



# HASTINGS PLANNING COMMISSION COMMUNICATION

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**DATE:** March 31, 2026

**TO:** Members of the Planning Commission and Staff

**FROM:** Dan King

**SUBJECT:** Information – April 6, 2026 Planning Commission Meeting

Mr. Marvin Helder has informed us that the site plan for the project at 134 E. Court Street will not be completed in time for the public hearing scheduled for the meeting date. Please consider postponing the public hearing until the May 4, 2026, meeting.

The store manager for Family Farm and Home has submitted a site plan for a Food Truck Park to be located in the retail center parking lot north of the store. Food Truck Parks require site plan review by the Planning Commission per Section 90-917 (k)(4) of the Zoning Ordinance. A staff review of the request has been provided.

Scott Chandler representing North Ridge Estates Condominiums Planned Unit Development has submitted a modified site plan. The approved site plan included one two-unit, eight three-unit, and three four-unit for a total of 38 condominium units. The modified site plan includes 18 two-unit condominium units for a total of 36 condominium units. Per Section 90-674 (b) of the Zoning Code, the modification is a major change to the approved PUD and shall comply with the filing procedures of a PUD. Planning Commission will conduct a preliminary review of the site plan and modification of the approved PUD. Upon completion of the review, Planning Commission may schedule a public hearing for May 4<sup>th</sup> to review the final development plan.

The 2026 Capital Improvement Plan has been provided for your review and approval.

We have provided the survey results for the ranking of the Work Task List items. The Master Plan will be five years old this year. An item has been added to the Work Task List to address the Master Plan.

# HASTINGS PLANNING COMMISSION A G E N D A

Monday April 6, 2026

1. **Call to Order/Roll Call** (Regular meeting starts at 7:00 p.m.)
2. **Pledge of Allegiance**
3. **Approval / additions / deletions to agenda**
4. **Approval of Minutes** March 2, 2026, Draft Meeting Minutes of the Planning Commission Regular Meeting. \*
5. **Informative Items:** None
6. **Public Hearings:**
  - A. Public hearing to review and consider the request for a special use permit and site plan review for construction of a multi-family building at 134 E. Court Street. \*
7. **New Business:**
  - A. Review and consider a site plan for a Food Truck Park from Marc Richardson of Family Farm and Home at 760 W. State Street. \*
  - B. Review preliminary development plan for modification of the North Ridge Estates Condominiums Planned Unit Development. \*
  - C. Review and approve 2026 Capital Improvement Plan and forward to City Council. \*
8. **Old Business:**
  - A. Receive JPA / JPC Update.
  - B. Consider Planning Commission 2026 General Work Task List. \*
  - C. Report Regarding Tracking and Terms and Conditions Imposed by the Planning Commission. \*
9. **Open Public Discussion and Comments**
10. **Staff Comments**
11. **Commissioner Comments**
12. **Adjourn**

\*Indicates attachment

**CITY OF HASTINGS**  
**PLANNING COMMISSION MEETING MINUTES**  
**March 2, 2026**

The meeting was called to order at 7:00 p.m. by Chairperson Hatfield with the following Commissioners present: Scott Darling, David Hatfield, Nichole Lyke, Bill Mattson, Jacquie McLean, Sarah Moyer-Cale, Dave Tossava, and Tom Wiswell. Absent: Levi Bolthouse. Student member Meredith Ansortge was also absent.

**Call to Order**

Also present: Planning Consultant Rebecca Harvey and Community Development Director/Zoning Administrator Dan King, and Fire Chief Mark Jordan.

It was MOVED by Mattson and SECONDED by Lyke to approve the agenda as presented. All members present voting yes; motion carried.

**Approval of the Agenda**

It was MOVED by Mattson and SECONDED by Tossava to approve the November 3, 2025 meeting minutes and the November 3, 2025 meeting minutes as presented. All members present voting yes; motion carried.

**Approval of the Minutes**

It was MOVED by Mattson and SECONDED by Tossava to approve the December 1, 2025 meeting minutes as presented. All members present voting yes; motion carried.

None.

**Informative Items**

It was MOVED by McLean and SECONDED by Mattson to postpone the public hearing for a special land use at 134 E. Court Street until the regular meeting of April 6, 2026. All members present voting yes; motion carried.

**Public Hearing:**  
134 E. Court Street SLU

A representative from Exxel Engineering provided an overview of the plan and emphasized that it is a sketch and that there will be many changes before a more finalized plan is presented. Comments were made regarding public versus private roads in the area and the surrounding land uses. It was noted that outdoor shared space and/or private outdoor spaces should be added to the plan. Fire access and fire flow were also discussed along with the site layout. It was stated that the applicant intended to pursue a PUD. No action was taken.

**New Business:**  
S. Orchard St  
1200 Blk –  
unofficial site  
plan review

It was MOVED by Mattson and SECONDED by McLean to approve and submit the 2025 Planning Commission annual report to the City Council. All members present voting yes; motion carried.

2025 annual  
report

Neither the JPA nor JPC has met since December 2025.

**Old Business**  
JPA/JPC Update

A review of the ordinance related to chickens was added to the task list. Planning Commission members were asked to prioritize the items in the work task list in the next ten (10) days.

Work Task List

Four projects have been completed and removed from the tracker.

Tracking Terms  
and Conditions

None.

**Public Comment**

King stated that an open house for the W. State Street Corridor will take place on March 19<sup>th</sup>.

**Staff Comments**

Moyer-Cale introduced Hana Jaquays, Assistant City Manager.

**Commission  
Comments**

It was MOVED by Lyke and SECONDED by McLean to adjourn the meeting. All members present voting yes; motion carried. The meeting was adjourned at 7:58 p.m.

**Adjournment**

Respectfully submitted,

Sarah Moyer-Cale,  
Secretary



April 6, 2026

Planning Commission  
 City of Hastings  
 201 W. State Street  
 Hastings, Michigan

**Applicant:** Mark Richardson  
 Family Farm and Home

**Property:** 760 W State St

**Zoning:** B-2 General Business District

**Request** Site Plan Review – for Food Truck Park

- Subject site is a portion of a large shopping plaza parking lot.
- Applicant proposes the establishment of Food Truck Park with up to then (10) food trucks.
- A review of the proposal shall be guided by Division 90-IX-9 Food Truck/Food Truck Park, Sections 90-916 and 90-917, and Division 90-VI-13 B-2 General Business Zoning District.

**Site Plan Review**

**Section 90-485 District Regulations**

	<b>Permitted/Required</b>	<b>Proposed</b>
<b>Minimum Lot Size</b>	<b>None</b>	<b>NA</b>
<b>Min Building Setbacks</b>	<b>Front (W State St - &gt;4 ft Side 10 ft Rear 12 ft</b>	<b>&gt;4 ft &gt;10ft &gt;12 ft</b>
<b>Max Building Height</b>	<b>35 feet</b>	<b>NA</b>

**Section 90-916 Food Truck/Food Truck Park Scope**

Required	Proposed
Private property. A food truck located on private property shall only be allowed as regulated by Article 90-VI – District Regulations and shall be subject to the standards and approval process of Section 90-917 – Standards.	<b>Private Property</b>

**Section 90-917 Standards**

Required	Proposed
<b>Location.</b> A food truck may be located and operated on property with or without a principal use/building.	<b>Retail Plaza</b>
<b>District regulations.</b> Lot area, lot width, setbacks and any other dimensional requirement of the zoning district shall apply.	<b>B-2 Compliant</b>
<b>Parking Section 90-924-</b> 948 spaces provided. 60 spaces occupied by food truck park. +/- 1263 spaces required for shopping plaza operations.	<b>Requires PC Review *</b>
<b>Separation.</b> A food truck shall not be located within 150 feet of a permanent business with a food license during the permanent business hours of operation.	<b>171 feet proposed</b>
<b>Traffic.</b> A food truck shall be located and operated in such a manner so as not to interfere with pedestrian or vehicular traffic	<b>Compliant</b>
<b>Noise.</b> The use of amplifiers, banners, loud music, and other attention gathering devices in conjunction with the operation of a food truck shall be prohibited.	<b>Unknown</b>
Lighting. The use of flashing or blinking lights or strobe lights in conjunction with the operation of a food truck is prohibited. All exterior lights over 60 watts shall contain opaque, hood shields to direct the illumination downward.	<b>Proposed Daylight Operations 4:00 PM to 8:00 PM</b>

**Summary:**

- The hours of proposed operation are 4:00 PM to 8:00 PM. Hours are consistent with other retail and restaurant operations in the vicinity.
- **Guidelines state loud generators are not allowed. Recommend confirming with applicant.**

### **\* Section 90-927 Parking Variation**

Where it can be demonstrated that the parking requirements of this article would result in more parking spaces than are necessary for the parking needs of a particular use, the planning commission may approve a parking plan with fewer spaces than required by section 90-924 according to the following requirements:

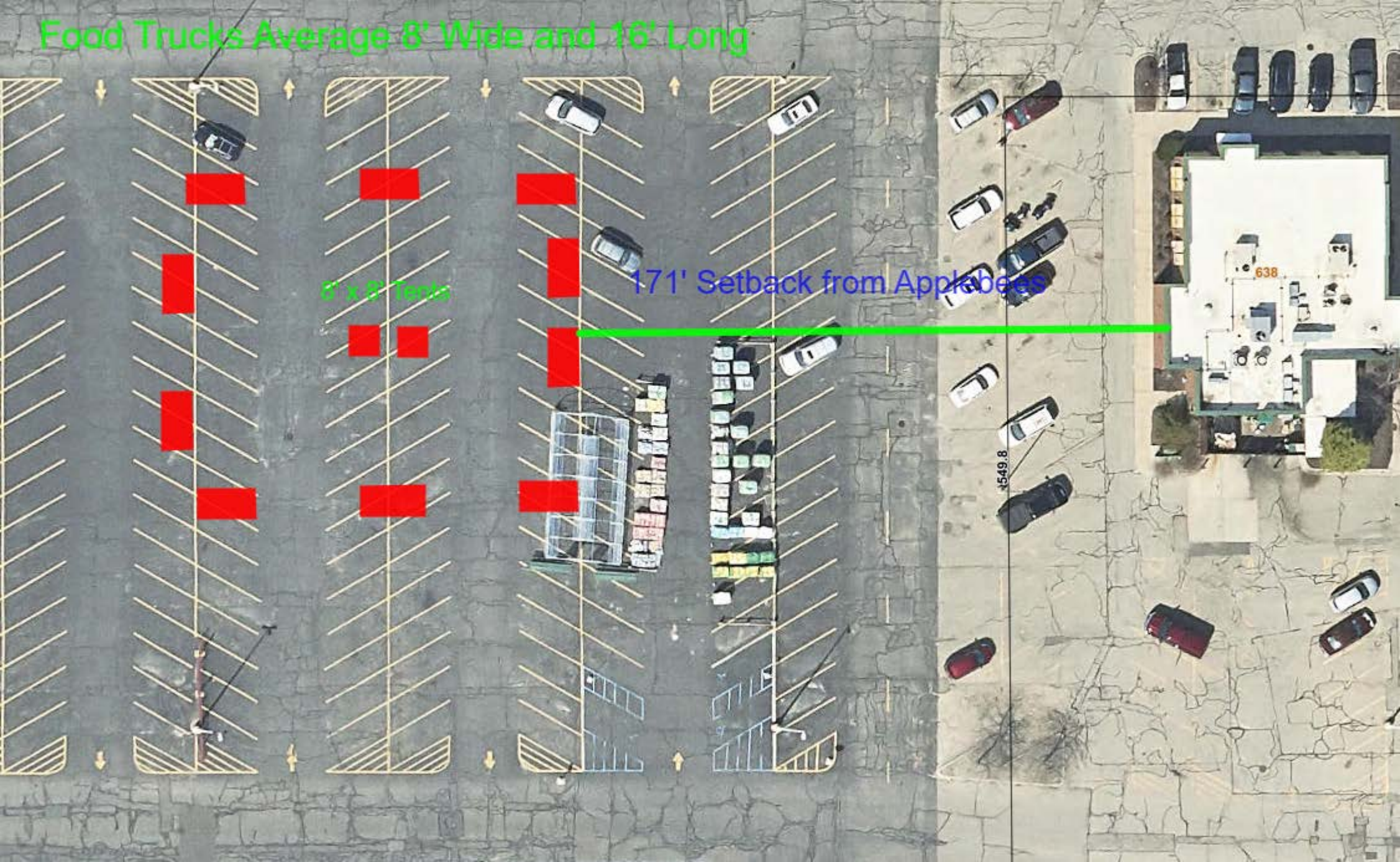
- a) The applicant must provide written evidence to the planning commission that the parking proposed on the site for the use is sufficient to meet the parking needs of those who will patronize the use as well as the parking needs for employees during the largest working shift. Such evidence may consist of: arrangements for nearby shared parking; evidence that the proposed use will also be patronized by pedestrians or by those using bus service or; evidence from the parking history of the proposed use or a use similar to the proposed use at other locations or; that there is sufficient space on the site for the required parking to be provided if it becomes necessary at a later time.
  - b) If a plan is approved to allow fewer parking spaces than required by section 90-924 such parking plan shall only apply to the stated use. Any other use shall comply with the requirements of section 90-927 before an occupancy permit is issued or such use shall first obtain approval from the planning commission in accordance with section 90-927(a) above before an occupancy permit is issued.
- Standards for site plan approval generally consistent with Section 90-485, 90-916, and 90-917

Dan King  
Community Development Director/Zoning Administrator

Food Trucks Average 8' Wide and 16' Long

8' x 8' Trucks

171' Setback from Applebees





# MCKENNA

April 6, 2026

Planning Commission  
City of Hastings  
201 East State Street  
Hastings, MI 49058

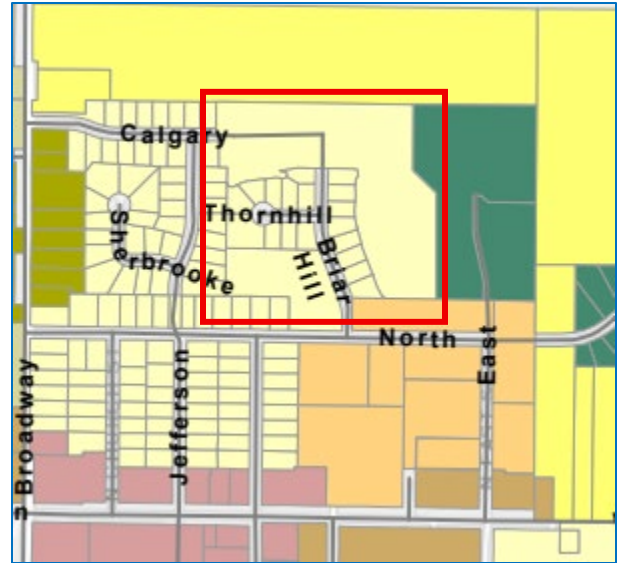
**Subject:** North Ridge Estates Condominiums PUD  
[Newly named Thornapple Meadows  
Condominiums]



**Location:** West Calgary Drive/Briar Hill Drive  
  
[Parcel #55-155-000-00]

**Zoning:** North Ridge Estates Condominiums PUD

**Request:** Amendment of the Previously  
Approved North Ridge Estates  
Condominiums PUD

Zoning Map



-  R-1 One Family Residential District
-  PUD Planned Unit Development District

## Application Overview

- The North Ridge Estates PUD Final Development Plan was approved in 2025. The development was approved to include the following elements:
  - 12 buildings with attached single-family dwellings (3 4-unit buildings; 8 3-unit buildings; 1 2-unit building – total 38 dwelling units) on northern 8.5 acres
  - Public roads: extension/connection of Calgary Drive and Briar Hill Drive
  - Sidewalks along both sides Calgary Drive/Briar Hill Drive, per City standards
  - Public sanitary sewer and water service
  - Existing stormwater drainage feature (southern 5.5 acres)
  - Open space – 0.94 acres (11.74% of 8.5-acre development site)

- Applicant proposes the following modifications to the previously approved PUD:
  - New development name
  - Construction of 18 2-unit buildings with attached single-family dwellings (total 36 dwelling units) on northern 8.5 acres
  - Reduced open space – 0.85 acres (10% of 8.5-acre development area)
  - Modified landscape plan
- The remaining elements of the previously approved PUD Final Development Plan are not proposed for modification.
- Per Section 90-674 – *Modification of a PUD*, the proposed modification of the previously approved PUD is subject to the Preliminary Plan and Final Development Plan review requirements for a PUD established by Article VII.

