



PLANNING COMMISSION MEETING
Monday, February 12, 2024 – 7:00 p.m.
City Council Chambers
23600 Liberty Street
Farmington, MI 48335

AGENDA

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
 - A. January 8, 2024 Minutes**
- 4. Site Plan Review – Proposed Outdoor Storage Area, 22054 Farmington Road, Farmington Crossroads Shopping Center**
- 5. Discussion of 2025-2030 Capital Improvement Program and request to Schedule Public Hearing**
- 6. Update - Current Development Projects**
- 7. Public Comment**
- 8. Planning Commission Comment**
- 9. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
January 8, 2024

Chairperson Majoros called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, January 8, 2024.

ROLL CALL

Present: Crutcher, Gray, Kmetzo, Majoros, Mantey, Perrot, Westendorf

Absent: None

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Director Kevin Christiansen; Recording Secretary Bonnie Murphy; Brian Belesky, Director of Media Specialist, Brian Golden, Media Specialist.

APPROVAL OF AGENDA

Majoros introduced this item and stated that the Applicant for Item Number 5, Farmington Brewery, had requested to be moved to the February Planning Commission meeting and asked that the agenda be amended to reflect that change.

MOTION by Crutcher, seconded by Westendorf , to approve the amended agenda.
Motion carried, all ayes.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. December 11, 2023 Minutes

MOTION by Westendorf, seconded by Crutcher, to approve the items on Consent Agenda
Motion carried, all ayes.

ELECTION OF OFFICERS

Majoros introduced this item and stated he has enjoyed his appointment as Chairperson of the Planning Commission but that his work has involved more travel than before and that he would accept nominations for the Chairperson position if any were made.

A. Accept Nominations for Chairperson

Commissioner Kmetzo nominated Geoff Perrot for Chairperson, supported by Majoros. Perrot accepted the nomination.

MOTION by Kmetzo, supported by Majoros, to elect Geoff Perrot as Chairperson of the Planning Commission.

Motion carried, all ayes.

B. Accept Nominations for Vice Chairperson

Commissioner Perrot nominated Miriam Kmetzo for Vice Chairperson, supported by Crutcher.

Kmetzo accepted the nomination.

MOTION by Perrot, supported by Crutcher, to elect Miriam Kmetzo as Vice Chairperson of the Planning Commission.

Motion carried, all ayes.

C. Accept Nominations for Secretary

Commissioner Crutcher nominated Dan Westendorf for Secretary, supported by Perrot. Westendorf accepted the nomination.

MOTION by Crutcher, supported by Perrot, to elect Dan Westendorf as Secretary of the Planning Commission.

Motion carried, all ayes.

Director Christiansen said protocol is to pass gavel to the new Chairperson.

Majoros passed the gavel to Chairperson Perrot who chaired the remainder of the meeting.

SITE PLAN REVIEW – PROPOSED OUTDOOR SEATING, FARMINGTON BREWING COMPANY, 33336 GRAND RIVER

MOTION by Majoros, supported by Crutcher, to table this item until the February 12, 2024 Planning Commission Meeting at the request of the Applicant.

Motion carried, all ayes.

SITE PLAN REVIEW – PROPOSED OUTDOOR SEATING, MI.MOSA, 23336 FARMINGTON ROAD

Chairperson Perrot introduced this item and turned it over to staff.

Director Christiansen stated the owner of MiMosa Restaurant has submitted a site plan application for proposed outdoor seating for their existing restaurant located in the Central Business District. Outdoor seating in the CBD requires review and approval by the Downtown Development Authority and the Planning Commission. No changes regarding building dimensions or other site improvements are proposed. The Applicant, Jacob Khalil, has submitted a layout of the proposed outdoor seating area, and pictures of the .evening. If I might, Mr. Chair, this is the aerial photograph of Farmington Road and this is one of the units in the small satellite building, part of the Downtown Farmington Center area, on the east side of Farmington Road. You can see that there are properties both to the north and south. There currently is an outdoor seating area on Farmington Road, underneath the overhang and that's been there for many years, in fact it was there with the prior restaurants and now part of MiMosa. When they came into Farmington and was established here, the rear of the building has an existing outdoor area that was approved as outdoor seating but then you may recall you as a Commission working with the Applicant and approved a canopy covering and enclosure a period of time ago to enclose that area. That was all during the Covid period, etc., so that became a secondary area with outdoor seating, it had a covering over it, it had the ability with the enclosure material to be opened up as well and that's in place. During Covid the additional area to the east still on the property was used as outdoor seating and that was a temporary approval and that material with that area is in your packet this evening. There was also an allowance I the parking area adjacent to the east which is actually private parking owned by the owners of MiMosa but that was to be used for a temporary period of time and during the Covid period which has now come full circle so that area no longer can be used unless there is formal approvals, not only for that area but this evening it's being requested the area on the property that was used but doesn't have the site plan approval that is required and that's the purpose this evening. So really what we're looking at is an expansion of what was the outdoor seating area, eventually got covered and used as an enclosed area and now is looking to be used as an open outdoor seating area, it just has to move through the process with formal approval. My understanding from talking with the owner, Mr. Khalil, who is here this evening, that he's looking to do the same thing as he did before during that Covid period in that area and he has the intent of outfitting it with furniture, equipment, tables, chairs, similar to the outdoor seating area that he had previously and the equipment that he had out there right now. So, if we keep going, this is the application, and this is the drawing that has been prepared by S3 Architects and this represents what the interest of Mr. Khalil is for MiMosa. You can see it's an enlarged proposed site plan down at the bottom left, that's the area that had been used and now it's looking to be permanently used as an outdoor seating area and you can see the umbrellas, you can see the tables and chairs that are shown here, again, similar to what was there before, an expansion of the existing area and kind of re-establish that area but going through the process for a permanent outdoor seating area. I will also go down one more page, this is a picture of some of the tables and chairs, this is during the Covid period, I believe.

