economic development through programs and public improvement projects that create opportunity, provide entrepreneurial support, and preserve property values while maintaining the historic nature of Downtown Hillsdale.

The TIFA derives its funds from a geographically defined district. The assessed value of properties located in the district at the time it was created established the baseline value. Any incremental increase in property taxes above this baseline are captured by TIFA to be reinvested into the district. Incremental taxes captured by TIFA may *only* be spent within that district.

As an organization, TIFA functions as an independent authority under a Board of Directors with its own budget and Rules of Procedure. The TIFA Board is made up of a group of local volunteers as defined by the Act. TIFA meets bi-monthly and is subject to the Open Meetings Act so notice of the meetings are posted, minutes are published and there is public attendance and public comment.

The TIFA must periodically amend its Development Plan which dictates the projects and goals that the TIFA wishes to pursue in the coming years. Since the boundaries of the TIFA district coincide almost perfectly with Hillsdale’s National Register of Historic Places commercial district, the preservation of historic buildings is a priority. Over the years, TIFA funds have typically been spent on infrastructure improvements and a successful Façade Grant program which has provided funds to restore and maintain the facades of Hillsdale’s historic commercial buildings. The 2025 TIFA Development Plan set as a priority the redevelopment and reuse of vacant and underutilized downtown buildings in addition to partnering with the City to improve infrastructure in the district. TIFA funds will continue to be invested in the preservation of Hillsdale’s historic buildings, infrastructure and programs that promote economic activity and increase property values in downtown Hillsdale.

- FY 26 – Lot E (City Center) - \$54,205 (50% City 50% TIFA)
- FY 27 – Traffic Calming Project - \$200,000 TAP Grant Match
(50% City 50% TIFA)
- FY 28 – Lot D (Ferris St.) - \$170,000 (50% City 50% TIFA)

COORDINATION WITH OTHER CAPITAL IMPROVEMENTS

The City of Hillsdale is not the sole owner and operator of capital assets and community amenities in the City and surrounding area. Project coordination and cost-sharing with other local entities will help ensure greater efficiency and maintain the level of service within the community. Other local entities include:

- Hillsdale Housing Commission

HILLSDALE HOUSING COMMISSION

The Housing Commission of Hillsdale is available to assist low-income families with safe, decent, and affordable housing opportunities. The Housing Commission is committed to operating in an efficient, ethical, and professional manner. Hillsdale Housing Commission operates 60 affordable units across its public housing portfolio. Hilltop Apartments located at 45 N. West Street.

Opportunities for Coordination

- Sidewalk projects
- Lighting projects

Website: www.hillsdalehousing.org