Article VII – Planned Unit Development – *Preliminary Plan Review*

**Sec 90-662 – PUD Authorization – compliance noted**

**Sec 90-663 – Qualifying Conditions – compliance noted**

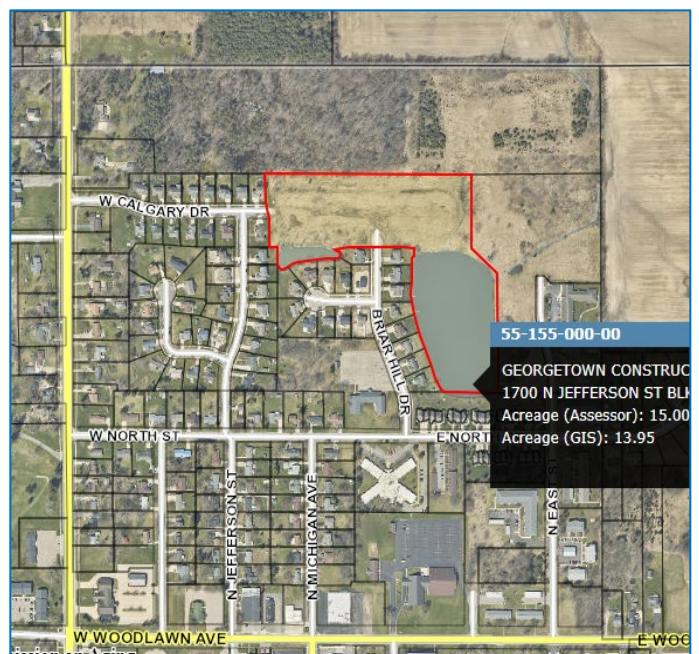
**Sec 90-664 – Development Requirements**

Density – *compliance noted*

- Permitted maximum density - 6 d.u./acre (6 x 8.5 acres = 51 units)
- Proposed density - 4.2 d.u./acre (36 d.u./8.5 acres)

Open Space – *compliance noted*

- Open Space: 0.85 acres (10%) required; 0.85 acres (10%) proposed



## Sec 90-665 – Applicable Regulations

- The 2025 PUD approval was conditioned upon the following development requirements:
  1. Setbacks will conform to R-2 Single Family Residential District standards. – *compliance noted*
  2. Unit sizes will range from 1,100 to 2,000 square feet. – *compliance noted*
  3. Building width will range from 68 feet to 136 feet. – *compliance noted*
  4. Calgary Drive will be extended from the west and Briar Hill Drive will be extended from the south and will be subject to city public road construction standards. Sidewalks will be constructed on both sides of the Calgary and Briar Hill public road extensions subject to city sidewalk construction standards. – *compliance noted*
  5. The stormwater management plan and utility system (sewer/water) proposal shall be subject to City review/approval, per the approval of the Planning Commission on December 1, 2025. – *no changes proposed*
  6. The location, description, use/occupancy and maintenance provisions for all general and limited common elements shall be provided in the master deed for the project and shall be subject to City review/approval. – **compliance cannot be confirmed**
  7. The development will adhere to the 10% Open Space minimum requirement. – **the proposed open space has been reduced from 0.94 acres (11.74%) to 0.85 acres (10%) and consists entirely of drainage basins**
- The Landscape Plan has been modified to reflect the reduced open space area and compliance with the Front Yard Landscaping Requirements (Sec 90-1101). – **required shrub plantings have not been indicated**

## Sec 90-666 – PUD Design Considerations

The amended Preliminary Plan continues to positively respond to the 12 specific design considerations set forth in this Section. The following design elements of the proposal are noteworthy:

- The extension of Calgary Drive/Briar Hill Drive as public roads is proposed to serve the 36-unit residential site condominium development.
- Public infrastructure (sewer/water) is proposed to serve the 36-unit residential site condominium development.



- Stormwater management is proposed to utilize the existing stormwater pond/area adjacent to the south.
- Sidewalks are proposed to be provided per City standards.
- Streetlights are proposed to be provided along Calgary Drive.

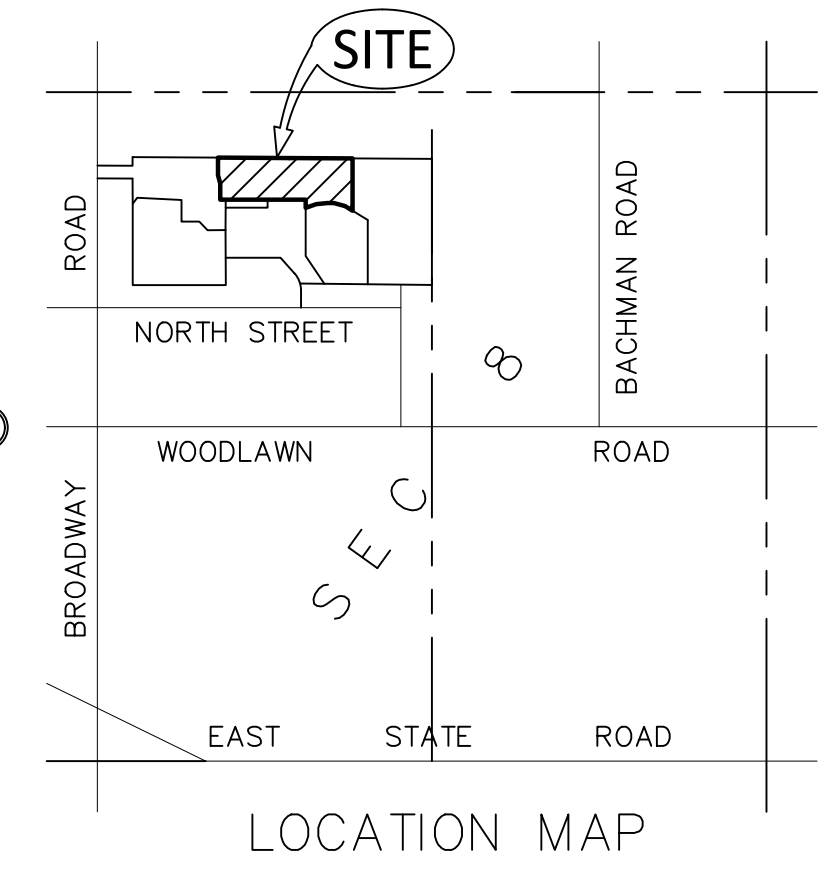
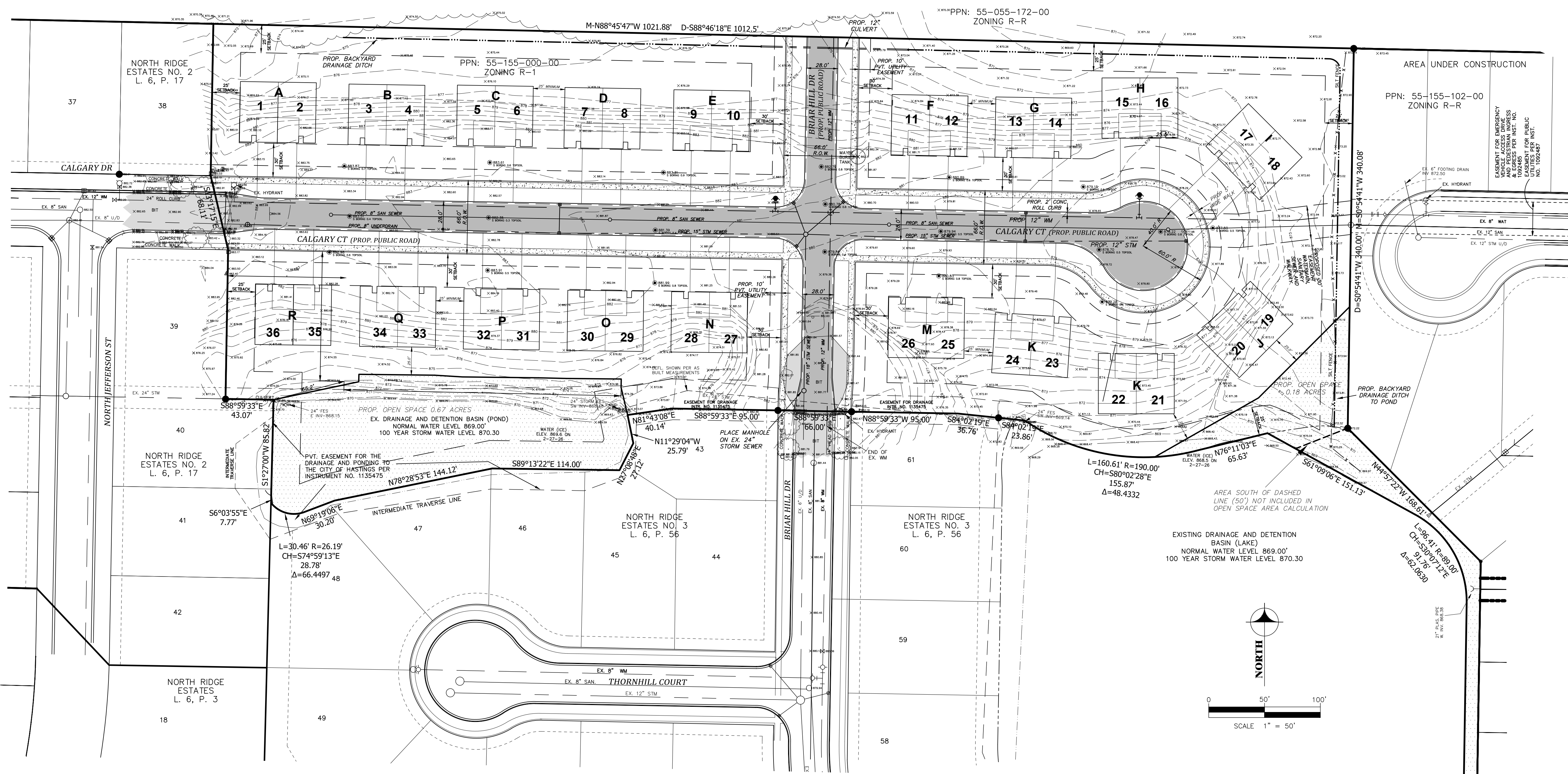
### **Sec 90-667 – Application Procedure**

- The amended Preliminary Plan meets the content requirements of this section.

### **Summary of Findings**

- The proposed modifications require an amendment of the PUD approval granted in 2025.
- An amendment of the PUD approval requires compliance with the preliminary plan and final plan review process.
- The amended Preliminary Plan:
  - Meets Preliminary Plan content requirements.
  - Demonstrates compliance with PUD Qualifying Conditions (Sec 90-663) and Development Requirements (Sec 90-664).
  - Is largely in compliance with the 2025 conditions of PUD approval but requires review/discussion of the open space and landscape proposals.

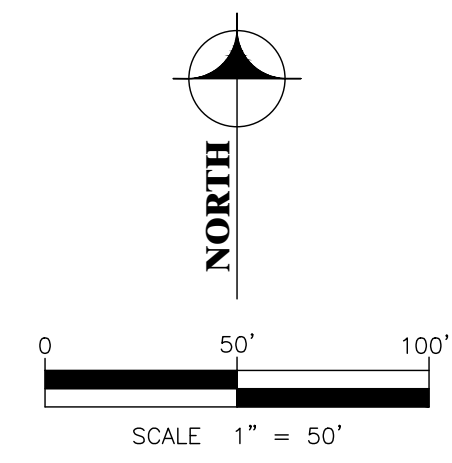




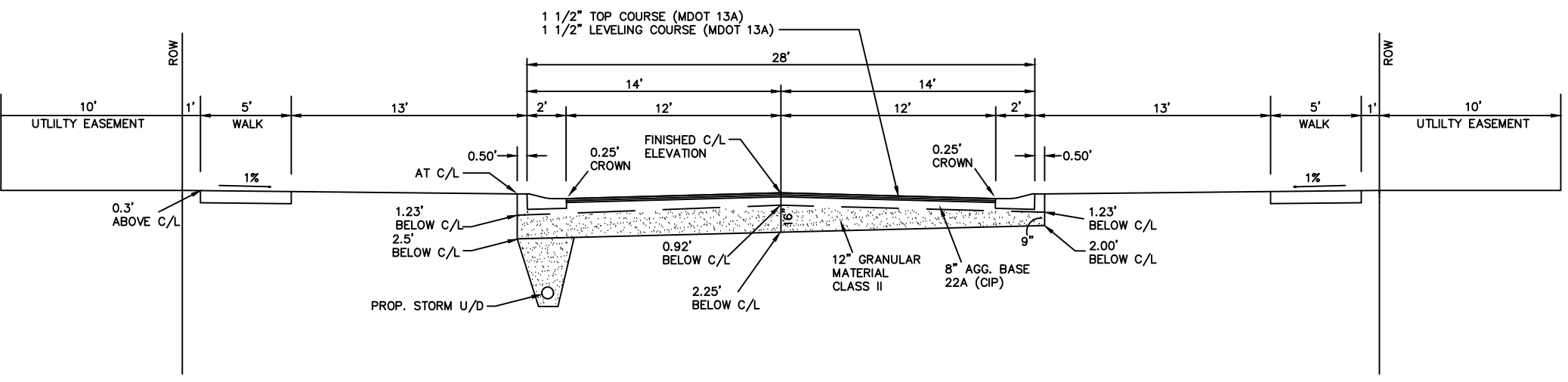
DESCRIPTION TAKEN FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. 25-4381-RS-1 DATED AUGUST 20, 2025 AT 08:00 AM.

THE LAND IS DESCRIBED AS FOLLOWS: SITUATED IN THE CITY OF HASTINGS, COUNTY OF BARRY AND STATE OF MICHIGAN, TO-WIT: COMMENCING AT THE NORTH 1/4 POST OF SECTION 8, TOWN 3 NORTH, RANGE 8 WEST, THENCE SOUTH 0 DEGREES 54' 41" WEST 1509.27 FEET; THENCE NORTH 88 DEGREES 30' WEST 514 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88 DEGREES 30' WEST 434.25 FEET; THENCE 53.93 FEET ON A LEFT CURVE WITH A RADIUS OF 354.46 FEET, CHORD BEARING NORTH 17 DEGREES 38' 29" WEST 53.88 FEET; THENCE NORTH 22 DEGREES WEST 145.9 FEET; THENCE SOUTH 63 DEGREES WEST 66 FEET; THENCE NORTH 22 DEGREES WEST 97.52 FEET; THENCE NORTH 88 DEGREES 30' WEST 480.78 FEET; THENCE NORTH 01 DEGREE 30' EAST 478.19 FEET; THENCE NORTH 88 DEGREES 59' 33" WEST 43.07 FEET; THENCE NORTH 01 DEGREE 00' 27" EAST 133.45 FEET; THENCE NORTH 13 DEGREES 17' 15" WEST 68.11 FEET; THENCE NORTH 01 DEGREE 00' 27" EAST 136.09 FEET; THENCE SOUTH 88 DEGREES 46' 18" EAST 1012.5 FEET; THENCE SOUTH 0 DEGREES 54' 41" WEST 340 FEET; THENCE SOUTH 44 DEGREES 57' 22" EAST 168.81 FEET; THENCE SOUTH 0 DEGREES 54' 41" WEST 550 FEET; TO THE POINT OF BEGINNING. EXCEPT THE PLATE OF NORTH RIDGE ESTATES NO. 3.

- NOTES:
- PROPOSED PUD ZONING
  - TOTAL GROSS ACRES: 8.45
  - THE SOUTHEAST BODY OF WATER IS APPROXIMATELY 5.4 ACRES. BECAUSE IT IS CLASSIFIED AS A LAKE (>5.0 ACRES), IT IS EXCLUDED FROM THE PROPERTY'S TOTAL GROSS ACREAGE CALCULATION.
  - MAX DWELLING DENSITY: 50 TOTAL UNITS (6 UNITS PER ACRE MAXIMUM)
  - PROPOSED UNITS: 36
  - TOTAL NET ACRES (EXCLUDING POND): 8.01
  - OPEN SPACE REQUIRED: 0.80 ACRES
  - PROPOSED OPEN SPACE: 0.85 ACRES (10.61%)

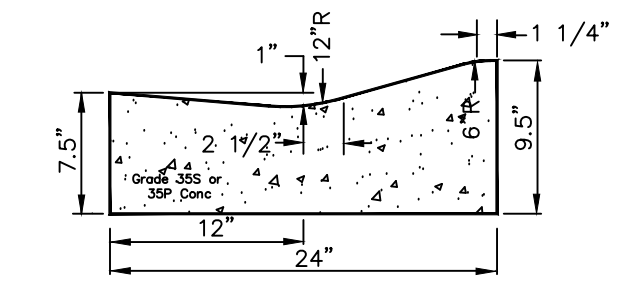


- LEGEND
- IRON FOUND
  - HYDRANT
  - ⊗ WATER VALVE
  - ⊙ WATER STOP BOX
  - ⊕ CATCH BASIN
  - MANHOLE
  - SIGN
  - ⊕ ELECTRIC MARKER
  - ⊕ GAS MARKER
  - ⊕ TELEPHONE BOX



TYPICAL 28' WIDE STREET CROSS SECTION

Notes: 1 Contraction Joints shall be placed every 10 ft  
2 Expansion Joints shall be placed at 350 ft Min and at all Radius Points



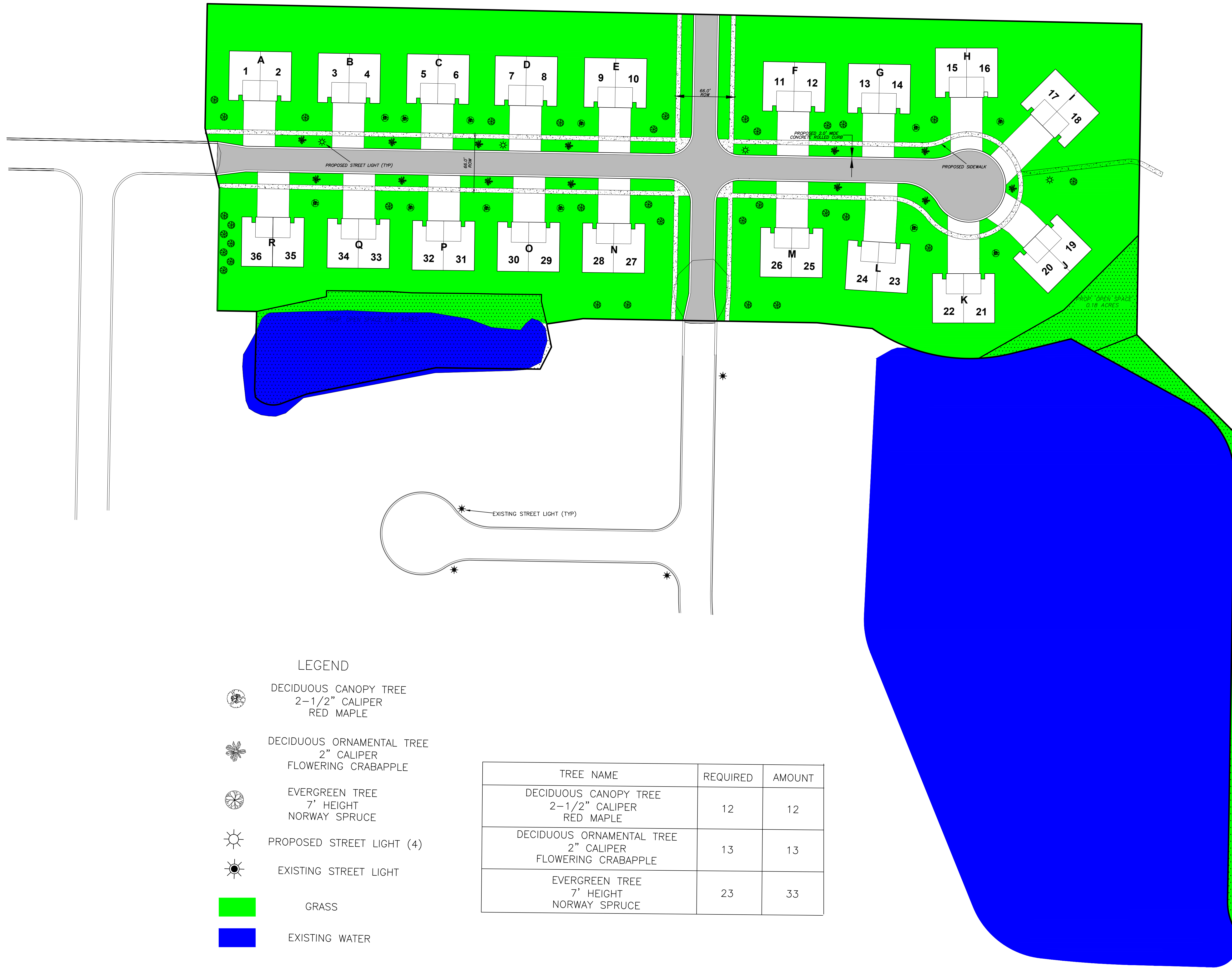
24" CONC ROLLED CURB DETAIL (PITCHED IN)