Here is the photograph provided by the Petitioner, these tables, these chairs, these umbrella tables, these heaters and if I'm correct I think the heaters are owned by MiMosa or they might be part of the DDA but they're not dissimilar to what exists throughout the downtown area. So, this is the area, and this is what he's looking to establish on a permanent basis, again, this is a photograph provided by the Applicant. With that, I'll turn it back to you, Mr. Chair.

Chairperson Perrot invited the Applicant to the podium.

Griffin Angeliu, S3 Architects, came to the podium and stated they are putting in permanent planters with decorative block that surrounds the seating area, the existing outdoor area that's shown up there is 750 square feet. It currently houses 28 existing seats and eight tables, we're proposing 34 seats with nine tables, so very similar to what they currently have. The ground surface condition will be new concrete pavers delineating a 5-foot walkway in the center to the existing restaurant. I'll be happy to answer any questions

Perrot thanked Angeliu and asked if the Petitioner has reached out to any of the surrounding businesses to see what their thoughts are on this because obviously any kind of changes to the footprint of any kind of space impacts everybody in the surrounding area.

Jacob Khalil, Petitioner, came to the podium and stated to the left of the restaurant there is a vacant space right now and to the right facing the building to the east is the Apothecary over there and it's my understanding they're looking to expand as well and to the right is a vacancy and then the flower shop has always been supportive of me, we do a lot of business together, and then from my understanding the salad/soup place just went out of business a few days ago, so as of right now there's not much to ask around.

Perrot stated it's the Planning Commission's responsibility to reach out to residents, but business residents are different and it's always good to get along with neighbors. He thanked the Petitioner and opened the floor for questions from the Commission.

Majoros stated it seems relatively consistent with what's been there before, there's no fundamental footprint change, density change, it seems that we're operating in what we've approved before.

Crutcher asked if the space to the north, gifts of home décor, The Apothecary, they have a wall up there and is your wall next to or stop after their wall ends and the Angeliu replied there is just one wall out there.

Chairperson Perrot opened the floor for a motion from the Commissioners.

MOTION by Crutcher supported by Kmetzo to approve the site plan for outdoor seating for MiMosa Restaurant, 23336 Farmington Road, as presented, conditioned upon review and approval by the DDA Design Committee.
Motion carried, all ayes.

Perrot thanked the Petitioner.

DISCUSSION OF 2024 PLANNING COMMISSION WORK ITEMS/PROGRAM

Chairperson Perrot introduced this item and turned it over to staff.

Director Christiansen stated this item is an annual item of the Planning Commission , typically in January, an annual report that is prepared of the previous year's activities of the Planning Commission, an account of the activities, agenda items over the past year, and this is presented to you this evening and the action requested is after consideration to formally recognize and approve the annual report for the record.

Perrot opens floor for questions and/or comments from the Commission.

Majoros stated on the agenda it said review of 2024 Planning Commission work and asked if that is correct and Christiansen replied that is the way it appears as an agenda item. He said the Master Plan is due for its 5-year update and we're looking to provide funding for that in our budget and that we're in the middle of the Capital Improvement Program and Mr. Majoros is on the CIP Steering Committee and that is included in the work plan along with the development projects we've got going on but if there are any questions or comments this would be an appropriate time to ask them.

Majoros said just a quick update on the Capital Improvement Program, as noted there's a meeting tomorrow, I'm privileged to be the representative there, historically we've given consistent feedback and I'd be happy to provide an update of the status of how that's progressing. Some of the fundamental tenants that I think we've represented before, I would plan to represent again. We do things like is there shared funding, is there core infrastructure related, etc., so I bring a lot of those things consistently forward. We trust that the experts within the City are discipline specific, folks know what the priorities are, etc., but I'll be happy to report back on that in the February meeting timeframe.

