



City of Chelsea 2025-2026

Annual Visioning Session

Wednesday, January 29, 2025, at 5:30 p.m.
Chelsea Depot
125 Jackson Street
Chelsea, MI 48118

Chelsea then...



...and now!

Organizational Analysis over the last 12 months

Infrastructure – Future investments are key to
future development!

- ✓ Legislative Mandates
- ✓ Escalating Costs and Supply Chain Shortages
- ✓ Climate Change Advancements
- ✓ Available Properties for Development

Infrastructure – Streets

- Streets – Inventory and PASER evaluation. Asset Management development.
- Complete Streets Incorporation



1. Completed Harrison Street – Narrowed 20%, added green space, additional capture of stormwater
2. 2026 Reconstruct Freer Road from Dexter-Chelsea to High School Drive
3. Approved Slurry Seal
4. Funded Traffic Study 2024 – WATS Grant of \$50,000 – in progress
5. Funded Infrastructure Grant Study – Spark – (Mannik/Smith) – in progress
6. Identify funding/grant opportunities for infrastructure

Active Grants List

	Name	Type	Amount of Grant
Active	American Rescue Plan COVID	SLFRF - state ARPA	\$ 569,161
Active	Chelsea Area Historical Society	Chelsea Community Foundation	\$ 11,500
Active	Community Forestry Grant	MDNR	\$ 5,768
Active	Connecting Communities Grant - Letts Creek Engineering	Washtenaw County	\$ 20,000
Denied-Reapplying	Connecting Communities Grant - Letts Creek	Washtenaw County	\$ 68,000
Active	EGL - MSPA	EGL-Brownfield	\$ 1,000,000
Active	EGL - Rockwell	EGL-Brownfield	\$ 475,000
Active	MDOT Category F - North Street	FHWA	\$ 375,000
Active	MACC grant -Pathway to renewal	Michigan Arts & Culture Council	\$ 26,500
Active	City - MSPA submitted	Washtenaw County Parks & Rec	\$ 100,000
Active	Housing Readiness Grant	MSHDA	\$ 50,000
Active	Southeast Michigan's One Water Initiative	SEMCOG	\$ 500
Active	RAP Grant	MEDC	\$ 50,000
Active	TAP Grant - Belsar Estates sidewalk	MDOT	\$ 122,214
Active	South I-94 Infrastructure Study - Mannik Smith	SPARK	\$ 145,600
Active	MSPA	EGL	\$ 1,012,500
Active	MSPA	Washtenaw County Brownfield Authority	\$ 806,000
Active	Sledding Hill - 141 Park Street Environmental Assmt	Washtenaw County Brownfield Authority	\$ 1,500
Active	Transportation Study	WATS	\$ 67,000
Active	Washtenaw County Waste Reduction Grant	Washtenaw WRS (reimbursement)	\$ 7,500
Denied-Reapplying	MDOT Category B	FHWA	\$ 350,000
Denied	MDOT Category B	FHWA	\$ 350,000
Denied-Reapplying	Renewable Energy and Electrification Infrastructure Enhancement and Development	Michigan Public Service Commission	\$ 2,664,650

Infrastructure – Water/Wastewater

- Water – Future upgrades to water plant. Transmission system replacements tied to street replacement
- Completed Interconnect Study – Recommended to invest in capacity enhancement
- Wastewater Capacity Study completed – Results being scheduled for presentation February 3, 2025
- Financial planning for bonding in progress

Community Development

- Master Plan Update – Approximately 50% completed
- Ordinances Updates:
 1. Mobile Food Vendors- Completed January 24
 2. Solar Energy Systems- March and August 24
 3. Zoning Compliance Permit –March 24
 4. Variances – March 24
 5. Kennel and Boarding Facilities
 6. Tree Ordinance – Study being conducted. DNR grant funded.
 7. PILOT Ordinance – Current ordinance reviewed
- Zoning Ordinance update will be initiated after completion of Master Plan

Timbertown Park

- Playground enhancements
 - 6 pickleball courts
 - Tot Lot overhaul
 - Timbertown main structure rehabilitation
- City infrastructure enhancements (water & electric)
- Parking lot reconstruction
- Captain Joel Gentz Trailhead and parking lot scheduled for construction in 2025





MAIN STREET PARK REVIEW PREFERRED PLAN

LEGEND	
A	ACCESSIBLE + INCLUSIVE
I	INTERPRETIVE ELEMENTS + PUBLIC ART
G	MULTI-GENERATIONAL
R	ACTIVE + PASSIVE RECREATION
E	ECOLOGICAL SENSITIVITY