# THORNAPPLE MEADOWS CONDOMINIUMS SITE PLAN HASTINGS, MI

PREPARED FOR:  
THORNAPPLE MEADOWS HASTINGS, LLC




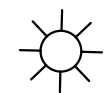



PREPARED BY:  
**Pathfinder**  
Engineering, Inc.  
2335 Byron Center Ave. S.W. Wyoming, MI 49519  
Phone 1-616-878-3885 Fax 1-616-878-4559  
DATE: 3-23-26 PROJECT NO.: 25030

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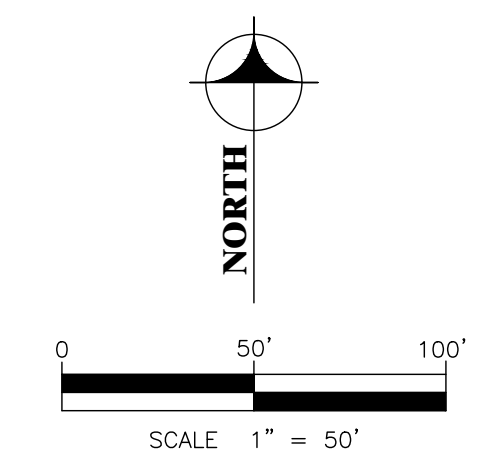


NOTES:  
 - **STREET LIGHTING:** FOUR (4) TRADITIONAL POST-TOP NON-CUTOFF FIXTURE STYLE STREET LIGHTS PROPOSED; DECORATIVE RESIDENTIAL-STYLE POLES, APPROXIMATELY 14-FOOT HEIGHT, FULL CUTOFF LED FIXTURES, APPROXIMATELY 40-60 WATT (LED EQUIVALENT).

LEGEND

-  DECIDUOUS CANOPY TREE  
2-1/2" CALIPER  
RED MAPLE
-  DECIDUOUS ORNAMENTAL TREE  
2" CALIPER  
FLOWERING CRABAPPLE
-  EVERGREEN TREE  
7' HEIGHT  
NORWAY SPRUCE
-  PROPOSED STREET LIGHT (4)
-  EXISTING STREET LIGHT
-  GRASS
-  EXISTING WATER

TREE NAME	REQUIRED	AMOUNT
DECIDUOUS CANOPY TREE 2-1/2" CALIPER RED MAPLE	12	12
DECIDUOUS ORNAMENTAL TREE 2" CALIPER FLOWERING CRABAPPLE	13	13
EVERGREEN TREE 7' HEIGHT NORWAY SPRUCE	23	33



**THORNAPPLE MEADOWS  
 CONDOMINIUMS  
 LANDSCAPING PLAN**  
 HASTINGS, MI

PREPARED FOR:  
 THORNAPPLE MEADOWS HASTINGS, LLC

PREPARED BY:



2335 Byron Center Ave. S.W. Wyoming, MI 49519  
 Phone 1-616-878-3885 Fax 1-616-878-4559  
 DATE: 11-14-25  
 REVISED: 12-31-25  
 REVISED: 3-25-26 PROJECT NO.: 25030

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# City of Hastings

# Capital Improvement Plan

March 2026



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## **Introduction**

Capital Improvement Planning helps coordinate the needs and priorities of the City with sound fiscal management. The CIP includes all planned capital expenditures for the upcoming six-year period (Upcoming fiscal year plus 5). Consideration is given to the City's adopted Master Plan, City Council defined goals & objectives, and various infrastructure plans and reviews when creating the annual CIP. Additionally, the coordination and timing of projects is critical to ensure an efficient and responsible use of public funds for capital improvements.

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

- Use as a tool to optimize the use of revenue
- Focus attention on community goals, needs, and capabilities
- Guide future growth and development
- Encourage efficiencies
- Help maintain a sound and stable financial program
- Enhance opportunities for the participation in federal and/or state grant programs

A capital improvement for the purpose of this plan is any capital expense of at least \$10,000 in value that has a useful life of three years or longer. This could include property acquisition, facility construction, non-recurring rehabilitation, major equipment purchase, or any planning, feasibility, or design study related to an individual capital improvement project.

The City of Hastings public infrastructure includes drinking water supply and delivery systems, wastewater collection and treatment systems, storm drainage systems, and public streets. These systems are aging and certain parts need to be repaired or replaced to keep up with deterioration over time. In addition to the City's mostly linear (right-of-way related) infrastructure, this plan includes capital planning for at least 6 years of all types of public structures and assets including: public parks and recreation, city-owned buildings and parking lots, public works assets, cemeteries, public safety (police and fire), library, and other related city-owned assets.

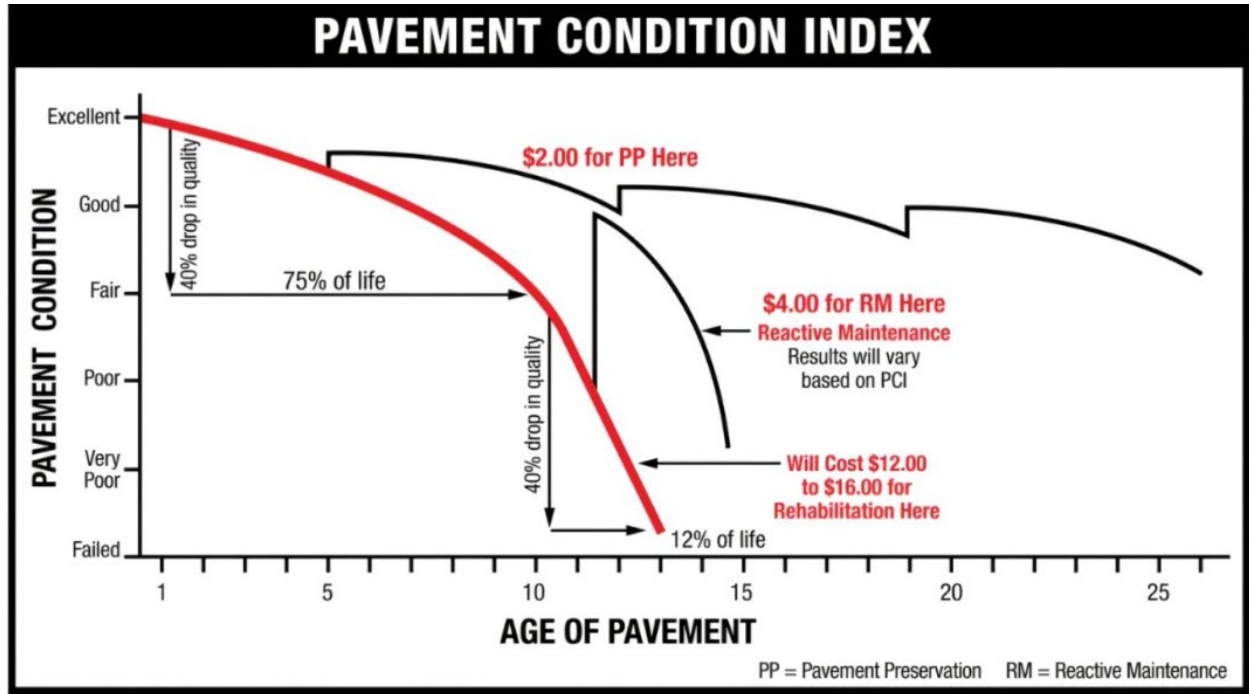
Waiting until something breaks to make emergency repairs is expensive and often leads to unexpected budget impacts. A more proactive approach can minimize life cycle costs using the following steps:

- Evaluate the condition and capacity of assets to determine the needs
- Implement a maintenance program for the small needs
- Implement a Capital Improvement Plan for the big needs
- Develop financial strategies to fund all planned work before needs become emergencies

## **Planning Framework**

The philosophy behind the capital improvement plan is rooted in asset management. Asset management is an ongoing process of maintaining, preserving, upgrading, and operating physical assets cost-effectively, based on a continuous physical inventory and condition assessment and investment to achieve established performance goals. Asset management minimizes the total cost of owning and operating systems while delivering services at a level desired by customers.

An example of asset management can be found by consulting a pavement condition index. The index demonstrates how making preventative maintenance a priority is more cost effective and lengthens the useful life of pavement relative to focusing on the worst condition roads and making expensive repairs.



Proper asset management for pavement would include routine condition assessments of the road system, consideration of the most cost-effective treatments, and consideration of the level of service the road provides residents and taxpayers. It also considers the timing of related infrastructure improvements, such as water and sewer, which may impact pavement quality and cost of a project. Another consideration is the criticality of the infrastructure – what would result if there was a failure?

Asset management principles can be used for any infrastructure system.

Project considerations without asset management	Project considerations based on asset management
<ul style="list-style-type: none"> <li>• What system element is in the worst condition?</li> <li>• What do I think is the most important project?</li> <li>• What do we have funds to do?</li> <li>• How can we “fix” the most problems at one time?</li> </ul>	<ul style="list-style-type: none"> <li>• Where can we get the most bang for our buck?</li> <li>• How can we sustain the level of service our residents expect?</li> <li>• How can we use data to make informed decisions?</li> </ul>

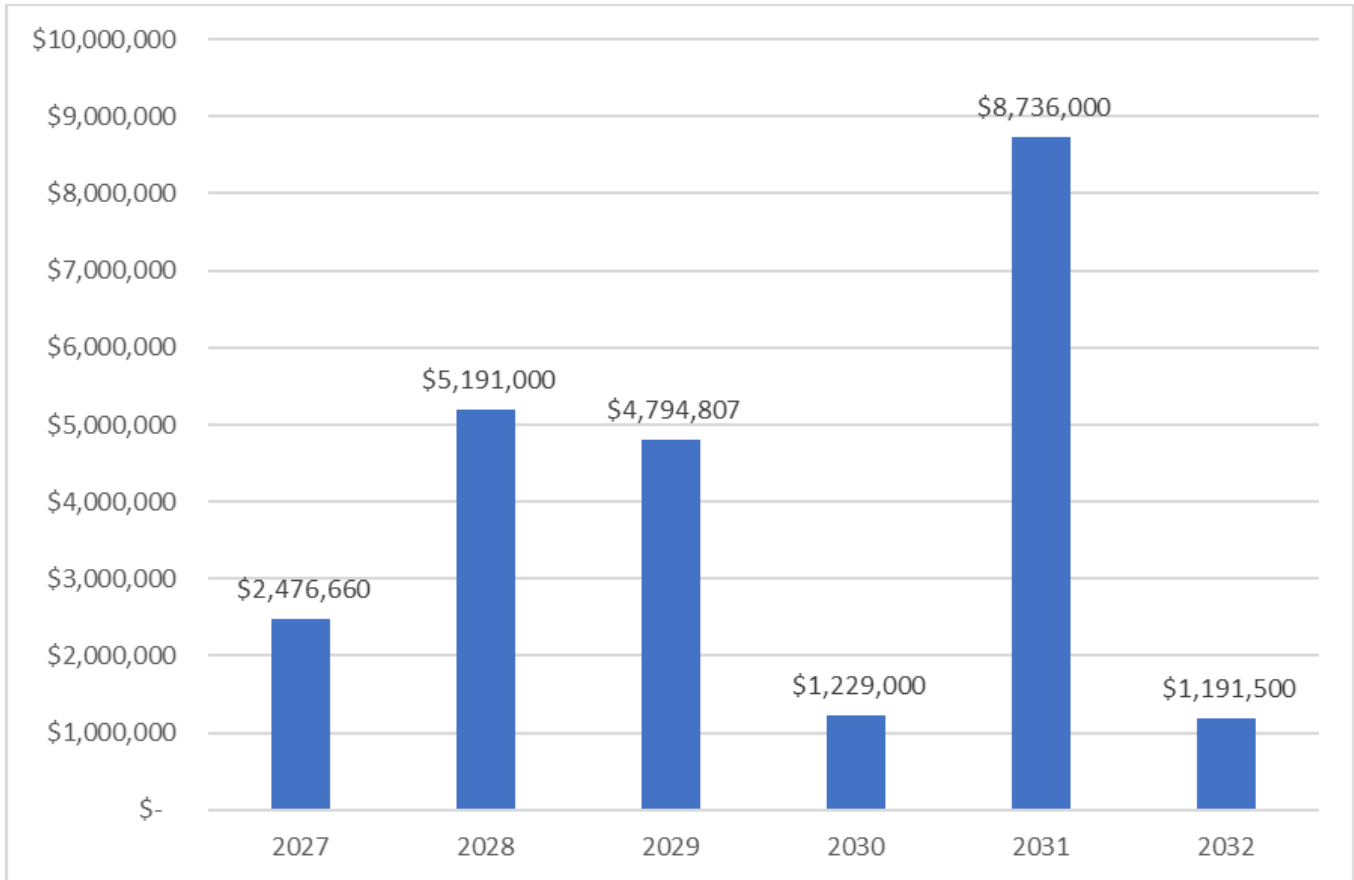
		2027	2028	2029	2030	2031	2032	Total
<b>General Services</b>								
CH-1	Elevator Modernization	180,000						180,000
CH-2	City Hall Improvements		30,000	20,000	20,000	25,000	25,000	120,000
CH-3	Replace Phone System		45,000					45,000
DPS-1	Screening of Compost Facility		25,000		27,000		27,000	79,000
DPS-2	DPS Pole Barn Roof Replacement	28,000						28,000
<b>Total General Services</b>		208,000	100,000	20,000	47,000	25,000	52,000	452,000
<b>Parks &amp; Recreation</b>								
P-1	TangleTown Renovation	193,660						193,660
P-2	Riverwalk Trail Signage Improvements	30,000						30,000
P-3	Hammond Hills Parking Lot Expansion	60,000						60,000
P-4	Tyden Park Pavillion Restoration			20,000				20,000
P-6	Tyden Park Riverwalk Trail		65,000					65,000
P-7	Tyden Park Drive and Parking - chipseal		28,000					28,000
P-8	Fish Hatchery Building Painting		18,000					18,000
P-9	Fish Hatchery Softball field bathroom renovation			35,000				35,000
P-11	Fish Hatchery Softball Field Fence				50,000	50,000		100,000
P-12	Hammond Hills Green Restroom Construction						95,000	95,000
<b>Total Parks &amp; Recreation</b>		283,660	111,000	55,000	50,000	50,000	95,000	644,660
<b>Library</b>								
L-1	Handicap Parking		20,000					20,000
L-2	Roof Replacement			265,000				265,000
L-3	Study Rooms		45,000					45,000
L-4	Makerspace Remodel			260,000				260,000
<b>Total Library</b>		0	65,000	525,000	0	0	0	590,000
<b>Utilities*</b>								
W-1	Filter Tank Painting at Water Plant	32,500						32,500
W-2	Elevated Storage Tank Inspections	40,000						40,000
W-3	Water Plant High Service Pumps - Pull & Inspect	35,000		35,000		35,000		105,000
W-4	Well #1 - Pull and Inspect Pump	35,000						35,000
W-5	Water Asset Management Plan Update & Update Anterro content	25,000					27,500	52,500
W-6	Water Reliability Study			25,000				25,000
W-7	New Elevated Storage Tank and Bachman Transmission Main		3,000,000					3,000,000
W-8	Iron Filter Media Inspection and Replacement				300,000			300,000
S-1	W. State Street Sewer Main Relining	100,000						100,000
S-2	Sanitary Sewer Televising Program		50,000			50,000		100,000
S-3	WWTP Cold Storage Building Upgrade		15,000					15,000
S-4	Additional Blower		200,000					200,000
S-5	Air Scrubber Alternative System		20,000					20,000
S-6	North Primary Clarifier Mechanism Replacement			400,000				400,000
S-7	Sanitary Sewer Root Treatment				25,000			25,000
S-8	Final Clarifier #1 - rotating mechanism replacement						520,000	520,000
<b>Total Utilities</b>		267,500	3,285,000	460,000	325,000	85,000	547,500	4,970,000

\*Does NOT include distribution and collection system projects. Priorities, cost estimates, and timeline are still being evaluated.