Chairperson Perrot opened the floor for a motion from the Commissioners.

MOTION by Majoros, supported by Crutcher, to approve the 2023 Planning Commission Annual Report as presented and any comments that were made regarding 2024 work items.

Motion carried, all ayes.

UPDATE – CURRENT DEVELOPMENT PROJECTS

Chairperson Perrot introduced this item and turned it over to staff.

Director Christiansen stated that this agenda item affords the commission an opportunity to ask any questions they might have about development or for an update of existing projects that are moving forward. He stated we've had a little holiday time and hopes everybody had a merry Christmas and happy new year and we're back at it, hit the ground running which really didn't stop because there's such a vibrancy going on in the City right now with so many different things. There was a little bit of a break there but I did indicate a number of projects that were at finality, the Maxfield Training Center project, has just some agreements before the Brownfield Redevelopment Authority and City Council coordinated with the Downtown Development Authority and once those agreements are finalized, approved and in place, then we're looking at completing the purchase of the Maxfield Training Center site by Robertson Brothers Homes, the developer/investor for Hillside Townes and then they're moving forward with the project, so we're right there at that point right now and that's very exciting for all the work that's been done, everybody's interest, all of the City's plans, so that's right on the horizon. Also, the American Legion Hall project which has been through the PUD process and you recently approved the final PUD site plan, that's at the Brownfield Redevelopment Authority, in fact, there's a Grand River Corridor Improvement Authority meeting this week for their Brownfield plan, that will then go to the Brownfield Redevelopment Authority and to the City Council, a similar type item for that site that Robertson Brothers had with the Maxfield site.

With the Farmington Road streetscape being completed, there's a lot of interest. Castle Dental has new owners and we're looking to move forward with redevelopment plans and move through the process. The Village Shoe property is moving forward as well as the work at the Shell Gas Station with demolition going on and there may be some changes to Freedom Plaza next door to facilitate some of the things that both property owners are looking to achieve together with mutual interests, independent and yet collective so there might be some adjustments which might necessitate coming back to you.

Other than that, there's so much activity downtown with the repurposing of vacant space, new businesses coming online, we have Blueberry Café, Apricot Lane, My Salon Suites,

a number of other interests looking to move forward, so filling up the space in the downtown. There have been some transitional uses to new uses, so all of that is keeping us very busy right now and the Planning Commission will play a key role in those projects.

Perrot thanked Christiansen for his update.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

Chairperson Perrot introduced this item and opened it up for comments.

Director Christiansen offered thanks and appreciation to the officers that have served this past year and in their capacities for quite a period of time, particularly Chairperson Majoros, thank you for your leadership and all of your efforts in stewarding on the Commission over the past number of years, certainly you've laid the groundwork and set the tone for transition with everything the Commission is doing and is looking to continue to do now and into the future, so thank you for your service in that capacity and look forward to you serving as a Planning Commissioner and now you can make motions and other things. He then congratulated the newly elected officers, Chairperson Perrot, Vice Chairperson Kmetzo, and Secretary Westendorf.

Perrot echoed the comments and sentiment of Christiansen and stated he appreciates the time and efforts of former Chairperson Majoros and his continuing to serve on the Planning Commission.

ADJOURNMENT

MOTION by Crutcher, supported by Kmetzo, to adjourn the meeting.
Motion carried, all ayes.

The meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Secretary

Farmington Planning Commission Staff Report	Planning Commission Date: February 12, 2024	Reference Number 4
Submitted by: Kevin Christiansen, Planning and Building Department Director		
Description Site Plan Review – Proposed Outdoor Storage Area, 22054 Farmington Road, Farmington Crossroads Shopping Center		
<p><u>Background</u></p> <p>The applicant/petitioner has submitted plans for an outdoor storage enclosure to be located along the rear of the existing commercial building at 22054 Farmington Road – Farmington Crossroads Shopping Center. The existing shopping center is zoned C-2, Community Commercial. Outdoor display, sales, or storage that is permanent or is utilized for more than eight (8) months during a calendar year, such as a garden center, is permitted in the C-2 District subject to site plan review in accordance with the requirements of Section 35-102, Table of Uses, Special Provisions, sub-section (a) of the Zoning Ordinance (see attached). No changes regarding the existing commercial building or other site improvements are proposed.</p> <p>The submitted plans show a 21.5' x 47' x 6'h chain link fence enclosure with a gate on a concrete pad proposed to be located along the rear of the existing commercial building. A privacy screen for the fence is intended to be provided. This will be the 2nd outdoor storage enclosure along the rear of the Farmington Crossroads Shopping Center. An existing enclosure for Alexander's True Value Hardware was approved by the Planning Commission in 2013 (see attached minutes)</p> <p>The requested action of the Planning Commission is to review the submitted outdoor sales/display/storage application and site plan for Farmington Crossroads Shopping Center.</p> <p>Attachments</p>		