Main Street Park Alliance

- Two Brownfield Grants
 - Washtenaw County Brownfield Redevelopment Authority – Completed “Big Dig” removal of contaminated soil for \$806,000
 - MDNR Grant – Received \$1,012,500 – processing through the State of Michigan
- Conceptual Design and Engineering/Design - completed
- Stormwater Drain Replacement - completed
- Property transference – Discussions and seeking grants for Phase I & II and BEA

Non-Motorized Pathways



Initiate sidewalk gap and infill study - completed



Work with Border-to-Border to complete intra-city route – in progress



Apply for grant funding through State, County and foundations – ongoing



Safe Routes 2 School – in planning process, not funded yet



BORDER TO BORDER TRAIL

Overview and Phasing

"The Huron River Greenway"

Ypsilanti - Ann Arbor - Dexter - Lakelands Trail

"The Huron Waterloo Loop"

Dexter - Chelsea - Stockbridge - Lakelands Trail

August 2022 - Prepared By: Washtenaw County Parks



Map Key

Project Status

- 2022/23 Construction Start (Anticipated)
- Final Engineering - Construction 2023/24 (Anticipated)
- Preliminary Engineering
- Alignment Study

NonMotorized Trails

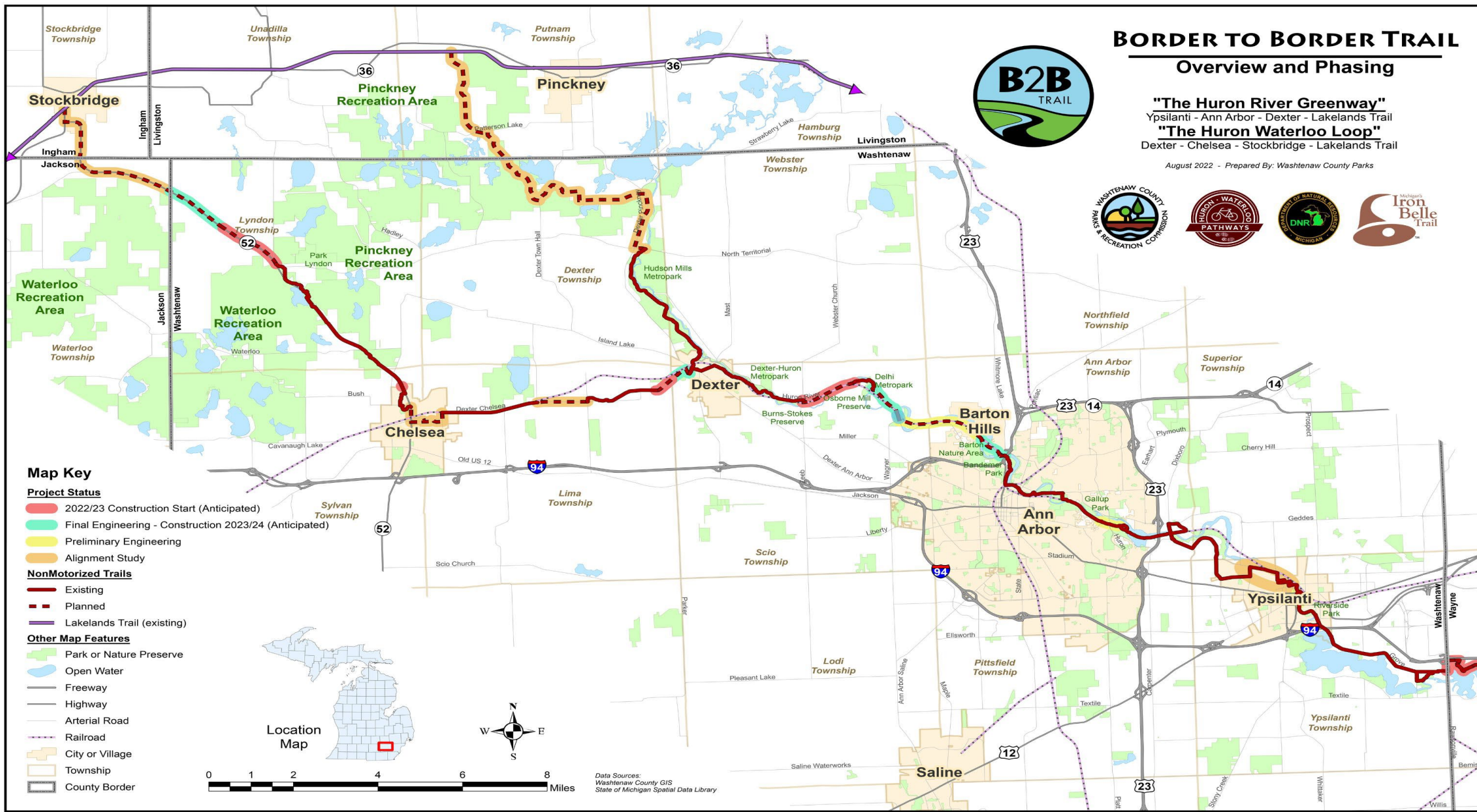
- Existing
- Planned
- Lakelands Trail (existing)