	2027	2028	2029	2030	2031	2032	Total
<b>Streets</b>							
MS-1	E. State Rd - First to City Limits				600,000		600,000
MS-2	Michigan Ave Bridge Maintenance		306,000				306,000
MS-3	Concrete repairs - sidewalk, curb & gutter, etc	50,000	50,000	50,000	55,000	55,000	315,000
MS-4	Woodlawn Sidewalk Install Broadway to Bob King Park	55,000					55,000
MS-5	Chipsealing/Road Preservation	150,000	150,000	150,000	150,000	150,000	900,000
MS-6	E. State St Mill full depth pavement mill (Center to Grand)		525,000				525,000
PED-1	Pedestrian Island (Broadway & Thorn)	145,000					145,000
LS-1	Road Gravel	10,000	10,000	10,000	12,000	12,000	66,000
LS-2	Concrete repairs - sidewalk, curb & gutter	30,000	30,000	30,000	30,000	30,000	185,000
LS-3	Chipsealing/Road Preservation	75,000	75,000	75,000	75,000	75,000	450,000
S-1	Storm Sewer Spot Repairs			38,807		40,000	78,807
<b>Total Streets</b>	515,000	840,000	659,807	322,000	922,000	367,000	3,625,807
<b>TIF Funds</b>							
DDA-1	Downtown street light replacements		425,000				425,000
DDA-2	Downtown sidewalk improvements		200,000	200,000			400,000
DDA-3	Parking Lot 1 Improvements	35,000					35,000
DDA-4	Street Light Pole Painting	45,000					45,000
<b>Total TIF</b>	80,000	0	625,000	200,000	0	0	905,000
<b>Emergency Services</b>							
PD-1	Patrol Vehicle Replacement (#47)		70,000				70,000
PD-2	Patrol Vehicle Replacement (#43)		70,000				70,000
PD-3	Patrol Vehicle Replacement (#42)	62,500			72,000		134,500
PD-4	Patrol Vehicle Replacement (#41)	62,500			72,000		134,500
PD-7	Radio Encryption	46,000					46,000
F-5	Replacement PPE	10,000		10,000	10,000		30,000
F-6	800 Radios	10,000	10,000	10,000			30,000
F-7	CPR chest compressor	19,000					19,000
F-8	Chief Vehicle Replacement		70,000				70,000
F-9	Aerial Replacement (836)			1,900,000			1,900,000
F-10	PPE Dryer	12,000					12,000
F-11	Rescue Struts	10,500					10,500
ES-1	Fire Station Construction				7,500,000		7,500,000
<b>Total Emergency</b>	232,500	80,000	2,050,000	10,000	7,654,000	0	10,026,500

	2027	2028	2029	2030	2031	2032	Total
<b>Equipment/Motor Pool</b>							
MP-1	Superintendent Vehicle (#20)	70,000		70,000			140,000
MP-2	Superintendent Vehicle (#30)	70,000		70,000			140,000
MP-3	John Park Mower Replacement (#300)	65,000					65,000
MP-4	Vactor Truck Replacement (#240)	575,000					575,000
MP-5	International Sweeper 2018 (#270)		395,000				395,000
MP-6	Excavator Replacement (#180)		315,000				315,000
MP-7	3-sided storage bldg			75,000			75,000
MP-8	Front End Loader (#250)			325,000			325,000
MP-9	Cat Skid Steer 2014 (#430)				135,000		135,000
MP-10	Loadall for wastewater facility	110,000					110,000
MP-16	Dump Truck 550 Replacement					130,000	130,000
<b>Total Equipment/Motor Pool</b>		890,000	710,000	400,000	275,000	0	2,405,000
<b>GRAND TOTAL 2027 - 2032</b>		2,476,660	5,191,000	4,794,807	1,229,000	8,736,000	23,618,967

## Planned Spending by Year

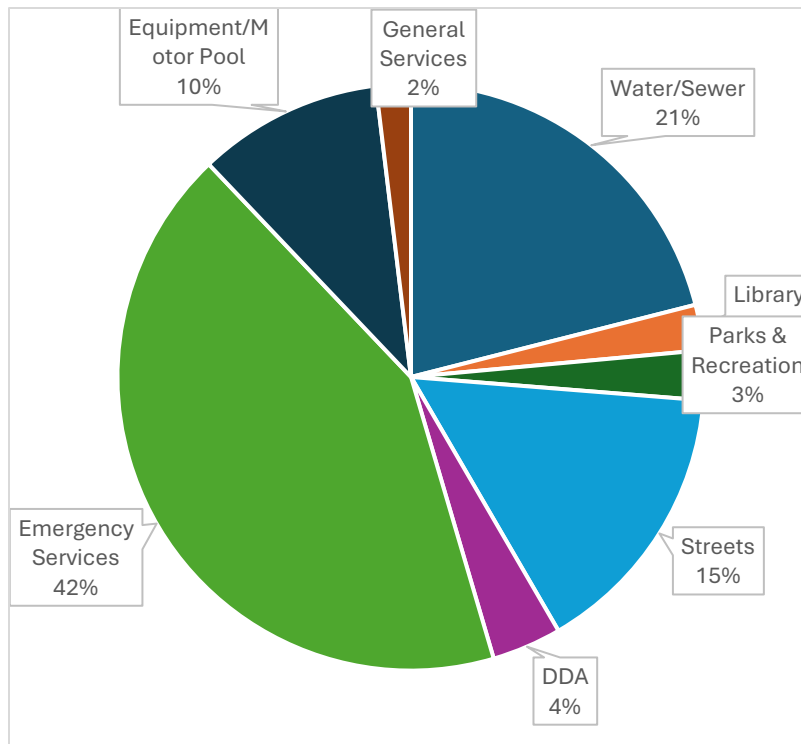
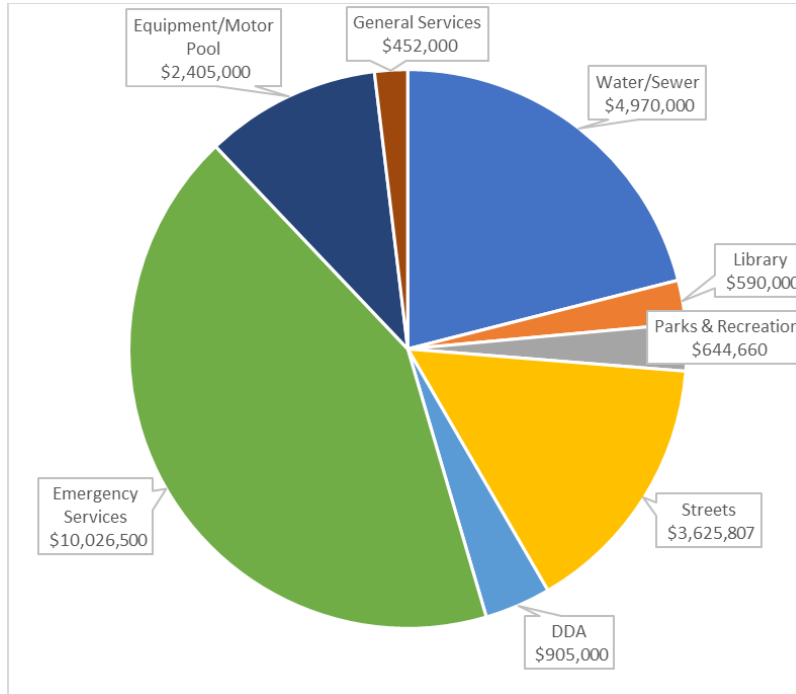


**IMPORTANT:** Water/Sewer distribution and collection system projects are not included. Priorities, costs, and timelines were still being evaluated at the time of publication.

# Project Cost by Category

## Fiscal Year 2027-2032

### \$23,618,967



**IMPORTANT:** Water/Sewer distribution and collection system projects are not included. Priorities, costs, and timelines were still being evaluated at the time of publication.

# GENERAL SERVICES

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: City Hall Elevator Modernization

Project ID #: \_\_\_\_\_ CIP ID #: CH-1

Department: \_\_\_\_\_ Anticipated Start Date: 07/2026

Date Prepared: 02/19/2024

**Project Description:** Provide a brief physical description of the project. Please be specific.

Upgrading City Hall's elevator by replacing existing equipment and replacing with new: Soft starter, Power Unit, Controller, Special Emergency Service, Applied Car Operating Panel, Handsoff Phone, Hoist Operating Devices, and other misc. items.

**Project Need:** Provide a brief explanation of why the project is necessary.

There are changes to the building code that will come into effect in a few years which need to be applied to our elevator. The proposed upgrades would be to meet these upcoming requirements as well as update the overall elevator function. The original elevator manufacturer is no longer in production.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

No.

Does the project share space or overlap with other CIP projects? Please describe.

No.

**Project Cost:** 180,000

**Potential Funding Sources:**

General Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

Otis quote dated 01/25/24

# Otis Service and Repair Order

1/25/2024

**CUSTOMER NAME**

Hastings City Hall  
201 East State Street  
Hastings, MI 49058

**OTIS ELEVATOR COMPANY**

77 E. MICHIGAN, SUITE 10  
BATTLE CREEK, MI 49017

**OTIS CONTACT**

Kelli Shafley  
Phone:  
Email: Kelli.Shafley1@otis.com

**PROJECT LOCATION**

HASTINGS CITY HALL  
201 EAST STATE STREET  
HASTINGS, MI 49058

**PROPOSAL NUMBER**

QTE-001820777

We propose to furnish the necessary material and labor on the following units:

Unit	Customer Designation
D54276	ELEVATOR 1

**SCOPE OF WORK****Otis' HYDRO ACCEL ELEVATOR MODERNIZATION - BUDGET PRICING**

We propose to furnish labor and material to provide a hydraulic microprocessor-based control system. It is specifically designed to meet the particular needs of modernizing hydraulic elevators. The system is integrated by communications over serial links and discrete wiring.

**DUTY**

The present capacity will be retained.

**TRAVEL**

The present travel will be retained.

**STOPS AND OPENINGS**

Present stops and openings will be retained.

**POWER SUPPLY (RETAINED)**

The present power supply will be retained and the new equipment will be arranged for this power supply.

**SOFT STARTER (NEW)**

A new solid-state starter will be provided. It will be of the same power requirement and starting configuration as presently exists.

**POWER UNIT (NEW)**

The existing power unit will be replaced with a new power unit. The new power unit consists of a positive displacement pump, motor, integral 4-coil control valve, oil tank and muffler.

The pump and motor are submerged and are mounted to the tank with rubber isolators to reduce vibration and noise. A muffler is provided to dissipate pulsations and noise from the flow of hydraulic fluid. The valve consists of up, up leveling, down and down leveling controls along with manual lowering and a pressure relief valve.

**AUTOMATIC SELF-LEVELING (WITH NEW HOISTWAY LEVELING DEVICE)**

The elevator shall be provided with automatic self-leveling that shall bring the elevator car level with the floor landings, no more than +/- 1/2" assuming proper loading. The automatic self-leveling shall correct for over travel or under travel.

**CONTROLLER**

A microprocessor-based control system shall be provided to perform all the functions of safe elevator motion and elevator door control. This shall include all the hardware required to connect, transfer and interrupt power, and protect the motor against overloading. The system shall also perform group operational control.

Each controller cabinet containing memory equipment shall be properly shielded from line pollution. The microcomputer system shall be designed to accept reprogramming with minimum system downtime.

**OPERATION - ONE CAR**

Operation shall be automatic by means of the car and landing buttons. Stops registered by momentary actuation of the car or landing buttons shall be made in the order in which the landings are reached in each direction of travel after the buttons have been actuated. All stops shall be subject to the respective car or landing button being actuated sufficiently in advance of the arrival of the car at that landing to enable the stop to be made. The direction of travel for an idle car shall be established by the first car or landing button actuated.

"UP" landing, calls shall be answered while the car is traveling in the up direction and "DOWN" landing, calls shall be answered while the car is traveling down. The car shall reverse after the uppermost or lowermost car or landing call has been answered, then proceed to answer car calls and landing calls registered in the opposite direction of travel.

If the car without registered calls arrives at a floor where both up and down hall calls are registered, it shall initially respond to the hall call in the direction that the car was traveling. If no car call or hall call is registered for further travel in that direction, the car shall close its doors and immediately reopen them in response to the hall call in the opposite directions. Direction lanterns, if furnished, shall indicate the change of direction when the doors reopen.

An independent service switch shall be provided in the car operating panel which, when actuated, shall cancel previously registered car calls, disconnect the elevator from the hall buttons and allow operation from the car buttons only.

**SPECIAL EMERGENCY SERVICE -FIRE SERVICE**

Special Emergency Service operation shall be provided in compliance with the revision of the ASME/ANSI A17.1 Code. Special Emergency Service Phase I to return the elevator (s) non-stop to a designated floor shall be initiated by an elevator smoke detector system or a keyswitch provided in a lobby fixture. If required, the smoke detector system is to be furnished by others. The elevator contractor shall provide input connections on the elevator controller to receive signals from the smoke detector system. A keyswitch in the car shall be provided for in-car control of each elevator when on Phase II of Special Emergency Service. If an elevator is on independent service when the elevators are recalled on Phase I operation, a buzzer shall sound in the car and a jewel shall be illuminated, subject to applicable codes.

**INSPECTION OPERATION**

For inspection purposes, an enabling keyswitch shall be provided in the car operating panel to permit operation of the elevator from on top of the car and to make car and hall buttons inoperative

On top of the car an operating fixture shall be provided containing continuous pressure "UP" and "DOWN" buttons, an emergency stop button, and an inspection-initiating switch. This switch makes the fixture operable and, at the same time, makes the door operator and car and hall buttons inoperable

**OTIS REM® MAINTENANCE**

We will provide a microprocessor system that continuously monitors the Unit(s) on a 24-hour per day, year-round basis. The system will notify our OTISLINE® dispatching center that a Unit is inoperative by sending a message via telephone line. Upon the receipt of such message, we will either notify your on-site representative or initiate the dispatch of our personnel for emergency minor adjustment callback service during regular working hours of our regular working days for the mechanics that perform the service.

We will collect data on the equipment condition, including hydraulic tank oil level, door operation, leveling and whether the operation of a Unit has been interrupted. That information will be used to tailor the Otis Maintenance Management System™ preventive maintenance program for the Unit(s).

You will furnish us at your expense, one (1) outside telephone line to the elevator machine room that allows data calls to and from a toll-free number at our OTISLINE dispatching center. The telephone line may be a separate line dedicated to the REM® maintenance equipment or may be an existing line that is shared between another telephone and the REM maintenance equipment.

All of the REM maintenance monitoring equipment installed by us remains our property and if the Contract is terminated for any reason, we will be given access to your premises to remove the monitoring equipment at our expense.

**ACCESSALERT HOISTWAY SAFETY DEVICE**

Included in this scope of work we will furnish and install all of the necessary components, circuitry and wiring for a new AccessAlert system, which will operate on the elevator car top and pit. AccessAlert will be installed so the elevator can be controlled in a safe manner when an authorized person accesses the elevator hoistway.

**APPLIED CAR OPERATING PANEL (NEW)**

An applied car-operating panel shall be furnished. The panel shall contain a bank of illuminated buttons marked to correspond with the landings served, an emergency call button, emergency stop button or switch, door open and door close buttons, and a light switch. The emergency call button shall be connected to a bell that serves as an emergency signal. A fan switch, if optional fan is provided, shall also be located in the car-operating panel. All car operating panel lamps shall be the low-voltage long life lamps.

**OTIS HANDSOFF® PHONE (NEW)**

We propose to furnish and install the Otis HANDSOFF® phone. The HANDSOFF phone is a telephone that enables communication between persons in the elevator and a 24-hour answering service.

The HANDSOFF phone will be mounted in a telephone box or surface mounted in the elevator cab. It will automatically dial a preprogrammed number and will inform the answering service of the elevator location via prerecorded digital voice communication. After disclosing the elevator location, the phone will allow two-way voice communication. The HANDSOFF phone contains two light-emitting diodes -- one that indicates the call is in progress and another that indicates the call has been acknowledged. After receiving acknowledgment of the call from the answering service, a deaf/mute person can signal the answering service by reactivating the call button. The phone can be easily programmed and allows incoming calls to be received. The telephone will be furnished and installed in accordance with the ASME A17.1 Safety Code for Elevators and Escalators and is registered with the FCC.

**CAR POSITION INDICATOR**

A digital position indicator shall be provided and installed in car operation panel.

**AUDIBLE SIGNAL (INDICATES PASSING OR STOPPING AT A LANDING) (NEW)**

An audible signal shall sound in the car to tell passengers that the car is either stopping or passing a landing served by the elevator.

**"IN-CAR" DIRECTION LANTERNS (NEW)**

New direction lantern(s) shall be mounted in or near the car entrance jamb(s), visible from the corridor, which when the car stops and the doors are opening, shall indicate the direction in which the car will travel. A chime shall also be furnished on the car that will sound once for the "UP" direction and twice for the "DOWN" direction as the doors are opening.

#### EMERGENCY CAR LIGHTING (NEW)

An emergency power unit employing a 12-volt sealed rechargeable battery and a totally static circuit shall be provided. The power unit shall illuminate the elevator car and provide current to the alarm bell in the event of normal power failure. The equipment shall comply with the requirements of the latest revision of the ASME/ANSI A17.1 Code.

#### HALL BUTTONS (NEW)

New hall buttons shall be installed at each landing, an up and a down button at each intermediate landing and a single button at each terminal landing.

When a call is registered by momentary pressure on a landing button, that button shall become illuminated and remain illuminated until the call is answered. Hall button lamps shall be low-voltage, long life lamps.

#### HOISTWAY OPERATING DEVICES (NEW)

Normal terminal stopping devices shall be provided to slow down and stop the car automatically at the terminal landings and to automatically cut off the power and apply the brake, should the car travel beyond the terminal landings.

#### CAR GUIDES (RETAINED)

The existing car guides shall be retained. They shall be thoroughly inspected. Any worn parts will be replaced by the original manufacture parts or equal.

#### CAR FRAME (RETAINED)

The existing car frame shall be retained.

#### PLATFORM (RETAINED)

The current platform will be retained.

#### DOOR OPERATOR (NEW)

A new door operator shall be installed.

Doors on the car and at the hoistway entrances shall be power operated by means of the new door operator mounted on top of the car. The door operator is a closed-loop system designed to provide consistent door performance despite changes in temperature or wind and despite the presence of minor debris in the door track. The system continuously monitors door speed and position and adjusts them to match the predefined profile.

Door operation shall be automatic at each landing, with door opening initiated as the car arrives at the landing. Closing will take place after an adjustable time interval expires. An electric car door contact shall prevent the elevator from operating unless the car door is in the closed position.

Door close shall be arranged to start after a minimal time, consistent with ADA requirements. Doors shall be arranged to remain open for an adjustable time period sufficient to meet ADA requirements.

Elevator cars' door-open time intervals, when the car is at a landing, shall be adjustable independently for the cars' responses to car and hall calls.

#### INTERLOCKS (RETAINED)

The present interlocks will be retained. A thorough examination will be made of the interlocks. All replacement components will be the original manufacture replacement parts or equal.

#### OPTIGUARD ENTRANCE-PROTECTION DEVICE (NEW)

A solid-state, infrared passenger protection device shall be installed on the car door. This system uses 154 infrared emitters and detectors to create an invisible "net" across the elevator entrance.

The OPTIGUARD system continuously scans for interrupted beams. If any beam in the curtain is interrupted; the OPTIGUARD system will reopen the elevator door instantly.