City of Farmington CivicSight Map

MAP LEGEND:

- CITY BOUNDARY
- / RIVERS-STREAMS
- MULTITENANTBUILDING (Type)
 - BUILT
 - PROPOSED
 - COMM_INDUST BLDGS
 - RAPHAEL STREET (POLY)2
 - RAPHAEL STREET (POLY)
 - PARCELS
 - ROADS OUTSIDE FARMINGTON
 - RIGHTOFWAY
 - MULTITENANTPAVING
 - ROW EXTEND
 - LOT HISTORY
- OPEN WATER (FEATURETYPE)
 - DetentionPond
 - StreamRiver
 - LakePond
 - Channel
 - SwampMarsh
- 2017 AERIAL PHOTOS (Image)



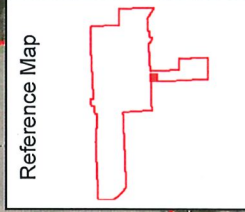
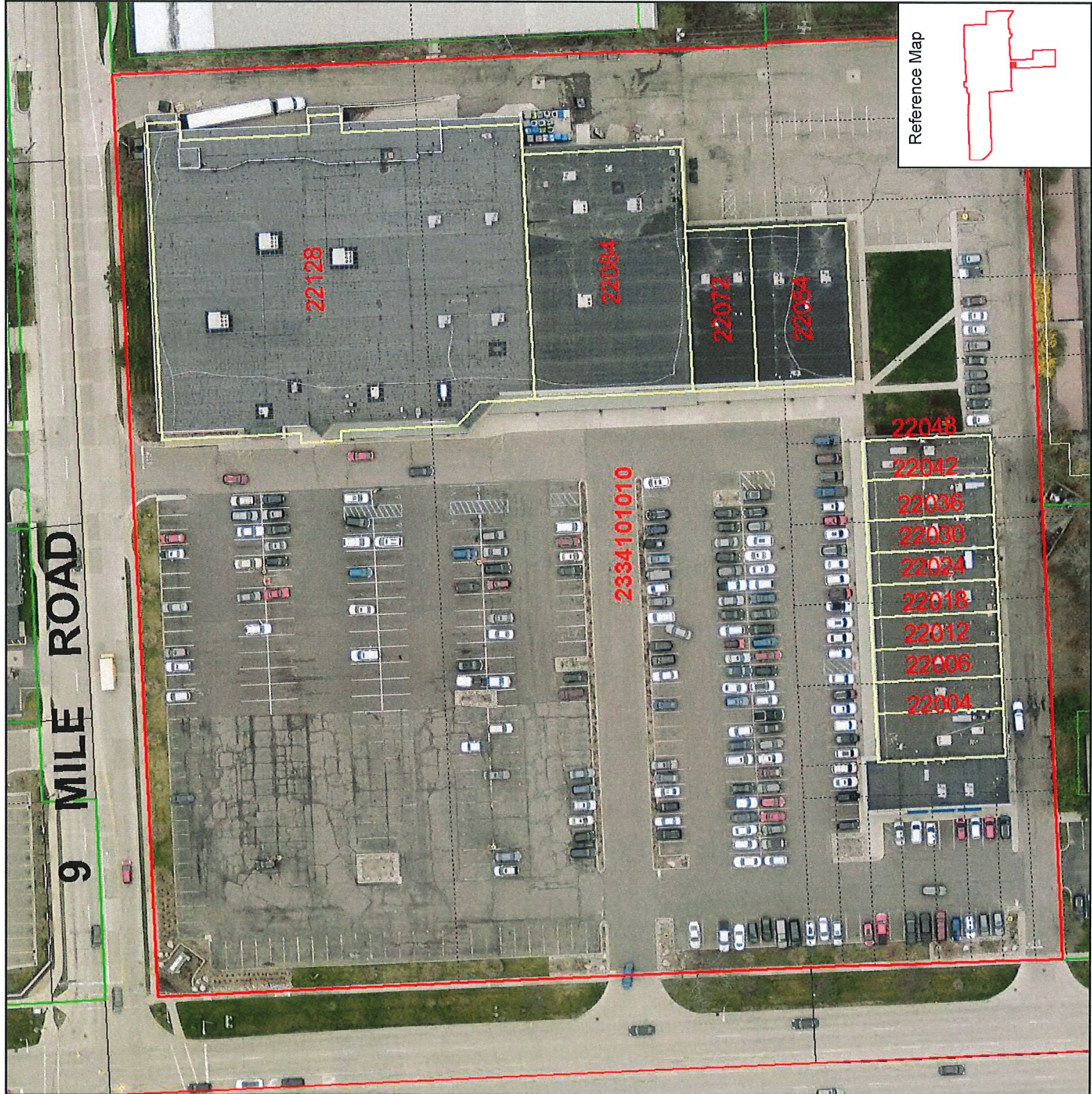
Map Scale: 1 inch = 93 feet

Map Date: 2/09/2024

Data Date: October 30, 2020

Sources: City of Farmington, Oakland County GIS Utility, River's Edge GIS, LLC.