Other Map Features

- Park or Nature Preserve
- Open Water
- Freeway
- Highway
- Arterial Road
- Railroad
- City or Village
- Township
- County Border



Data Sources:
Washtenaw County GIS
State of Michigan Spatial Data Library



American Disabilities Act (ADA) Study

- Four public parks – study completed
- Evaluations will support the prioritization of improvements
- Future budget considerations
 - Developing priorities with the Parks and Recreation Commission
 - Develop priorities into CIP for future budgets



Housing Developments



City is working towards
Redevelopment Ready Certification

Housing Development	Details
Rockwell	53 units. State EGLE Brownfield grant. MEDC CRA grant. MEDC RAP grant.
Lincoln Pointe	25 units.
Belsar Estates	Developing sidewalk system with SEMCOG Grant.
Wolf Development	172 housing units, medical facilities, Lima Township PA 425 Agreement.
Heritage Farms	45 units permitted in Phase I Preparation for Phase II. Infrastructure planned for Summer 2024. City Electric will pull wire in 2024. Discussions regarding open space.

Housing Opportunities

- Update PILOT Ordinance
- Identify properties for targeted workforce housing – currently in discussions
- Identify funding opportunities to assist developers
- Work with developers on planning processes
- Coordination with neighboring Townships & County
 - January 18, 2025 Housing Townhall
 - Lima PA 425





- Continue training board members
- Completion of the pavilion at Palmer Commons
- Discuss parking availability and policy
- Develop a plan for DDA property next to Purple Rose Theater
- Planning, design, and placement of signage – recently updated for public parking
- Coordination with Chamber of Commerce on community events – continuous, DDA funded \$17,500 toward events
- Strategic Visioning Session
- Update Development Plan

Police Department & Public Safety

- Implement long-term objectives from the Strategic Plan
- Continued support and working relationship with hired Social Worker and community partners to meet the mental health needs of western Washtenaw County
 - Build on current successes
 - Millage renewed
- Upgrading of equipment and technology to meet the needs of 21st Century Policing
 - Battery backup system was installed
- Upgrade building security and access city-wide for all city buildings
- City and County wide emergency notification system
- Chelsea Area Fire Authority still looking for sight for a new fire station

Chelsea Light & Power...

Planning for the future!

- Establish plan for MPPA Clean Energy Portfolio requirements - Completed
- File Energy Optimization Plan – ongoing/annual
- Implement Renewable Energy Plan – Bring to City Council 2-3-25
- Expand incentive program to encourage energy efficiency to meet City and State of Michigan goals and mandates – Utilize Franklin Energy to implement
- Expand renewable energy sources within the purchasing plan – Completed and ongoing
- Update the UFS Rate Study to keep the city on track for providing reliable electrical services while investing in future necessary infrastructure – Completed in the 2024 year. Presented at the 1-21-25 City Council Meeting



BUDGET TIMELINE

1/10/2025	Budget packet templates to Department Heads
1/29/2025	Visioning Session
February	Capital Improvement Plan to Planning Commission
2/21/2025	Deadline to submit department requests to Finance
Late Feb - early Mar	Finance assembles departments' requested budgets and sends back to departments for review
Mid March	Department Heads meet with City Manager to discuss their budgets
Late March	City Manager to provide narratives to incorporated into the budget
Late Mar - mid April	Finance compiles the budget for budget work sessions
3/17/2025	Finance proposes budget work sessions and public hearing for the 2025/2026 Budget
4/21/2025	City Council budget work session #1 5:30 - 7:00 PM
Mid April - Late May	Finance incorporates input from City Council into the budget
5/5/2025	City Council budget work session #2 5:30 - 7:00 PM
5/19/2025	Public Hearing for budget and utility rate schedule
No later than 6/16/2025	Adopt the 2025-2026 Budget

Staff Continuing Education, Training, and Certifications

- Streets Inventory/PASER Training
- Asset Management Software/GIS and map-making
- Master Clerk Certification/Parliamentary certification
- Continuing Professional licensing and certification
- BS&A Software Integration
- IT & Software
 - Changed IT Providers, upgrades to software completed and ongoing

Policies for Review

- Review of City Council Rules for updates
 - Discussion – recommend a committee with council/staff
- Review City policies to determine areas of improvement including Bill Approval Policy, Purchasing and Contracting Policy, and Pavilion Rental Policy - Completed
- Development of new policies such as Website Policy and Food Truck Policy - Completed



America's 250th Anniversary

July 4, 2026

- Planning needs to happen during the 2025-2026 fiscal year
- Chelsea community celebration or leave at the Federal and State level?
- Budget
- Program
- Subcommittee



Picture of a growing community...