OPTIGUARD helps reduce potential injury to passengers as they enter and exit the elevator. The OPTIGUARD systems infrared beams will also detect approaching objects which reduces potential for damage to elevator doors caused by mail carts, stretchers or other moving equipment.

If these beams strike an object in the middle of the entryway, light reflects off the object into special photo-diode receivers mounted on the opposite side of the entrance, which scan into the entryway. If the receivers detect enough light, a reversal signal is generated to open the doors.

If any curtain beam is interrupted, a door-reversal signal will cause the elevator doors to reopen without touching the passenger. After a car stop is made, the door shall remain open for a predetermined interval before closing. If, while the door is closing, the matrix of invisible light beams is interrupted by a passenger entering or leaving the car, the door shall stop and reopen, after which the door shall again start closing.

#### CAR DOOR HANGER (RETAINED)

The present car door hanger will be retained and inspected for proper alignment. Any adjustment required will be accomplished.

#### HOISTWAY ENTRANCES (RETAINED)

The present hoistway entrances will be retained.

#### HOISTWAY DOOR HANGER (RETAINED)

The present hoistway door hanger will be retained and inspected for proper alignment. Any adjustment will be required.

#### PIT SWITCH (NEW)

An emergency stop switch shall be located in the pit accessible from the pit access door.

#### SPRING BUFFERS (RETAINED)

The existing spring buffers shall be retained.

#### WIRING

All new wiring and electrical interconnections shall comply with governing codes. Insulated wiring shall have flame-retardant and moisture-proof outer covering and shall be run in conduit, flexible tubing or electrical wire ways. Traveling cables shall be flexible and suitably suspended to relieve strain on individual conductors.

#### ENGINEERING DESIGN

All new material furnished will be specifically designed to operate with original elevator equipment being retained, to maximum performance and eliminate any divided responsibility.

#### SUPERSEDED MATERIAL

All material removed or unused, not required in the modification will become the property of Otis and we reserve the right to remove and retain it.

#### PERMITS AND INSPECTIONS

The elevator contractor shall furnish all licenses and permits and shall arrange for and make all required inspections and tests.

#### CODE

The elevator equipment shall be furnished and installed in accordance with the ASME/ANSI A17.1 Safety Code for Elevators and Escalators, An American National Standard, including the latest Supplement, and the Americans with Disabilities Act.

#### CODE (LOCAL)

The elevator equipment shall comply with all applicable local codes.

#### WORK BY OTHERS

The following items must be performed by others at no costs to us, and you agree to:

Provide suitable ventilation and cooling equipment, if required, to maintain the machine room ambient temperature between 32oF and 113oF. The relative humidity should not exceed 95 percent non-condensing.

Provide electrical power for light, tools, hoists, etc. during installation as well as electrical current for starting, testing and adjusting the elevator.

Provide a smoke detector system, located as required with wiring from the sensing devices to each elevator controller.

Do any required cutting, including cutouts to accommodate hall signal fixtures, patching and painting of walls, floors or partitions.

Provide a dedicated (non-PBX) touch-tone business telephone line terminated in the machine room.

Provide a fused disconnect switch or circuit breaker for each elevator per the applicable National Electrical Code with feeder or branch wiring to controller. Size to suit elevator contractor.

Provide a 120-volt AC, 20 amp, single-phase power supply with fused SPST disconnect switch for each elevator with feeder wiring to each controller for car lights.

Provide a separate 120-volt AC, 15 amp, single-phase power supply with fused SPST disconnect switch with duplex outlets in the machine room and lobby or other applicable location, for power to each elevator video display panel and controller when display system is provided.

Provide a 120-volt AC, 15 amp, single-phase power supply with fused SPST disconnect switch with duplex outlets in the machine room or other locations as required for information display terminal and controller of information display when provided. Also, provide one (1) pair of shielded/twisted conductors between the terminal and the machine room.

Provide a safe and dry on-site storage area for elevator material.

Any modification or installation of lights and/or electrical outlets in the machine room and/or pit to be performed by others.

#### LIMITATIONS

Under no circumstances shall Otis be liable for indirect, consequential, or special damages resulting from the installation or use of this product.

We will include all engineering, wiring, print, software, and control changes.

Material provided shall be installed in accordance with the ASME A17.1 Safety Code for Elevators and Escalators.

The customer will be responsible for paying local inspection fees if applicable.

A representative will contact you to schedule the work. All work will be performed during regular working days and hours of the Elevator Trade unless otherwise specified above.

**OTIS SERVICE AND REPAIR ORDER**

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: City Hall Improvements

Project ID #: \_\_\_\_\_ CIP ID #: CH-2

Department: General Anticipated Start Date: 07/2027

Date Prepared: 12/27/2023

**Project Description:** Provide a brief physical description of the project. Please be specific.

Replacement of carpet in upstairs and downstairs hallways. Replace tile on first floor and entryway. Paint hallways and stairways. Breakroom improvements.

**Project Need:** Provide a brief explanation of why the project is necessary.

General disrepair.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

No

Does the project share space or overlap with other CIP projects? Please describe.

No

**Project Cost:** 30000/yr

**Potential Funding Sources:**

General Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

**List of Attachments (quotes, photos, etc.):**

none

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Replace Phone System

Project ID #: \_\_\_\_\_ CIP ID #: CH-3

Department: \_\_\_\_\_ Anticipated Start Date: 07/2027

Date Prepared: 02/06/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Replace phones and software for telephonic system for the City.

**Project Need:** Provide a brief explanation of why the project is necessary.

Our existing phone system is limited in its capabilities. A modern system will help us better meet customer needs and provide greater reliability.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Does the project share space or overlap with other CIP projects? Please describe.

**Project Cost:** \$ 45,000.00

**Potential Funding Sources:**

General Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Compost Screening

Project ID #: \_\_\_\_\_ CIP ID #: DPS-1

Department: DPS Anticipated Start Date: 07/2027

Date Prepared: 01/27/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Screening of composted natural material into black dirt.

**Project Need:** Provide a brief explanation of why the project is necessary.

We need to screen and partially remove topsoil each year as a condition of our EGLE permit. We are behind in our material screening. Topsoil is approximately \$20-\$30 per yard and is more cost effective to screen the product than it is to purchase.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

No.

Does the project share space or overlap with other CIP projects? Please describe.

No.

**Project Cost:** \$ 25,000.00

**Potential Funding Sources:**

General Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Roof Replacement on pole barn at dps

Project ID #: \_\_\_\_\_ CIP ID #: DPS-2

Department: DPS Anticipated Start Date: 07/2026

Date Prepared: 01/23/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Roof replacement for pole barn behind garage.

**Project Need:** Provide a brief explanation of why the project is necessary.

The shingles on the roof are deteriorating due to age approx. 20-25 years. This out building is used to store Road Signs/ Barricades/ Cones/Water Main Valve/ Lead service supplies. The possibility of putting on a steel roof will be investigated for the sole purpose of durability and life expectancy. The price would be higher for metal roofing.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

No

Does the project share space or overlap with other CIP projects? Please describe.

**Project Cost:** 28,000

**Potential Funding Sources:**

General Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# PARKS

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: TangleTown Reconstruction

Project ID #: \_\_\_\_\_ CIP ID #: P-1

Department: DPS - Parks Anticipated Start Date: 10/2026

Date Prepared: 02/14/2025

**Project Description:** Provide a brief physical description of the project. Please be specific.

TangleTown is located within Bob King Park. This project includes the demolition and reconstruction of the play structure.

**Project Need:** Provide a brief explanation of why the project is necessary.

Tangle Town is well loved, but is of wood construction and was built in 1997. Most similar structure last approximately 20-25 years. The structure has become more difficult to maintain and is the subject of increasing complaints.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Yes, 5 Year Park & Rec Master Plan

Does the project share space or overlap with other CIP projects? Please describe.

Yes, other improvements to Bob King Park.

**Project Cost:** 885,000

**Potential Funding Sources:**

Public Spaces Community Places  
General Fund (\$250,000)  
Community Donations

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Riverwalk Trail Sign Improvements

Project ID #: \_\_\_\_\_ CIP ID #: P-2

Department: \_\_\_\_\_ Anticipated Start Date: 07/2026

Date Prepared: 02/21/2025

**Project Description:** Provide a brief physical description of the project. Please be specific.

Replace dilapidated signs and banners along Riverwalk Trail and make them more cohesive with other trails in the county.

**Project Need:** Provide a brief explanation of why the project is necessary.

Existing signs are deteriorated and could be more thoughtfully located to help users.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Barry County Trails Master Plan

Does the project share space or overlap with other CIP projects? Please describe.

No.

**Project Cost:** 30,000

**Potential Funding Sources:**

General Fund  
Local Grants

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Hammond Hill Parking Lot Expansion

Project ID #: \_\_\_\_\_ CIP ID #: P-3

Department: Parks Anticipated Start Date: 09/2026

Date Prepared: 02/21/2025

**Project Description:** Provide a brief physical description of the project. Please be specific.

Expansion of parking lot at Hammond Hill to accommodate numerous events and tournaments. City DPS staff will use rental equipment to perform the work.

**Project Need:** Provide a brief explanation of why the project is necessary.

The existing lot is inadequate for the disc golf tournaments. Lot will need to be expanded to bid for larger tournaments and championships. The lot is also used by hikers and mountain bikers.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Master Park and Recreation Plan

Does the project share space or overlap with other CIP projects? Please describe.

No

**Project Cost:** 60,000

**Potential Funding Sources:**

General Fund  
Donations

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Tyden Park Pavillion Restoration

Project ID #: \_\_\_\_\_ CIP ID #: P-4

Department: DPS - Parks Anticipated Start Date: 07/2028

Date Prepared: 02/13/2025

**Project Description:** Provide a brief physical description of the project. Please be specific.

Painting and restroom improvements, stain cedar beams

**Project Need:** Provide a brief explanation of why the project is necessary.

Minor improvements need to be made to the facility including painting, restroom improvements, and some exterior work.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Yes, 5 Year Master Park & Rec Plan

Does the project share space or overlap with other CIP projects? Please describe.

No.

**Project Cost:** \$ 20,000.00

**Potential Funding Sources:**

General Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Tyden Park Riverwalk Trail

Project ID #: \_\_\_\_\_ CIP ID #: P-6

Department: DPS - Parks Anticipated Start Date: 07/2027

Date Prepared: 02/13/2025

**Project Description:** Provide a brief physical description of the project. Please be specific.  
Mill and repave trail around Tyden Park. City DPS staff to perform repairs.

**Project Need:** Provide a brief explanation of why the project is necessary.

The trail has many cracks and raised areas due to tree roots. Paving this trail would improve safety and user access.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Yes, 5 Year Park and Rec Master Plan

Does the project share space or overlap with other CIP projects? Please describe.

No

**Project Cost:** \$ 65,000.00

**Potential Funding Sources:**

General Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Tyden Park Parking Lot and Access Drive

Project ID #: \_\_\_\_\_ CIP ID #: P-7

Department: DPS - Parks Anticipated Start Date: 07/2027

Date Prepared: 02/13/2025

**Project Description:** Provide a brief physical description of the project. Please be specific.  
Driveway and parking lot at Tyden Park to be chipsealed.

**Project Need:** Provide a brief explanation of why the project is necessary.

The drive and parking lot have large cracks and holes. The existing pavement is only 1.5 - 2 inches thick.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Yes, 5 Year Park and Rec Master Plan

Does the project share space or overlap with other CIP projects? Please describe.

No

**Project Cost:** \$28,000

**Potential Funding Sources:**

General Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Fish Hatchery Building Painting

Project ID #: \_\_\_\_\_ CIP ID #: P-8

Department: Parks Anticipated Start Date: 08/2027

Date Prepared: 02/02/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.  
Paint Exterior of Fish Hatchery Building including doors and shutters.

**Project Need:** Provide a brief explanation of why the project is necessary.

The building needs routine, maintenance painting. Paint is chipping.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Does the project share space or overlap with other CIP projects? Please describe.

**Project Cost:** \$ 18,000.00

Potential Funding Sources:

Please check one of the following for cost basis:

General Fund

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Fish Hatchery Softball Field Bathrooms Renovation

Project ID #: \_\_\_\_\_ CIP ID #: P-9

Department: Parks Anticipated Start Date: 08/2028

Date Prepared: 02/12/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Renovate existing restrooms - new stalls, sinks, hand dryers, paint, lighting, etc. No structural changes.

**Project Need:** Provide a brief explanation of why the project is necessary.

Existing restrooms have not been updated and need maintenance and accessibility improvements.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Does the project share space or overlap with other CIP projects? Please describe.

No.

**Project Cost:** \$ 35,000.00

**Potential Funding Sources:**

General Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Fish Hatchery Softball Field Fence Replacement

Project ID #: \_\_\_\_\_ CIP ID #: P-11

Department: DPS - Parks Anticipated Start Date: 07/2029

Date Prepared: 02/12/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Update the outfield fencing and backstop. Splitting the total project over two years.

**Project Need:** Provide a brief explanation of why the project is necessary.

Fencing is dated and the fields are holding water. The softball field was constructed in the mid-1980s.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Yes, 5 Year Park and Rec Master Plan

Does the project share space or overlap with other CIP projects? Please describe.

No.

**Project Cost:** \$ 95,000.00

**Potential Funding Sources:**

General Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):



1227 W. Dickman RD. Battle Creek, MI 49037  
PHONE: (269) 965-3991 FAX: (269)965-8627

February 3, 2023

City of Hastings  
201 E. State St.  
Hastings, MI 49058

Attn: Rob Neil

Re: **Fish Hatchery Park Ballfield**

Please consider this a formal quote to provide the materials, labor, and supervision necessary to complete the fence and backstop replacement at Fish Hatchery Park. Please find the items included in this quote, below:

Item	Description	Cost
<p><b>Chain Link Fences and Gates</b></p>	<ul style="list-style-type: none"> <li>To remove and replace approx. 980 LF of 6' tall, aluminized chain link fence with (2) 12' wide double swing gates. New fence includes new yellow safety top cap. Terminal posts to be 2-1/2" SS40 pipe. Line posts to be 2" SS40 Pipe. Top rail to be 1-5/8" SS20 pipe. Fence fabric to be 9GA. Bottom tension wire to be 7GA steel wire.</li> <li>To remove (1) backstop.</li> <li>To install (1) 20'x30'x20' backstop with a finished height of 20' above grade. Backstop to be 20' vertical, with no overhang.</li> </ul>	<p>██████████</p>

- To install an additional 10' tall #36 net to the top of the backstop for a finished height of 30', Add: ██████████
- Turf restoration by others

Thank you for considering D-K Fence Company for your project. If you have any questions regarding this or future projects, please do not hesitate to contact me.

Regards,

Brent Hartwell  
Estimator



FENCING THE "Wright" WAY



# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: "Green" toilets at Hammond Hills

Project ID #: \_\_\_\_\_ CIP ID #: P-12

Department: DPS - Parks Anticipated Start Date: 07/2031

Date Prepared: 03/05/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Addition of "green" toilets or pit toilets at Hammond Hills Park.

**Project Need:** Provide a brief explanation of why the project is necessary.

Currently only a porta-john is used at Hammond Hills. This park is not located in an area where other public restrooms are accessible.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Does the project share space or overlap with other CIP projects? Please describe.

**Project Cost:** \$ 95,000.00

**Potential Funding Sources:**

Please check one of the following for cost basis:

General Fund  
MDNR Rec Passport Grant

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# LIBRARY

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Add Handicap Parking on State St

Project ID #: \_\_\_\_\_ CIP ID #: L-1

Department: Library Anticipated Start Date: 07/2027

Date Prepared: 02/03/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Create two ADA compliant handicap parking spaces in front of the library with an access ramp to the sidewalk.

**Project Need:** Provide a brief explanation of why the project is necessary.

There is no handicap parking in front of the library and only two spaces in the north parking lot. Anyone parking in front must either navigate the curb or walk 50+ feet to the ends of the sidewalk to access a ramp. This may be difficult for many, and they would be walking in the roadway to the sidewalk ends.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Improving accessibility is part of HPL's 2026-2029 Strategic Plan.

Does the project share space or overlap with other CIP projects? Please describe.

No.

**Project Cost:** \$ 20,000.00

**Potential Funding Sources:**

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

grants: a grant form was submitted to ALA in January 2026. Without this grant, the project will stall unless/until funding can be secured.

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Complete Roof Replacement

Project ID #: \_\_\_\_\_ CIP ID #: L-2

Department: Library Anticipated Start Date: 07/2028

Date Prepared: 02/02/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Retrofit the entire roofing system with a restoration process using EPDM rubber. This process applies a multi-layer synthetic rubber over the existing roof via a liquid process that is then heated to seal and harden. The system can then be cleaned and touched up as needed, vs. another full replacement at the next ~20 year mark. Replacing the entire roof might be cheaper in the short-term, but will likely lead to higher costs over time. +

**Project Need:** Provide a brief explanation of why the project is necessary.

The roofs were inspected in 2023 and repairs were made that are estimated to last approx. 4 years. The consultant will complete free annual inspections as we determine the timing for the new roof. The original roofing company has also contacted us to do inspections, so multiple perspectives will be compared as we evaluate options. A moisture survey in October 2025 showed minimal damage to the underlying structure so the roof may go longer than initially thought. +

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

No.

Does the project share space or overlap with other CIP projects? Please describe.

Could overlap with the L-4 makerspace project if it becomes viable and timings do not change.

**Project Cost:** \$ 265,000.00

**Potential Funding Sources:**

The majority of the funds would be taken from the Library's fund balance. We would also seek grants and possibly donations.

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

**List of Attachments (quotes, photos, etc.):**

Renovation vs Replacement; HPL - October 2025.pdf

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Remodel Tech Office into Two Study Rooms

Project ID #: \_\_\_\_\_ CIP ID #: L-3

Department: \_\_\_\_\_ Anticipated Start Date: 07/2027

Date Prepared: 02/02/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Intent is to convert the little used Tech Office adjacent to the Library Director's office into two publicly available study rooms. More private study space continues to be in high demand, and this office space is generally utilized only once per week for 4-6 hours. One larger (4-6 people) and one smaller (1-2 people) space can be created.