Disclaimer:
Note: The information provided by this program has been compiled from recorded deeds, plats, taxmaps, surveys, and other public records and data. It is not a legally recorded map or survey and is not intended to be used as one. Users of this data are hereby notified that the information is provided "AS IS" without any representation or warranty of the information. Once again, USE AT YOUR OWN RISK !!!





SITE PLAN REVIEW – TRUE VALUE HARDWARE, 22104 FARMINGTON ROAD

Chairperson Bowman stated plans had been received for an outdoor storage enclosure to be located along the rear of the commercial building located at 22104 Farmington Road in the Farmington Crossroads Shopping Center.

Director Christiansen gave a power point presentation of proposed plans showing a 25' x 25' by 6'h chain link fence enclosure with a gate on a concrete pad. There will be direct access to the enclosure from the building and will have a sliding 8 foot doorway/gate with security locks for access from the outside. A privacy screen for the fence will be utilized.

Armen Dederian, from Bricksmore Property Group, indicated the fence they are proposing will be chain link with vinyl loops for privacy and to help deter theft.

Further discussion was held concerning what the storage would be used for and the types of material that should be utilized to ensure Public Safety a visualization of the property as well as the alignment of the east side of the fence to the building.

Chiara inquired if Dollar Store had any objections and Christiansen indicated the property owner had to be in support in order for the matter to be brought before the Planning Commission.

Koncsol stated the Petitioner had asked for 8 feet but only 6 feet are allowed in commercial properties and it is zoned C-2.

MOTION by Scott, seconded by Chiara, to approve the site plan for the True Value Hardware, 22104 Farmington Road, with the stipulation that the east side of the fence be adjusted to align to the building as well as the chain link fence utilized be that of the small opening vinyl coated fence to be used as a deterrent from theft but also as a screening tool.

Motion carried, all ayes.

SITE PLAN REVIEW – PETERLIN'S RESTAURANT AND BAR, 22004 FARMINGTON ROAD

Director Christiansen stated the matter before the Planning Commission was with regard to outdoor seating only at Peterlin's and not the proposed expansion as it will be done in two phases. The proposed seating will be located under existing canopy with a wrought iron fence to enclose.

Zack Peterlin, 22004 Farmington Road, indicated it would be done in two phases as they want to remain open during the renovations.

Sec. 35-102. - Table of Uses.

Use	CBD	C2	C3
P: Use is permitted by right in district			
SLU: Special Land Use in accordance with <u>Article 12, Special Land Uses</u>			
<i>RETAIL:</i>			
General commercial/retail businesses and shopping centers 50,000 square feet of floor area or less	P	P	P
General commercial/retail business or shopping center exceeding 50,000 square feet of floor area	SLU	SLU	SLU
Drive-through accessory to a retail use, not specified elsewhere		-	SLU (c)
Drive-through accessory to a pharmacy	-	SLU	P
Commercial outdoor display, sales or storage (accessory only)	P (a)	SLU (a)	P (a)
Garden centers and nurseries	P (a)	P (a)	P (a)
Home improvement showrooms and supply stores	SLU	P	P
Online retail delivery storage & pickup facility	-	SLU	SLU
Smoke shop	-	-	SLU
Wholesale establishments	-	-	P

<i>RESTAURANTS:</i> (see definitions in <u>Article 21</u> , Definitions)			
Standard restaurant	P	P	P
Banquet facilities	P	-	P
Bars, taverns, lounges	P	SLU	SLU
Carry-out	P	P	P
Drive-in	-	-	SLU
Drive-through	-	SLU (c)	SLU (c)
Open front window (when principal or accessory use)	P	P	P
Outdoor seating accessory to a restaurant use	P (b)	P (b)	P (b)
<i>SERVICES/OFFICE:</i>			
Animal grooming and training establishments (without 24-hour services or boarding)	SLU	SLU	SLU
Banks, credit unions and similar financial institutions	P	P	P
Banks with drive-through facilities		SLU (c)	SLU (c)
Banking centers separate from a financial institution (including ATMs)	P	P	P
Bed and breakfasts and boarding houses	SLU	SLU	SLU
Business offices and service establishments	P	P	P
Dry cleaning establishments and laundromats	P	P	P