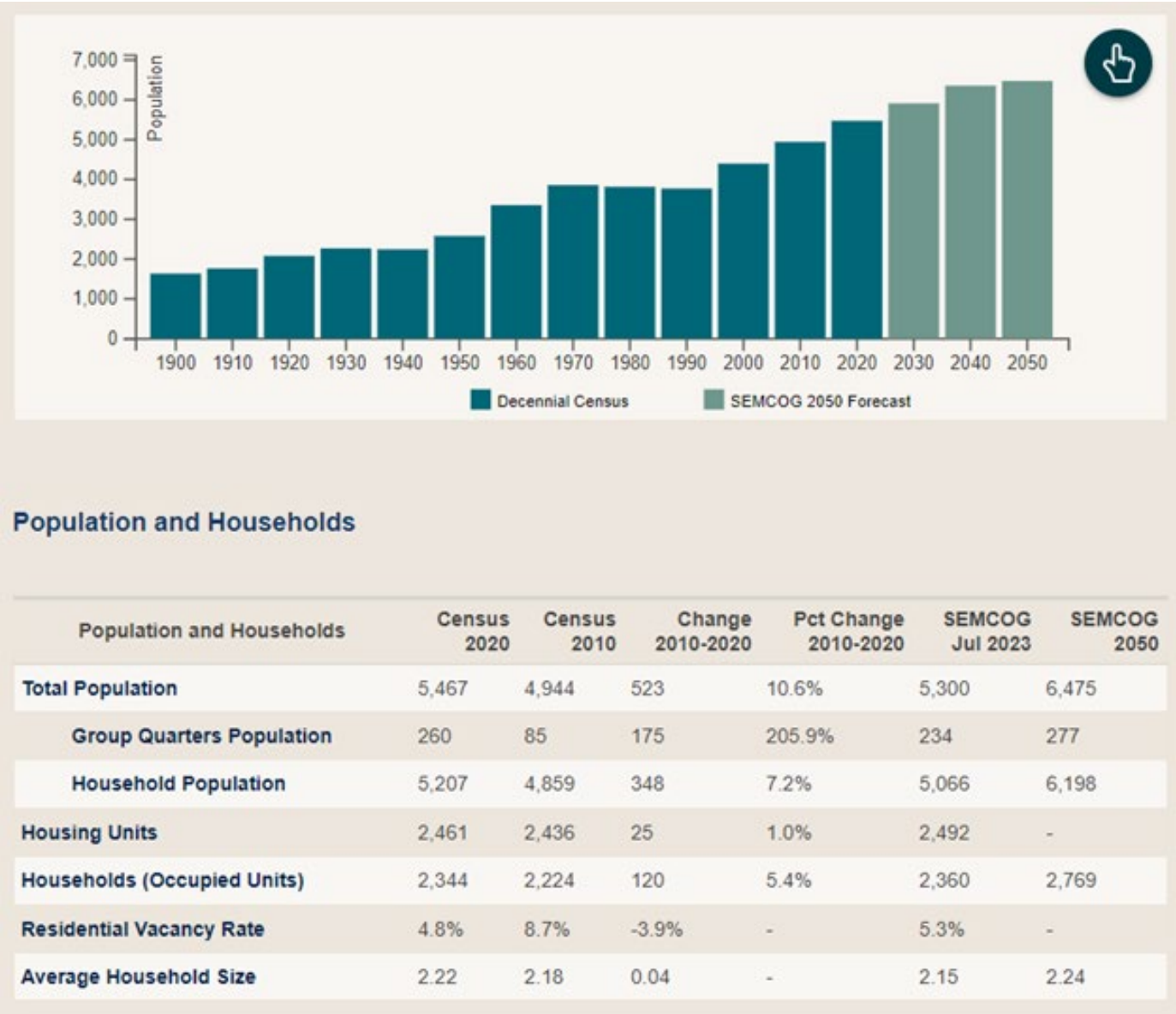


Washtenaw County
Projected Growth



Picture of a growing community...

Chelsea City
Projected Growth





Thank you!

Martin Colburn, City Manager

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www.city-chelsea.org