**Project Need:** Provide a brief explanation of why the project is necessary.

Patrons continue to utilize the existing study rooms extensively. Part of HPL's strategic plan is to re-purpose space where appropriate, and turning little used office space into public space will be of significant benefit. HPL is investigating offering more private space for tele-health use by patrons, and this new space will be ideal. The smaller space allows a single person to study/work, without blocking a space needed by larger groups, and might enable in-house podcasting. +

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Repurposing space is part of HPL's 2026-2029 Strategic Plan.

Does the project share space or overlap with other CIP projects? Please describe.

Not necessarily, but there might be "economies of scale" from a construction standpoint to execute this project and the makerspace remodel (L4), if viable, on similar timing. Startup costs might be reduced and efficiencies found, though the size of the project for makerspace will require +

**Project Cost:** \$ 45,000.00

**Potential Funding Sources:**

Please check one of the following for cost basis:

Donations, grants, library budget, library fund balance

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Library Makerspace Remodel

Project ID #: \_\_\_\_\_ CIP ID #: L-4

Department: \_\_\_\_\_ Anticipated Start Date: 07/2028

Date Prepared: 02/02/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Intent is to split the 2nd floor Michigan Room in half, shift the historical material to the front half, and erect a wall to turn the back half into a dedicated makerspace. This will hold 3D printers, sewing machines, crafts and other makerspace equipment, and support both programming and direct public access.

**Project Need:** Provide a brief explanation of why the project is necessary.

Growing the makerspace experience is part of HPL's strategic plan and is a focus for us to bring more STEAM programming to the public, plus it will expose patrons to technologies and possibilities they are unaware of. It might also help with Chamber of Commerce initiatives on business incubators. Many small businesses start with 3D printers and other hardware.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Creating a makerspace is part of HPL's 2026-2029 Strategic Plan.

Does the project share space or overlap with other CIP projects? Please describe.

There could be savings in executing this project concurrently or consecutively with the study room expansion (L3), but the sheer cost of this project and the need for fundraising most likely precludes that possibility.. +

**Project Cost:** \$ 260,000.00

**Potential Funding Sources:**

Please check one of the following for cost basis:

donations, grants, library budget, library fund balance

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# UTILITIES DRINKING WATER

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Water Plant Pressure Filter Tank Painting

Project ID #: \_\_\_\_\_ CIP ID #: W-1

Department: Water Anticipated Start Date: 07/2026

Date Prepared: 02/01/2024

**Project Description:** Provide a brief physical description of the project. Please be specific.

Clean and paint the exterior surface of both pressure filters at the water plant.

**Project Need:** Provide a brief explanation of why the project is necessary.

Both pressure tanks are showing rust and paint flaking. Refinishing the tanks will prolong the life of the tanks. This will also maintain a clean, sanitary look for the water plant.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

no

Does the project share space or overlap with other CIP projects? Please describe.

no

**Project Cost:** \$ 32,500.00

**Potential Funding Sources:**

Water Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Elevated Storage Tank Inspections

Project ID #: \_\_\_\_\_ CIP ID #: W-2

Department: Water Anticipated Start Date: 07/2026

Date Prepared: 01/18/2024

**Project Description:** Provide a brief physical description of the project. Please be specific.

Routine inspection of elevated storage tanks.

**Project Need:** Provide a brief explanation of why the project is necessary.

Inspections are required by EGLE every five years.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

No.

Does the project share space or overlap with other CIP projects? Please describe.

Yes, other regular equipment service and maintenance timelines.

**Project Cost:** \$ 40,000.00

**Potential Funding Sources:**

Water Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Water Plant High Service Pumps - Routine Maintenance

Project ID #: \_\_\_\_\_ CIP ID #: W-3

Department: Water Anticipated Start Date: 07/2026

Date Prepared: 02/18/2025

**Project Description:** Provide a brief physical description of the project. Please be specific.

Routine pull and inspect - different pump every other year. This will cover the cost to pull and inspect the pump. The well company will then provide a quote on any necessary repairs that are needed.

**Project Need:** Provide a brief explanation of why the project is necessary.

We have scheduled routine maintenance on each of our pumps based on historical data. This is the most cost effective way maintain the well and the pump.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Reliability study and asset management plan

Does the project share space or overlap with other CIP projects? Please describe.

No.

**Project Cost:** \$ 35,000.00

**Potential Funding Sources:**

Water Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Routine inspection - Well #1 Pump

Project ID #: \_\_\_\_\_ CIP ID #: W-4

Department: Water Anticipated Start Date: 07/2026

Date Prepared: 01/30/2024

**Project Description:** Provide a brief physical description of the project. Please be specific.

Well 1 pump - routine pull and inspect. This will cover the cost to pull and inspect the well. The well company will then provide a quote on any necessary repairs that are needed (if any).

**Project Need:** Provide a brief explanation of why the project is necessary.

We have scheduled routine maintenance on each of our pumps based on historical data. This is the most cost effective way maintain the well and the pump.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Reliability study and asset management plan

Does the project share space or overlap with other CIP projects? Please describe.

No.

**Project Cost:** \$ 35,000.00

**Potential Funding Sources:**

Water Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Water Asset Management Plan (WAMP)

Project ID #: \_\_\_\_\_ CIP ID #: W-5

Department: DPS Anticipated Start Date: 07/2026

Date Prepared: 02/16/2024

**Project Description:** Provide a brief physical description of the project. Please be specific.

The WAMP is a plan that identifies the desired level of service at the lowest life cycle cost for rehabilitation, repairing, or replacing the assets associated with the waterworks system.

**Project Need:** Provide a brief explanation of why the project is necessary.

Required by the Water Asset Management Council, established by legislation in 2018. An asset management plan survey is required every three years.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

No.

Does the project share space or overlap with other CIP projects? Please describe.

Water reliability study.

**Project Cost:** \$ 15,000.00

**Potential Funding Sources:**

Water Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Water System Reliability Study

Project ID #: \_\_\_\_\_ CIP ID #: W-6

Department: Water Anticipated Start Date: 07/2028

Date Prepared: 03/05/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.  
Update to Water Reliability Study as required.

**Project Need:** Provide a brief explanation of why the project is necessary.  
Required by EGLE every 5 years.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:  
No.

Does the project share space or overlap with other CIP projects? Please describe.  
No.

**Project Cost:** \$ 25,000.00

**Potential Funding Sources:**

Water Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: New 200,000 Gallon Elevated Water Storage Tank - North Pressure District

Project ID #: \_\_\_\_\_ CIP ID #: W-7

Department: DPS Anticipated Start Date: 07/2029

Date Prepared: 03/02/2023

**Project Description:** Provide a brief physical description of the project. Please be specific.

Construction of new elevated storage tank in the north pressure district. The City would need to secure a 1 acre parcel of land, engineering, design, and construction of an approximately 200,000 gallon spheroidal elevated storage tank.

**Project Need:** Provide a brief explanation of why the project is necessary.

Our booster station is unable to meet all parameters set by the ten state standards. Although this is not a permit requirement at this time, it may be in the future. Potential development in this area could be delayed if the tank is not included in near future plans.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

In progress.

Does the project share space or overlap with other CIP projects? Please describe.

No

**Project Cost:** \$ 3,000,000.00

**Potential Funding Sources:**

Water Fund  
Brownfield TIF

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Iron Filter Media Replacement and Inspection

Project ID #: \_\_\_\_\_ CIP ID #: W-8

Department: Water Anticipated Start Date: 07/2029

Date Prepared: 01/18/2024

**Project Description:** Provide a brief physical description of the project. Please be specific.

Removal of sand and gravel from inside the filters. Inspect inside of filter and repair any deficiencies. Install new media and return to service.

**Project Need:** Provide a brief explanation of why the project is necessary.

The filters and the media is 30 years old and the filters have never been inspected internally. The media is tested every 5 years and remains in good condition.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

No.

Does the project share space or overlap with other CIP projects? Please describe.

No.

**Project Cost:** \$ 300,000.00

**Potential Funding Sources:**

Water Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# UTILITIES

# SANITARY

# SEWER

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: W. State Street Sanitary Sewer Main Lining

Project ID #: \_\_\_\_\_ CIP ID #: S-1

Department: Sewer Anticipated Start Date: 04/2027

Date Prepared: 03/05/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Relining sanitary sewer main serving W. State Street from Cook to Broadway..

**Project Need:** Provide a brief explanation of why the project is necessary.

Several portions of the main have been identified as being deficient. It is necessary to reinforce our underground infrastructure prior to the W. State Street road reconstruction project slated for 2028.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

MDOT - W. State Street reconstruction

Does the project share space or overlap with other CIP projects? Please describe.

No.

**Project Cost:** \$ 100,000.00

**Potential Funding Sources:**

Sewer Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):



# City of Hastings – Capital Improvement Plan Project Application Form

Project Title: Sanitary Sewer Televising Program

Project ID #: \_\_\_\_\_ CIP ID #: S-2

Department: Sewer Anticipated Start Date: 07/2027

Date Prepared: 03/05/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Televising additional sanitary sewer lines throughout the collection system.

**Project Need:** Provide a brief explanation of why the project is necessary.

46% sanitary sewer has been televised to date, SAW BRE methodology did not prioritize many failing ROF 4/5 pipe issues, recommend additional review of CCTV results and additional televising on 5 yr or 10 year cycle is recommended by our engineers.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Prior CIP

Does the project share space or overlap with other CIP projects? Please describe.

No

**Project Cost:** \$ 50,000.00

**Potential Funding Sources:**

Sewer Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Cold Storage Barn Upgrade

Project ID #: \_\_\_\_\_ CIP ID #: S-3

Department: Waste Water Plant Anticipated Start Date: 07/2027

Date Prepared: 02/04/2025

**Project Description:** Provide a brief physical description of the project. Please be specific.

Update the cold storage barn at the waste water treatment plant to include insulation of the structure and electric fans with heaters to maintain a temperature of 50-55 degrees in the winter months. Using existing metal barn sheeting to close in the ceiling and pump in loose fill insulation to approximate R-30 Value. Contracted spraying of closed cell spray foam insulation of R-14 value. Installation of 2-3 low speed circulation fans , and 2 x 30,000 BTU electric heaters. Replace

**Project Need:** Provide a brief explanation of why the project is necessary.

Due to the nature of the atmosphere at the WWTP electrical components and metals corrode at an accelerated rate and damage computer boards and other electrical equipment being stored inside the garage and truck bays in the main building. These upgrades will facilitate us being able to keep the two newer work trucks inside the building along with the skid steer. This will ensure longer life and better usage of the vehicles, including the skid steer which can remain heated for

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

No

Does the project share space or overlap with other CIP projects? Please describe.

No

**Project Cost:** \$ 12,000.00

**Potential Funding Sources:**

Sewer Funds

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Addition of a Positive Displacement Aeration Blower

Project ID #: \_\_\_\_\_ CIP ID #: S-4

Department: WWTF Anticipated Start Date: 07/2027

Date Prepared: 02/12/2025

**Project Description:** Provide a brief physical description of the project. Please be specific.

This would be a third aeration blower of positive displacement style to supplement the two existing turbine style blowers and replace the existing Hoffman (1970's vintage) centrifugal style blower.

**Project Need:** Provide a brief explanation of why the project is necessary.

The facility has been operating at 35% of it's design capacity which makes it very difficult to utilize all six aeration basins from a process control standpoint. Four basins are now in use and will very soon be reduced to three if the condition persists. The two turbine style blowers were sized for the 2 MGD capacity and have a minimum speed of 80%, which is still too much air currently.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

No.

Does the project share space or overlap with other CIP projects? Please describe.

No.

**Project Cost:** \$ 200,000.00

Potential Funding Sources:

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Air Scrubber Alternative System - Press Room

Project ID #: \_\_\_\_\_ CIP ID #: S-5

Department: Wastewater Anticipated Start Date: 07/2027

Date Prepared: 02/16/2024

**Project Description:** Provide a brief physical description of the project. Please be specific.

Charcoal media replacement for the air scrubber in the press room needs to be replaced. We will evaluate more cost effective methods than replacing the charcoal media.

**Project Need:** Provide a brief explanation of why the project is necessary.

The charcoal in this unit is old and broken down. The unit was unused for many years and is now repaired and functional. We believe we will get 2 years out of this media. We received a verbal price from the manufacturer on the cost of the charcoal media.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Does the project share space or overlap with other CIP projects? Please describe.

**Project Cost:** \$ 15,000.00

**Potential Funding Sources:**

Water/Sewer Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):



# City of Hastings – Capital Improvement Plan Project Application Form

Project Title: North Primary Clarifier Mechanism

Project ID #: \_\_\_\_\_ CIP ID #: S-6

Department: Wastewater Anticipated Start Date: 07/2028

Date Prepared: 02/16/2024

**Project Description:** Provide a brief physical description of the project. Please be specific.

Replace the outdated mechanism on the north primary tank. The skimmer scrapper and stilling well.

**Project Need:** Provide a brief explanation of why the project is necessary.

This would update our North Primary tank with a new mechanism that would tie into our SCADA and create more efficiency in settling.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

No

Does the project share space or overlap with other CIP projects? Please describe.

No

**Project Cost:** \$ 400,000.00

**Potential Funding Sources:**

Sewer Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Sanitary line root treatment

Project ID #: \_\_\_\_\_ CIP ID #: S-7

Department: DPS Anticipated Start Date: 07/2029

Date Prepared: 02/18/2025

**Project Description:** Provide a brief physical description of the project. Please be specific.

Sanitary sewer root control treatment conducted every 3-5 years.

**Project Need:** Provide a brief explanation of why the project is necessary.

Apply treatment to slow and reduce roots in sewer mains at various locations.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Does the project share space or overlap with other CIP projects? Please describe.

**Project Cost:** \$ 25,000.00

**Potential Funding Sources:**

Sewer Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Replacement of Final Clarifier 1 Rotating Mechanism

Project ID #: \_\_\_\_\_ CIP ID #: S-8

Department: Sewer Anticipated Start Date: 07/2031

Date Prepared: 03/05/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Removal of the entire final clarifier 1 mechanical drive, support structure and appurtenances.  
Replace with new units.

**Project Need:** Provide a brief explanation of why the project is necessary.

This item is of the same vintage, design and construction as final clarifier 2 which had a structural failure. The manufacturer is unknown and shows substantial deterioration of the bridge decking in the same manner as final clarifier 2. There is a high potential for critical failure due to age and lacks the features of present day units to protect it from certain types of mechanical malfunctions and subsequent damage as well. +

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

No

Does the project share space or overlap with other CIP projects? Please describe.

No

**Project Cost:** \$ 520,000.00

**Potential Funding Sources:**

Sewer Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# STREETS

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: E. State Road mill and resurface

Project ID #: \_\_\_\_\_ CIP ID #: MS-1

Department: DPS Anticipated Start Date: 07/2031

Date Prepared: 02/26/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Mill and resurface State Road from First to City limits.

**Project Need:** Provide a brief explanation of why the project is necessary.

Street is deteriorated.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

No.

Does the project share space or overlap with other CIP projects? Please describe.

No.

**Project Cost:** \$ 600,000.00

Potential Funding Sources:

Small Urban Grant (\$375,000)

Major Street Funds(\$225,000 20% Min.)

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Michigan Ave Bridge Maintenance

Project ID #: \_\_\_\_\_ CIP ID #: MS-2

Department: DPS Anticipated Start Date: 07/2028

Date Prepared: 01/14/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.  
Sandblasting and repainting of the Michigan Ave bridge

**Project Need:** Provide a brief explanation of why the project is necessary.

The bridge was constructed and painted in 2011. Paint is starting to flake off and is starting to create small pits that may start to deteriorate the surface if not maintained.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Does the project share space or overlap with other CIP projects? Please describe.

**Project Cost:** 306000

**Potential Funding Sources:**

Major Streets Fund  
Grant

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Contracted Miscellaneous Sidewalk, Curb & Gutter, and Drive Approach

Project ID #: \_\_\_\_\_ CIP ID #: MS-3

Department: Public Services Anticipated Start Date: 07/2026

Date Prepared: 01/12/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Bid proposals a concrete flatwork contractor to place new sidewalk and curb & gutter in prioritized locations through out the city. This will be for sections deemed too large for DPS to handle. DPS will remove existing concrete and prepare for rough grading.

**Project Need:** Provide a brief explanation of why the project is necessary.

There are many locations in the city with inadequate sidewalk, curb & gutter, and drive approach. This must begin to be repaired to an acceptable level. I will develop a map (GIS) that we will prioritize and use to bid each year.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

No.

Does the project share space or overlap with other CIP projects? Please describe.

No.

**Project Cost:** \$ 50,000.00

**Potential Funding Sources:**

Major Street Funds

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

\$50,0000 per year.

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Woodlawn Avenue Sidewalk (From Broadway Avenue to Bob King Park Entrance)

Project ID #: \_\_\_\_\_ CIP ID #: MS-4

Department: DPS Anticipated Start Date: 07/2026

Date Prepared: 01/12/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Place 5' wide 4" thick concrete sidewalk from Broadway Avenue(M-43) to Bob King Park Entrance on the South side of Woodlawn Avenue. 675'

**Project Need:** Provide a brief explanation of why the project is necessary.

This will connect popular Bob King Park to pedestrians that are coming from Broadway Avenue.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

No.

Does the project share space or overlap with other CIP projects? Please describe.

No.

**Project Cost:** \$ 55,000.00

**Potential Funding Sources:**

Major Street Funds

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Chip Sealing

Project ID #: \_\_\_\_\_ CIP ID #: MS-5

Department: DPS Anticipated Start Date: 08/2026

Date Prepared: 01/15/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.  
Chip sealing of various Major and local streets annually.

**Project Need:** Provide a brief explanation of why the project is necessary.  
This would preserve the roads that are currently 5 or above according to the PASER rating.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Does the project share space or overlap with other CIP projects? Please describe.

**Project Cost:** 150,000

**Potential Funding Sources:**  
Major Street Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: E. State Street reconstruction

Project ID #: \_\_\_\_\_ CIP ID #: MS-6

Department: DPS Anticipated Start Date: 07/2027

Date Prepared: 02/26/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Approximately 1445 feet (from Center St. to Grand St.) of full depth road reconstruction including, full depth pavement removal, ADA improvements, spot curb and gutter replacements and turf establishment. Price estimate includes engineering.

**Project Need:** Provide a brief explanation of why the project is necessary.

Street is deteriorated.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

No.