Drive-through accessory to a dry cleaning establishment	-	SLU (c)	P (c)
Dry cleaning plants	-	-	SLU
Funeral homes and mortuary establishments	P	P	P
Hotels and motels	P (d)	P	P
Medical and dental offices and clinics	P	P	P
Personal service establishments	P	P	P
Professional offices and service establishments	P	P	P
Repair service establishments	P	P	P
Showrooms for contractors	P	SLU	SLU
Studios for photography, dance, music, art and similar uses	P	P	P
Tattoo establishment	-	-	SLU
Tool and equipment rental	-	-	SLU
Veterinary office and clinics (not 24-hour)	P	P	P
Veterinary clinics and hospitals (24-hour)	SLU	SLU	SLU
<i>AUTOMOBILE USES:</i>			
Automobile gasoline stations	-	SLU	SLU
Automobile service/maintenance facilities	-	-	SLU
Automobile wash establishments	-	-	SLU

Automobile and vehicle dealerships, new and used	-	-	SLU
Automobile, vehicle and truck rental and leasing establishments	-	-	SLU
<i>ENTERTAINMENT AND RECREATION:</i>			
Fitness centers and health clubs	P	P	P
Golf courses	-	-	P
Indoor entertainment and amusement establishments	P	SLU	P
Instructional entertainment uses	P (i)	P (i)	P (i)
Recreation facilities (municipal)	P	P	P
Recreation facilities (commercial)	P (e)	P (e)	P (e)
Social clubs, halls and similar uses	SLU	P	P
Theaters (indoor), cinemas and auditoriums	SLU	-	P
<i>INSTITUTIONAL:</i>			
Adult and child care facilities	In accordance with <u>Sec. 35-25</u> , Adult and Child Care Facilities		
Churches, temples and similar places of worship and related facilities	SLU	P	P
Municipal buildings and structures	P (f)	P (f)	P (f)

Public or private primary and secondary schools; colleges and universities; business, trade and vocational schools	SLU	SLU	SLU
Public and quasi-public institutional buildings, structures and uses	SLU	P	P
<i>RESIDENTIAL:</i>			
Single-family attached dwellings/townhouses	P	P (g)	PUD
Multiple-family dwelling units	P	P (g)	PUD
Residential dwellings in upper stories of mixed-use buildings	P	P (g)	PUD
Nursing homes and senior assisted living	P	P (g)	P
<i>OTHER:</i>			
Off-street parking as a principal use, including parking decks	P	-	-
Essential public services	P	P	P
Essential public service buildings	P	SLU	SLU
Accessory buildings, structures and uses	In accordance with <u>Sec. 35-43</u> , Accessory Buildings		

Special Provisions

- (a) All retail businesses shall be conducted within a completely enclosed building; provided, however, that a site plan may be approved by the planning commission for accessory outdoor display, sales, or storage, including garden centers and nurseries, subject to article 13, site plan approval and the following requirements:

1. Outdoor display, sales, or storage may be considered for the following businesses:
 - a. Businesses located within a shopping center as defined in this section.
 - b. Businesses located within a building that exceeds 10,000 square feet in size.
 - c. Businesses located within the central business district (CBD).
 - d. Service stations located within a "C" commercial district.
2. Items sold shall:
 - a. Relate and be accessory to the permanent business conducted within the building in which the business is located, such as the sale of flowers at a home improvement store, or sale of ice melt at automobile service stations, and shall be owned and operated by the same merchant operating within the building.
 - b. Not include items that are customarily sold inside the building. For example, furniture stores may not place furniture outside for sale.
 - c. Be located on a durable and dustless surface and shall be graded and drained to dispose of all surface water.
 - d. Be arranged and constructed so as not to pose a hazard to pedestrians and to minimize risk of fire hazard.
3. Outdoor storage, sales, or display is allowed outside of the required yards and is confined to areas shown on an approved site plan. The planning commission may require that areas where outdoor display, sales, or storage are permitted be clearly marked with pavement markings or other means for purposes of enforcement and ensure maintenance of fire lanes.
4. Outdoor vending machines and drop boxes or donation bins shall be prohibited. This provision shall not apply to ice machines and newspaper stands.
5. Display or storage areas shall be limited to ten (10) percent of the gross floor area of the principal building, or that portion of the building occupied by the business.
6. Display or storage areas shall also maintain adequate clear area for safe pedestrian circulation along the sidewalk in front of the building, which shall be no less than three (3) feet wide in C-2 and C-3; provided, however, that the width of the clear area shall in all events meet all applicable state and federal regulations and building codes, including all barrier-free and ADA requirements.
7. Displays or sales shall be prohibited on municipally-owned sidewalks, public land, or public right-of-way except as may be allowed by the city council for special events.
8. Outdoor storage of propane tanks is permitted for service station, hardware store, and convenience store uses, except in the CBD district, provided that:
 - a. The tanks shall not be larger than the standard twenty (20)-pound tank size.
 - b. The tanks are stored in a locked storage container.

- c. The container does not exceed fifty (50) cubic feet and six (6) feet in height.
 - d. The container complies with all applicable fire and safety codes.
 - e. At least three (3) feet of clearance for pedestrian traffic is provided.
 - f. Advertising shall be limited to one (1) square foot.
9. All loading and truck maneuvering shall be accommodated on-site or on a dedicated easement.
10. Fencing and lighting for security and aesthetic purposes may be required as determined by the planning commission. Fences shall comply with all lighting shall be shielded from adjacent residential areas in accordance with section 35-48, exterior lighting.
11. Uncovered items may be displayed or stored outside between April 15th and October 31st. The building official may extend this time as weather permits. All structures associated with temporary outdoor display shall be temporary and removed at the end of the season for storage indoors.
12. Outdoor display, sales, and storage may be permitted as part of an approved site plan, under the following terms:
 - a. The permit shall be valid for one (1) calendar year.
 - b. Following the initial planning commission site plan approval, the permit may be renewed annually by the building official, subject to the plan originally approved by the planning commission. If the building official finds any violations of this section or the conditions of the planning commission's original approval, no renewal shall be issued, and any new outdoor display shall require a new permit from the planning commission.
 - c. Approved outdoor display, sales and storage areas may continue until such time as the property ownership changes or a revised site plan is approved. Approval shall not be transferrable to new owners or users. Changes of ownership or use shall be required to return to the planning commission for a renewal of their privileges, to ensure they are aware of the limitations that exist.
13. The planning commission may allow outdoor display, sales, and storage for businesses that do not meet the criteria listed in subsection 1., provided all other provisions of this section (a) are met and the applicant establishes that compliance with the strict requirements of subsection 1. would unreasonably prevent the use of the property for a permitted purpose; that the proposed display, sales, and/or storage would not adversely affect adjacent or nearby properties and would not adversely affect the public health, welfare, and safety.
 - (b) Accessory outdoor seating areas may be permitted by annual license when accessory to a permitted or special land use in the district subject to the following:
 - 1.

Whether the seating area is proposed as part of a site plan application or an existing business, it shall require site plan review and approval by the planning commission in accordance with Article 13 Site Plan Review. Insurance in a form and amount deemed acceptable by the city attorney's office shall be provided with the application. Once initial approval has been granted by the planning commission, an annual license shall be issued by the building official. The license may be renewed annually by the building official, provided that it complies with the original planning commission approval and the requirements of this section. The building official may, at any time, refer an outdoor seating permit to the planning commission for renewal if the Building Official feels additional review is necessary.

2. Outdoor seating shall be permitted between April 15 and October 31, with all furniture and fixtures removed after October 31. All tables, chairs, railings and related fixtures shall be removed when not in use. If weather permits, the building official may extend this time for outdoor seating on privately owned property only.
3. Outdoor seating shall not be the primary seating of the restaurant, except for carry-out restaurants when approved by the planning commission.
4. Outdoor seating areas shall be located in a manner to maintain a minimum pathway width of five (5) feet (clear of structures such as light poles, trees and hydrants) along the sidewalk so as not to interfere with pedestrian traffic. Outdoor dining areas may be either curbside or adjacent to the building front provided that the location change allows an appropriate walking path alignment with neighboring properties as determined by the city.
5. Chairs and tables shall be of quality durable material such as metal or wood.
6. Outdoor seating areas shall be maintained in a clean and sanitary condition. Waste receptacles shall be provided in instances where wait staff does not clear all tables.
7. Outdoor service areas shall be well-defined, with clearly marked access points, making it obvious to patrons whether they are within or outside of the designated dining area. The on-premises licensee shall not sell, or allow the consumption of, alcoholic liquor outdoors, except in the defined area. Outdoor seating areas shall be delineated by outlining the periphery in some manner as to distinguish the public walkway from dining area. This may be accomplished by the use of planters, railings, or walls reviewed and approved by the planning commission.
8. For outdoor seating areas located within the public right-of-way, approval by the corresponding jurisdiction (i.e., Farmington DPW, MDOT, or Road Commission for Oakland County) is required. Proof of insurance naming the city as an additional insured, in a form and amount deemed acceptable by the city attorney's office, shall be required. A license agreement in a form deemed acceptable to the city attorney's office shall also be required.
- 9.

If there is not adequate space to allow for outdoor dining on the sidewalk adjacent to the site, an elevated, ADA compliant, platform may be erected in a parking lot to create an outdoor dining area, but only if the city engineer determines there is sufficient space available for this purpose given parking and traffic conditions. Specially designated parking spaces (ADA accessible, loading zones, etc.) shall only be considered for use if the spaces can be temporarily replaced within a close proximity. Use of a public parking lot for such purpose shall require city council approval.