Does the project share space or overlap with other CIP projects? Please describe.

No.

**Project Cost:** \$ 525,000.00

**Potential Funding Sources:**

Small Urban Grant (\$375,000)  
Major Street Funds(\$225,000 20% Min.)

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Pedestrian Refuge Island at Broadway Ave and Thorn St

Project ID #: \_\_\_\_\_ CIP ID #: PED-1

Department: DPS - Streets Anticipated Start Date: 07/2026

Date Prepared: 01/06/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.  
Construct concrete pedestrian refuge island at Broadway Avenue (M43) and Thorn Street.

**Project Need:** Provide a brief explanation of why the project is necessary.

The completion of this project will promote pedestrian safety crossings at North Broadway (M-43). The island will support recreational activity along the Hastings Riverwalk and regional users of the Paul Henry-Thornapple Trail.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:  
Park and Recreation Master Plan 2024- 2028 , Hastings Riverwalk

Does the project share space or overlap with other CIP projects? Please describe.

**Project Cost:** \$ 145,000.00

**Potential Funding Sources:**

General Fund  
AARP Demonstration Grant

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):  
Engineer Estimate

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Purchase of 22A Road Gravel

Project ID #: \_\_\_\_\_ CIP ID #: LS-1

Department: DPS Anticipated Start Date: 07/2026

Date Prepared: 01/22/2025

**Project Description:** Provide a brief physical description of the project. Please be specific.

Purchase of road gravel specifically for dirt roads.

**Project Need:** Provide a brief explanation of why the project is necessary.

This would allow us to maintain our gravel roads better and would also allow our dust control to potentially last longer. It also has more of a clay base than the crushed concrete we currently use. This would be an annual cost

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

No

Does the project share space or overlap with other CIP projects? Please describe.

No

**Project Cost:** \$ 10,000.00

**Potential Funding Sources:**

Local Streets Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Local Street Contracted Miscellaneous Sidewalk, Curb & Gutter, and Drive Approach

Project ID #: \_\_\_\_\_ CIP ID #: L-2

Department: Public Services Anticipated Start Date: 07/2026

Date Prepared: 01/12/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Bid proposals a concrete flatwork contractor to place new sidewalk and curb & gutter in prioritized locations through out the city. This will be for sections deemed too large for DPS to handle. DPS will remove existing concrete and prepare for rough grading.

**Project Need:** Provide a brief explanation of why the project is necessary.

There are many locations in the city with inadequate sidewalk, curb & gutter, and drive approach. This must begin to be repaired to an acceptable level. I will develop a map (GIS) that we will prioritize and use to bid each year.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

No.

Does the project share space or overlap with other CIP projects? Please describe.

No.

**Project Cost:** \$ 30,000.00

**Potential Funding Sources:**

Local Street Funds

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

\$30,000 per year.

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Chip Sealing

Project ID #: \_\_\_\_\_ CIP ID #: LS-3

Department: DPS Anticipated Start Date: 08/2026

Date Prepared: 01/15/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Chip sealing of local streets annually.

**Project Need:** Provide a brief explanation of why the project is necessary.

This would preserve the roads that are currently 5 or above according to the PASER rating.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Does the project share space or overlap with other CIP projects? Please describe.

**Project Cost:** 75,000

**Potential Funding Sources:**

Local Street Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Storm Spot Repairs

Project ID #: \_\_\_\_\_ CIP ID #: S-1

Department: DPS Anticipated Start Date: 07/2028

Date Prepared: 01/27/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Spot repair deficiencies found in system during review of CCTV results.

**Project Need:** Provide a brief explanation of why the project is necessary.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Prior CIP

Does the project share space or overlap with other CIP projects? Please describe.

No

**Project Cost:** \$ 38,807.00

**Potential Funding Sources:**

Major and Local Streets

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# DDA/TIF

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Downtown Streetlight Replacement

Project ID #: \_\_\_\_\_ CIP ID #: DDA-1

Department: DDA Anticipated Start Date: 07/2028

Date Prepared: 01/29/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Replace remaining streetlights in core downtown area, exclusive of parking lots. Cost includes installation estimate. Approximately 56 14' poles at \$5,127, approximately 14 20' poles at \$9,725

**Project Need:** Provide a brief explanation of why the project is necessary.

Lights are aging and rusting. New lights would match the lights on State Street and unify the downtown theme. New lights will be LED and dark sky compliant.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Yes. 2025 CIP

Does the project share space or overlap with other CIP projects? Please describe.

Yes. Downtown Sidewalk Rehab/Replacement

**Project Cost:** \$ 425,000.00

**Potential Funding Sources:**

DDA Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Downtown Sidewalk Improvements

Project ID #: \_\_\_\_\_ CIP ID #: DDA-2

Department: DDA Anticipated Start Date: 07/2028

Date Prepared: 01/29/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Replace portions of sidewalk where needed on S. Jefferson, Church, and elsewhere in core downtown.

**Project Need:** Provide a brief explanation of why the project is necessary.

The completed streetscape project included new sidewalks on State Street from Broadway to Boltwood. Jefferson and Church Street sidewalks in the core downtown also need of rehabilitation or replacement.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Previous CIPs.

Does the project share space or overlap with other CIP projects? Please describe.

Yes. Downtown street light replacement in the same Jefferson/Church street area.

**Project Cost:** \$ 200,000.00

Potential Funding Sources:

DDA Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Parking Lot #1 Sidewalk Boulevard Reconstruction

Project ID #: \_\_\_\_\_ CIP ID #: DDA-3

Department: DDA Anticipated Start Date: 07/2026

Date Prepared: 01/23/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Reconstruct Parking Lot #1 sidewalk boulevard. Approximately 1,160 sq.ft concrete and 280 linear feet of curb. Two tree grates and street trees are included. Decorative or stamped concrete is recommended. Any architectural costs, if needed, are not included in the estimate.

**Project Need:** Provide a brief explanation of why the project is necessary.

Concrete of current sidewalk boulevard is heaving and cracking due to tree roots. Curbing is crumbling due to age. Trees have exceeded their useful life with tree roots heaving the sidewalk creating hazardous walking conditions. Curbing is cracking and crumbling.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Previous CIP.

Does the project share space or overlap with other CIP projects? Please describe.

No.

**Project Cost:** \$ 35,000.00

Potential Funding Sources:

DDA Fund  
SAD parking funds

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Street Light Pole Painting

Project ID #: \_\_\_\_\_ CIP ID #: DDA-4

Department: DDA Anticipated Start Date: 04/2026

Date Prepared: 01/30/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

The project area includes Apple Street to Center Street and Church Street to Michigan Ave. There are approximately 61 14' light poles and 10 25' light poles. At this time the project does not include parking lot poles. Parking lots will be considered depending on the estimated cost per pole. Cost estimate includes sanding, priming, and painting - \$600 for 14 ft poles, \$800 for 25 ft poles.



**Project Need:** Provide a brief explanation of why the project is necessary.

Street light pole painting has not been performed on the subject poles for many years. The DDA parking committee observed poles requiring rust removal, priming, and painting. King gave the DDA an update during the October 16, 2025, meeting that a commercial painting contractor has been identified to include in an RFP. Project has been identified as a spring of 2026 priority.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

No.

Does the project share space or overlap with other CIP projects? Please describe.

No.

**Project Cost:** \$ 44,600.00

**Potential Funding Sources:**

DDA Fund Balance

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

**EMERGENCY  
SERVICES  
POLICE**

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Replacement of Patrol Cars #43 and #47

Project ID #: \_\_\_\_\_ CIP ID #: PD-1 and PD-2

Department: Police Anticipated Start Date: 07/2028

Date Prepared: 02/13/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Purchase of two new Ford SUV AWD Police Interceptors to replace patrol vehicles number 47 and 43. Includes transfer of all emergency equipment.

**Project Need:** Provide a brief explanation of why the project is necessary.

To maintain a safe and reliable fleet of patrol vehicles while keeping the cost of maintenance to a minimum.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Previous CIPs

Does the project share space or overlap with other CIP projects? Please describe.

No

**Project Cost:** 140000

**Potential Funding Sources:**

General Fund  
Sale of retired vehicles

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Replacement of Patrol Cars #42 and #41

Project ID #: \_\_\_\_\_ CIP ID #: PD-3 and PD-4

Department: Police Anticipated Start Date: 07/2026

Date Prepared: 02/10/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Purchase of two (2) new Ford SUV AWD Police Interceptors to replace patrol vehicle number 41 and 42. Includes transfer of all emergency equipment or purchase of new non-transferable equipment along with up-fit and decals.

**Project Need:** Provide a brief explanation of why the project is necessary.

To maintain a safe and reliable fleet of patrol vehicles while keeping the cost of maintenance to a minimum.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Does the project share space or overlap with other CIP projects? Please describe.

**Project Cost:** \$ 125,000.00

**Potential Funding Sources:**

General Fund

Sale of retired vehicles

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Full Encryption of all 700/800 MHz Radios

Project ID #: \_\_\_\_\_ CIP ID #: PD-7

Department: Police Anticipated Start Date: 07/2026

Date Prepared: 02/04/2025

**Project Description:** Provide a brief physical description of the project. Please be specific.

The FBI is requiring 911/LEIN talk groups on all radios be encrypted to Advanced Encryption Standard (AES). AES is a cryptographic algorithm that encrypts and decrypts data using a symmetric key. It's used to protect sensitive data in storage and during transmission. This will require the replacement of old portable and mobile radios not equipped with necessary software. FBI/MPSCS has set date of October 30th of 2026 for completion. +

**Project Need:** Provide a brief explanation of why the project is necessary.

The encryption is necessary to protect the privacy of those whose information would be broadcast, and also for safety of the officers while responding to calls. This is also a mandatory encryption required by the FBI and State of Michigan to comply with LEIN/CJIS requirements.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

No

Does the project share space or overlap with other CIP projects? Please describe.

**Project Cost:** \$ 46,000.00

**Potential Funding Sources:**

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

Continuing to explore funding sources to see if the Federal Government will offer a source.

General Fund.

List of Attachments (quotes, photos, etc.):

# EMERGENCY SERVICES FIRE

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Turnout Gear/PPE Replacements

Project ID #: \_\_\_\_\_ CIP ID #: F-5

Department: Fire Anticipated Start Date: 07/2025

Date Prepared: 01/11/2025

**Project Description:** Provide a brief physical description of the project. Please be specific.

Replace three sets of turn out gear annually (\$10,000 per yr) this cost includes new boots and helmets to stay current with the 10 year expiration period. In 2027, we will be at a point we can skip 2 years as all gear will be up date.

**Project Need:** Provide a brief explanation of why the project is necessary.

Turn out gear must be replaced every ten years. We need to continue replacing 3-4 sets each year to replace aging gear and to accommodate new department members. Cost estimate is based on last year's purchase plus ten percent increase.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

No.

Does the project share space or overlap with other CIP projects? Please describe.

No.

**Project Cost:** \$ 30,000.00

**Potential Funding Sources:**

General Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: 800 Radios (mobile & portable)

Project ID #: \_\_\_\_\_ CIP ID #: F-6

Department: Fire Anticipated Start Date: 07/2025

Date Prepared: 01/09/2024

**Project Description:** Provide a brief physical description of the project. Please be specific.

replace aging and out of date 800 MHz Radios, this is a multi year project spending not to exceed \$10,000 per year.

FY 2027 2 portables and 1 mobile radio

FY 2028 4 portables

FY 2029 2 mobiles 3 portables



**Project Need:** Provide a brief explanation of why the project is necessary.

All current radios are on the end of life list with the state by the end of December 2024. We continue to update radios annually as needed to stay in compliance with state radio compliance for update radio models for the state system.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

No.

Does the project share space or overlap with other CIP projects? Please describe.

No.

**Project Cost:** \$ 30,000.00

**Potential Funding Sources:**

General Fund

Grant Funds if Available

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: CPR Chest Compressor

Project ID #: \_\_\_\_\_ CIP ID #: F7

Department: Fire Anticipated Start Date: 08/2026

Date Prepared: 02/16/2024

**Project Description:** Provide a brief physical description of the project. Please be specific.

Replacement of the CPR Chest Compressor by FY 2027.

**Project Need:** Provide a brief explanation of why the project is necessary.

The current chest compressor was purchased in 2022 with a recommend life span of 5-6 years. By 2027, it will be time to replace with a newer model (estimated cost is based on today's pricing plus 6%).

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

No.

Does the project share space or overlap with other CIP projects? Please describe.

No.

**Project Cost:** \$ 19,000.00

**Potential Funding Sources:**

General Fund  
Grants

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Chief Vehicle replacement

Project ID #: \_\_\_\_\_ CIP ID #: F-8

Department: Fire Anticipated Start Date: 07/2027

Date Prepared: 01/24/2024

**Project Description:** Provide a brief physical description of the project. Please be specific.

Replacement of Chief vehicle due to high miles and age of the vehicle. The current department head vehicle is a 2021, at time of replacement the estimated miles will be over 70,000 miles. The this cost includes the vehicle and the up fit of the lights sirens and other emergency equipment. the vehicle will be replaced with the same style SUV as currently used in the department. the exisitng SUV will be sold to off set the cost of the replacement. +

**Project Need:** Provide a brief explanation of why the project is necessary.

The city has historically provided the Fire Chiefs truck. The vehicle is used daily so has a higher miles than most department vehicles. This truck is first out on all calls and is a licensed Fire and Basic life support truck with the state. A reliable vehicle is required to provide a quick response 24 hours a day. Selling the truck while it still has some value will off set the cost of its replacement and keep a newer vehicle in the fleet. +

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

No.

Does the project share space or overlap with other CIP projects? Please describe.

No.

**Project Cost:** \$ 70,000.00

**Potential Funding Sources:**

General Fund owned by the city

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Aerial Replacement (836)

Project ID #: \_\_\_\_\_ CIP ID #: F-9

Department: Fire Anticipated Start Date: 09/2028

Date Prepared: 01/24/2024

**Project Description:** Provide a brief physical description of the project. Please be specific.

Replacement of 1999 Aerial/Platform (City Owned). This is a timely and extensive project starting with design and implantation. The current lead time on an aerial is in excess of 18 months from start of the build.

**Project Need:** Provide a brief explanation of why the project is necessary.

The current aerial was purchased in 1999 and will be 30 years old at time of replacement. NFPA recommends replacement at 25 years. We have spent significant money on the current aerial and as it continues to age, the maintenance and repair costs will continue to escalate. The current truck is also lacking updated technology for fire personnel safety and speed to deployment.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

No.

Does the project share space or overlap with other CIP projects? Please describe.

No.

**Project Cost:** \$ 1,900,000.00

**Potential Funding Sources:**

BIRCH truck fund  
General Fund  
Sage Trust Funds

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Turn out / PPE / Hose Dryer

Project ID #: \_\_\_\_\_ CIP ID #: F10

Department: Fire Department Anticipated Start Date: 07/2026

Date Prepared: 01/20/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

this project is to purchase a commercial dryer to be used to dry Firefighters Protective clothing in compliance with NFPA 1851. The dryer moves hot, clean filtered air through the PPS drying in half the time of a conventional dryer and causing less damage to the clothing as the clothing is stationary with hot air moved around the clothing. This will lengthen the life of the clothing and reducing wear and tear. +

**Project Need:** Provide a brief explanation of why the project is necessary.

This dryer will reduce drying time and significantly reduce clothing wear and tear. Our clothing is required to be washed any time a member is exposed to hydrocarbons from a fire or a haz-mat situation.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

The project is not part of a prior plan but is recommend when following NFPA 1851 guidelines

Does the project share space or overlap with other CIP projects? Please describe.

No

**Project Cost:** \$ 12,000.00

**Potential Funding Sources:**

General Fund /Operating Budget

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Rescue Struts

Project ID #: \_\_\_\_\_ CIP ID #: F11

Department: Fire Department Anticipated Start Date: 12/2026

Date Prepared: 01/20/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Replacement of aging vehicle stabilization rescue struts. The current struts housed on engine 312 are in excess of 15 years old. They don't have the capability to support larger heavy vehicles.

**Project Need:** Provide a brief explanation of why the project is necessary.

The current struts housed on engine 312 are in excess of 15 years old. They don't have the capability to support larger heavy vehicles. This new set will provide access to quick set up devices and larger support capabilities current not available to the department

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

no

Does the project share space or overlap with other CIP projects? Please describe.

no

**Project Cost:** \$ 10,500.00

**Potential Funding Sources:**

General Fund/ Operating budget

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Emergency Services Building Construction

Project ID #: \_\_\_\_\_ CIP ID #: ES-1

Department: Fire Anticipated Start Date: 07/2031

Date Prepared: 02/17/2025

**Project Description:** Provide a brief physical description of the project. Please be specific.

Replacement of Fire Barn with new fire station.

**Project Need:** Provide a brief explanation of why the project is necessary.

The existing fire barn is in dire need of replacement. The facility is too small and new apparatus are unable to fit in the facility. A new facility is needed to house modern equipment and provide efficient service.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Does the project share space or overlap with other CIP projects? Please describe.

**Project Cost:** \$ 7,500,000.00

Potential Funding Sources:

General Fund  
USDA Loan  
Special Assessment Millage

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# EQUIPMENT

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: DPS Superintendent Vehicle #20

Project ID #: \_\_\_\_\_ CIP ID #: MP-1

Department: DPS Anticipated Start Date: 07/2026

Date Prepared: 2/6/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Supervisor vehicle for transportation. We would like to move to a different type of truck and keep for a longer period of time. Our plan would be to keep these trucks for 5-years vs replacing every 2yrs.

**Project Need:** Provide a brief explanation of why the project is necessary.

Vehicle on replacement program (if selected) Switch to replacing every 5 years

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Does the project share space or overlap with other CIP projects? Please describe.

**Project Cost:** 70,000

**Potential Funding Sources:**

Please check one of the following for cost basis:

Vehicle is on replacement program - sale of existing vehicle planned to pay for new vehicle.

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

**List of Attachments (quotes, photos, etc.):**

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: DPS Superintendent Vehicle #30

Project ID #: \_\_\_\_\_ CIP ID #: MP-2

Department: DPS Anticipated Start Date: 07/2026

Date Prepared: 02/06/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Supervisor vehicle for transportation  
Supervisor vehicle for transportation. We would like to move to a different type of truck and keep for a longer period of time. Our plan would be to keep these trucks for 5-years vs replacing every 2yrs

**Project Need:** Provide a brief explanation of why the project is necessary.

Vehicle on replacement program (if selected)

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Does the project share space or overlap with other CIP projects? Please describe.

**Project Cost:** 70000

**Potential Funding Sources:**

Please check one of the following for cost basis:

Vehicle is on replacement program - sale of existing vehicle planned to pay for new vehicle.

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Replacement of John Park Mower #300

Project ID #: \_\_\_\_\_ CIP ID #: MP-3

Department: DPS - Motor Pool Anticipated Start Date: 07/2026

Date Prepared: 1/13/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Replacement of lawn mower used for roadside mowing.

**Project Need:** Provide a brief explanation of why the project is necessary.

This mower previously was a 2010 and has approximately 3,500 hours. It is used for mowing roadside and city property that is not contracted out.

This will replace a mower that has been scraped. this project is planned to have a front mower deck and a front snow plow attachment



**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Does the project share space or overlap with other CIP projects? Please describe.

**Project Cost:** 65,000

**Potential Funding Sources:**

Equipment Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Replacement of Vector Truck #240

Project ID #: \_\_\_\_\_ CIP ID #: MP-4

Department: DPS - Motor Pool Anticipated Start Date: 07/2026

Date Prepared: 01/07/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Replacement of city vector truck.

**Project Need:** Provide a brief explanation of why the project is necessary.

The vector truck is used for sewers, water main repairs, service leaks, storm drains, lead service replacements. It is one of the most used pieces of equipment in the garage. Vac truck will be approx 7 years old at time of replacement.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Does the project share space or overlap with other CIP projects? Please describe.

**Project Cost:** \$ 575,000.00

**Potential Funding Sources:**

Please check one of the following for cost basis:

Equipment Fund  
Trade in  
Installment Purchase Contract

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Replacement of 2018 International Street Sweeper #270

Project ID #: \_\_\_\_\_ CIP ID #: MP-5

Department: DPS - Motor Pool Anticipated Start Date: 07/2027

Date Prepared: 01/07/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Replacement of street sweeper with 1900 hours on both engines, approximately 10,000 miles

**Project Need:** Provide a brief explanation of why the project is necessary.

The street sweeper is used about 3 days/week during the summer. A sweeper's useful life is approximately five years and then it starts to cost more in parts and loses significant trade in value. Street sweepers keep the roads clean and reduce buildup from occurring in the storm sewers.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Does the project share space or overlap with other CIP projects? Please describe.

**Project Cost:** \$ 395,000.00

**Potential Funding Sources:**

Please check one of the following for cost basis:

Equipment Fund  
Trade in / sealed bid (est 60 - 85K)

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Replacement of Excavator #180

Project ID #: \_\_\_\_\_ CIP ID #: MP-6

Department: DPS - Motor Pool Anticipated Start Date: 07/2027

Date Prepared: 01/07/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Replacement of Excavator

**Project Need:** Provide a brief explanation of why the project is necessary.

This vehicle is necessary for curb removal, water main breaks, heavy lifting, hydrant replacement, and other purposes within the city. This machine will be about 20 years old at time of proposed replacement.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Does the project share space or overlap with other CIP projects? Please describe.

**Project Cost:** \$ 315,000.00

**Potential Funding Sources:**

Please check one of the following for cost basis:

Equipment Fund  
Trade in / Sealed Bid (est 25-45K)

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Addition of Building at Compost Site

Project ID #: \_\_\_\_\_ CIP ID #: MP-7

Department: DPS Anticipated Start Date: 07/2028

Date Prepared: 01/19/2024

**Project Description:** Provide a brief physical description of the project. Please be specific.

Three sided building with roof for Storage at Compost Facility approx 40x60

**Project Need:** Provide a brief explanation of why the project is necessary.

Currently the DPS has equipment stored out behind the DPS garage. If we add a building we can store multiple pieces of equipment and water appurtenances to keep them out of the elements as much. We currently have Approx. 80-100K in attachments out in the elements that would last longer if they were stored in a structure with a roof and sides

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Does the project share space or overlap with other CIP projects? Please describe.

**Project Cost:** \$ 75,000.00

**Potential Funding Sources:**

Equipment fund/Water fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Replacement of Front End Loader #250

Project ID #: \_\_\_\_\_ CIP ID #: MP-8

Department: DPS - Motor Pool Anticipated Start Date: 07/2028

Date Prepared: 01/07/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Replacement of Front End Loader that was purchased in 2015.

**Project Need:** Provide a brief explanation of why the project is necessary.

Front end loader is used for loading material, picking up leaves, snow, and brush.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Does the project share space or overlap with other CIP projects? Please describe.

**Project Cost:** \$ 325,000.00

**Potential Funding Sources:**

Equipment Fund  
Trade in / Sealed Bid (est 25 - 45K)

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Replacement of Cat Skid Steer #430

Project ID #: \_\_\_\_\_ CIP ID #: MP-9

Department: DPS - Motor Pool Anticipated Start Date: 07/2029

Date Prepared: 01/07/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Replacement of 2014 cat skid steer

**Project Need:** Provide a brief explanation of why the project is necessary.

This equipment is used for cleaning parking lots in the winter, tree removal, transferring black dirt, and removing sidewalk. It is replaced approximately every 10 years.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

Does the project share space or overlap with other CIP projects? Please describe.

**Project Cost:** \$ 135,000.00

**Potential Funding Sources:**

Please check one of the following for cost basis:

Equipment Fund  
Trade in / Sealed Bid (4-15K est)

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Loadall

Project ID #: \_\_\_\_\_ CIP ID #: MP-10

Department: Motor Pool Anticipated Start Date: 07/2026

Date Prepared: 03/04/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Loadall/telehandler to replace the Cat 287D tracked skidsteer at the wastewater treatment plant. The skidsteer currently in use was a reuse of an old skidsteer from the garage. The current equipment needs repeated repairs due to age.

**Project Need:** Provide a brief explanation of why the project is necessary.

The skid steer was handed down from the DPS garage when a new one was purchased a few years ago. It is a 2015 and we have put in about \$10,000 worth of repairs to it in the last year. It is not cost effective to keep and maintain. The replacement Loadall would allow us to reach the center of our primary and final settling tanks which we cannot presently do with the skidsteer.

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

No.

Does the project share space or overlap with other CIP projects? Please describe.

No.

**Project Cost:** \$ 110,000.00

**Potential Funding Sources:**

Equipment Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

Product Description Sheet



**LOADALL | 505-20 TOOL CARRIER**  
Gross power: 74hp 55kW | Lift capacity: 5,500lbs | Lift height: 20 feet





**Ultimate productivity.**

The 505-20 TC Loadall is great for loading and unloading trucks, loads of bins, etc.

- There's a lift capacity of 1750 lbs or 11.5 full forward loads.
- You can choose from three manual or hydraulic (optional) options: A, B, or Q-tie, compact foot control, or 4x4 drive.
- A 200-lb lift height makes it take and straighten up to plus bins over a two-story building. It's only 5,550 lbs with the boom retracted, or 3900 lbs at full height.
- With single or double auxiliary services, you can operate a lift lift function, a hydraulic attachment (etc).

**STYLE AND DESIGN.**

THE LATEST JCB LOADALLS LIKE THE 505-20 TC HAVE BEEN DESIGNED WITH VALUABLE INPUT FROM CUSTOMERS, AND THEY'RE VISIBLY DIFFERENT FROM THEIR PREDECESSORS. THE CHANGES ARE MORE THAN SKIN-DEEP THOUGH; YOU'LL FIND A WEALTH OF INNOVATIVE FEATURES TO COPE WITH THE RIGORS OF HARD WORK ON ANY CONSTRUCTION SITE.



**Design that works harder**

- JCB's new look Loadall telehandler is a purely operator-friendly design that allows for a wide range of operators, reducing time-consuming tasks like tie-up.
- The boom pivot point on the 505-20 TC is low down; this helps to provide an unobstructed view to the right-hand rear wheel, often a blind spot on traditional telehandlers.
- The machine's new key design elements with our Tugger Loadalls, including the distinctive and innovative side-mounted engine strap.
- Our slimline outer boom section enables operators to get the front light and wheel with ease.
- To keep the 505-20 TC as narrow as possible, the cab drive handle and engine are fitted flush with the side of the machine.

## PRODUCTIVITY AND PERFORMANCE.

**JCB HAS A PROVEN 40-YEAR TRACK RECORD OF DESIGNING AND MANUFACTURING WORLD-BEATING TELESCOPIC HANDLERS FOR THE CONSTRUCTION INDUSTRY. THE NEW COMPACT 505-20 TC IS THE LATEST IN THIS LONG LINE OF MACHINES BUILT FOR MAXIMUM PRODUCTIVITY ON ANY SITE.**



### Maximum maneuverability.

- Our 2-speed transmission allows operators to select High and Low speeds. The low speed setting complies with building site speed regulations, while high speed is ideal for loading.
- Hydraulic transmission makes it easy for operators to adjust counterbalance movements even in cramped spaces. The ultralite wheels in parallel with the braking system take a transmission dump on the foot brake offers superior anti-locking and are used for wheel slaking, loading and unloading.
- For excellent traction and performance in soft, muddy conditions, we've fitted the 505-20 TC with 4WD as standard. Opt for 100% wheel slip differential sets to maximize tractive effort on slippery surfaces. This system transfers drive from the spinning wheel to the stationary wheel.



### Excellent maneuverability.

- Operators can maneuver quickly and easily with direct and intuitive controls. Available on either the side or on the steering column or the joystick-mounted shuttle switch.
- With a compact wheelbase and large steering lock angles, tight turning circles and superior maneuverability are assured.
- This Loadall has three selectable manual steering modes. Two-wheel steers is perfect for loading four-wheeled tresters provides great maneuverability in tight spaces and crab-steer is designed to edge your Loadall either close to or away from walls and buildings.
- Choose our optional electronic selectable 4WS for on-the-move steering mode changes.

Electronic 4WS provides superior maneuverability in tight spaces and crab-steer is designed to edge your Loadall either close to or away from walls and buildings.



## COMFORT AND EASE OF USE.

IN ORDER FOR A TELEHANDLER TO OFFER ULTIMATE PRODUCTIVITY, IT NEEDS ITS OPERATOR TO BE COMFORTABLE AND FOCUSED. WITH THIS IN MIND, THE 505-20 TC IS EQUIPPED WITH AN OPERATOR AREA THAT'S ALL-DAY COMFY, ERGONOMIC, AND DESIGNED TO ACCOMMODATE INDIVIDUAL PREFERENCES.

### Comfortably superior.

- 1 The JCB 505-20 TC's 7.5-hp, 4-cylinder, liquid-cooled diesel engine is a quiet, low-vibration, low-emission power source that's easy on the operator's ears and lungs.
- 2 The operator's 360-degree, 180-degree, and 90-degree rotation allows for a better view of the work area.
- 3 The 505-20 TC's 7.5-hp, 4-cylinder, liquid-cooled diesel engine is a quiet, low-vibration, low-emission power source that's easy on the operator's ears and lungs.
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- 5 Considering a JCB 505-20 TC is comfortable, precise and smooth, there are single-lever, electro-hydraulic controls with hydraulic and electrical. JCB's proportional control flow feature allows operators to perform different flow rates for different situations.
- 6 For operator comfort, the productivity-enhancing 7-speed, 1.8-litre, 4-stroke and for additional comfort of ease, an optional 4V telescopic steering column.
- 7 You can choose from a variety of seating options to suit all operators and applications. We've made a significant radio platform available over a range of models, the 505-20 TC is 766R(A) radio packs for the operator.



# City of Hastings – Capital Improvement Plan Project Application Form



Project Title: Dump Truck 550 Replacement

Project ID #: \_\_\_\_\_ CIP ID #: MP-16

Department: Motor Pool Anticipated Start Date: 07/2031

Date Prepared: 01/07/2026

**Project Description:** Provide a brief physical description of the project. Please be specific.

Replacement of dump truck 550.

**Project Need:** Provide a brief explanation of why the project is necessary.

Truck is a 2015 and will need to be replaced. This wil possibly be only a Chassis. new box in 2026

**Planning:** Is the project included in a prior program, plan, or policy? If so, identify the plan here:

no

Does the project share space or overlap with other CIP projects? Please describe.

no

**Project Cost:** \$ 130,000.00

**Potential Funding Sources:**

Equipment Fund

Please check one of the following for cost basis:

- Cost of comparable facility/equipment
- Cost estimate from engineer/architect
- Rule of thumb indicator/unit cost
- Preliminary estimate
- Ballpark "guesstimate"

List of Attachments (quotes, photos, etc.):

**City of Hastings**  
**Planning Commission**  
**Work Tasks for 2026**  
**STATUS REPORT FOR APRIL 2026**

1. Consider development of “Complete Streets” ordinance or policy and review subdivision text regarding street width.
2. Review zoning map for consolidation/simplification. Review to include, but not be limited to, Action Items identified in the GAP analysis of the Master Plan. **Planning Consultant Harvey to provide recommendation.**
3. Review Division 90-IX-6 Open Space Preservation Projects for lot size, cap limits, and other regulations. Master Plan action item. Open for discussion in 2025.
4. Review Section 90-425 and others requiring Planning Commission approval for parking reduction and Section 90-472(1) to consider increasing distance from municipal parking lots from 300 feet to 500 feet for off-street parking requirements. Master Plan action item.
5. Review live-work standards for occupancy and total square footage adjustments. Master Plan action item.
6. Review landscape buffer requirements between multiple family zones and the B-1 district for waste of developable space. Master Plan action item.
7. Review Article 90-VII Planned Unit Development for complete amendment consideration.
8. Consider development of a Planned Residential District zoning classification to allow for higher density housing through smaller lot sizes and smaller dwelling square footage requirements. **Refer to Housing Committee for discussion.**
9. Review text regarding multi-family dwellings for possible modification. Master Plan action item.
10. Review and consider text amendments to Section 90-835 (d) regarding the keeping of chickens per the City Council’s referral.

11. Review Master Plan for five-year update.

Items highlighted in **green** are currently under consideration by the Planning Commission.

Items highlighted in **yellow** are currently under consideration by the Housing Committee.

Items highlighted in **red** require no further action at this time.

**PLANNING COMMISSION WORK TASK LIST ITEM RANKING OF PRIORITIES  
CONDUCTED MARCH 13, 2026**

RANK	WORK TASK LIST
1	Consider development of “Complete Streets” ordinance or policy and review subdivision text regarding street width
NA	Review zoning map for consolidation/simplification. Review to include, but not be limited to, Action Items identified in the GAP analysis of the Master Plan. Planning Consultant Harvey to provide recommendation
2	Review Division 90-IX-6 Open Space Preservation Projects for lot size, cap limits, and other regulations. Master Plan action item. Open for discussion in 2025.
1	Review Section 90-425 and others requiring Planning Commission approval for parking reduction and Section 90-472(1) to consider increasing distance from municipal parking lots from 300 feet to 500 feet for off-street parking requirements. Master Plan action item.
3	Review live-work standards for occupancy and total square footage adjustments. Master Plan action item.
2	Review landscape buffer requirements between multiple family zones and the B-1 district for waste of developable space. Master Plan action item.
2	Review Article 90-VII Planned Unit Development for complete amendment consideration.
1	Consider development of a Planned Residential District zoning classification to allow for higher density housing through smaller lot sizes and smaller dwelling square footage requirements. Refer to Housing Committee for discussion.
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4	Review and consider text amendments to Section 90-835 (d) regarding the keeping of chickens per the City Council’s referral.

# Site Plan Tracker

Project Name and Address	App and fees paid	Site plan and prints to staff	PC Agenda Date	PC Decision	Conditions for completion	COI
Meadowtone Mobile Home Park 1812 Lavender Drive Maintenance Building	1.13.22	1.13.22	1.13.22	Approved	Refuse disposal enclosure Landscaping Driveway width Elevations to be reviewed for façade Sidewalk installation prior to COI	
420 E Mill Street PUD 328 and 420 E. Mill Street	5.30.23	5.31.23	5.31.23	Approved	24.5 units/acre 40 ft building height 5 feet front setback 30 ft building separation Delineation of phased development Lighting, landscaping, building exterior to be approved administratively. Acceptance of parking lot/100 yr FP DPS and Fire approval.	

# Site Plan Tracker

Project Name and Address	App and fees paid	Site plan and prints to staff	PC Agenda Date	PC Decision	Conditions for completion	COI
Woodlawn Meadows Retirement Village II 1813 N. East Street	9.17.24	9.17.24	11.04.24	Approved	<p>The modified lot sizes (7,700 sq ft - 18,000 sq ft) and lot widths (56-66 ft) are approved as proposed and the ordinance authorizing the proposed PUD will list the modified requirements</p> <p>The zoning notes of the Final Development Plan will reflect the R-1 lot width requirements</p> <p>The 25-foot front, and 25-ft rear, and 15/6 foot side setbacks are approved as proposed and the ordinance for the proposed PUD will list the modified requirements</p> <p>Proposed extension of East Street as private road with 28 feet width and rolled curb. Stormwater management plan, utility system, and private street extension approved by City</p> <p>Master Deed and PUD conform to S/C</p>	
Bachman Fields 900 Bachman Road	2.11.25	2.11.25	4.7.25	4.7.25	Several. See draft ordinance	
Terry Dennison 220 W. Colfax	4.9.25	4.9.25	5.5.25	5.5.25	<p>Proposed plan for refuse disposal</p> <p>Lighting plan</p> <p>Landscape plan</p>	

# Site Plan Tracker

Project Name and Address	App and fees paid	Site plans and prints to staff	PC Agenda Date	PC Decision	Conditions for Completion	COI
Broadmoor Motors 1504 S Hanover	8.11.25	8.11.25	9.2.25	9.2.25	Lighting Plan Landscaping plan Parking Space and Locations	
Kevin Anderson 148 E State St	9.4.25	9.4.25	10.6.25	10.6.25	Administrative Review of Façade Materials	
St. Rose of Lima Church 805 S. Jefferson	10.14.25	10.14.25	11.3.25	11.3.25	Compliance with height and lot coverage Compliance with setback requirements Additional tree plantings on east side Compliance with drive/parking design	