10. Additional outdoor lighting and/or amplification is prohibited without approval of the city.
 11. Applicants may be asked to demonstrate that additional parking demand can be met before approval.
 12. The city retains the right to revoke outdoor seating permits if all sections of this article have not been met, or if the operation of such areas is found by the city to be dangerous or otherwise detrimental to surrounding uses or pedestrian or vehicular traffic.
- (c) Drive-through uses may be allowed as an accessory to any permitted bank, pharmacy, dry cleaner, or restaurant use, provided the following are met:
1. Drive-through uses shall be designed to minimize conflicts with pedestrian or vehicular circulation and shall meet the following standards:
 2. The number of drive-through lanes shall be limited to the following:
 - a. Drive-through banks and car washes shall have a maximum of three (3) drive-through lanes, including any that are devoted to ATM(s).
 - b. All other drive-through uses shall have a maximum of one (1) drive-through lane.
 3. Stacking Spaces shall be provided as required in Article 14, Off-Street Parking and Loading Standards and Access Design.
 4. Communication and speaker boxes shall meet the following requirements:
 - a. Speakers shall be placed as close as safely possible from the edge of the drive-through lane; in no case may speakers be more than three (3) feet from the drive-through lane.
 - b. Where feasible, speakers shall face away from residential neighborhoods.
 - c. Noise from communication speakers shall not exceed fifty (50) decibels at a nonresidential property line and thirty (30) decibels at any residential property line. Where a screening wall is provided, the noise level shall be measured on the residential side of the screening wall.
 5. Site design for drive-through uses shall use the minimum number of driveways possible. Use of two (2) directional driveways may only be allowed if there are no other reasonable alternatives, such as access to a side street, rear alley, cross-access easement or shared driveway.
 - 6.

Circulation patterns shall separate pedestrian and vehicular traffic where possible. Clear delineation of pedestrian crossings shall be provided in the form of textured concrete or asphalt, striping or other method that clearly draws attention.

- (d) No hotel or motel lodging rooms shall be permitted on the ground floor.
- (e) Outdoor recreation facilities in the CBD, C2 and C3 districts shall not include activities that include automobiles, motorcycles or other motor-driven vehicles.
- (f) All city-owned buildings and uses shall be permitted after a finding that the particular use and development would not be injurious to the surrounding neighborhoods and would not be contrary to the spirit and purpose of this chapter. In the event the planning commission does not approve the use or site plan, city council may grant such approval by an affirmative vote of no less than four (4) members.
- (g) In the C2 district, residential buildings and dwelling units in mixed-use buildings shall be permitted up to a maximum density of twenty-two (22) dwelling units per acre.
- (h) The allowed uses within the RO district shall be the same uses as permitted in the underlying zoning district, provided multiple-family dwelling units may be permitted by special land use.
- (i) Instructional entertainment uses shall meet the following requirements:
 1. Such uses may be permitted by the city manager, if determined compliant with this section.
 2. Once initial approval has been granted by the city manager, an annual license shall be issued by the building official. The license may be renewed annually by the building official, provided that it complies with the original approval and the requirements of this section. The building official may, at any time, refer any request to the city manager or planning commission for renewal if they feel additional review is necessary.
 3. Such uses may remain open until 12:00 a.m. (midnight).
 4. All activity associated with the use shall be conducted indoors. Accessory outdoor seating may be permitted by the city manager only if all of the requirements in subsection (b) above are met.
 5. Gambling, gaming, betting, sweepstakes, games of chance, adult regulated uses, or other similar activities may not be conducted in conjunction with such use.
 6. All activity associated with the use shall be conducted in accordance with all local, county, state and federal laws.

(Ord. No. C-746-2010, § 1, 4-19-10; Ord. No. C-765-2012, § 1, 8-20-12; Ord. No. C-775-2014, § 1, 3-14-14; Ord. No. C-779-2015, § 1, 9-21-15; Ord. No. C-798-2020, § 2, 3-16-20; Ord. No. C-804-2022, § 1, 7-18-22)



CITY OF FARMINGTON

For office use only

Date Filed: _____
Fee Paid: _____

Site Plan Application

1. Project Name FARMINGTON CROSSROADS SPACE 04 OUTDOOR FENCE AREA

2. Location of Property

Address 22054 FARMINGTON RD

Cross Streets 9 MILE AND FARMINGTON RD

Tax ID Number 20-99-00-004-044

3. Identification

Applicant MIKE COOPER

Address 201 E AUBURN RD

City/State/Zip ROCHESTER HILLS MI 48307

Phone 248-442-5903 Fax _____

Interest In the Property (e.g. fee simple, land option, etc.)

Property Owner Other (Specify) _____

Property Owner CENTRO NP HOLDINGS 3 SPE, LLC

Address 200 E BROADWAY BLVD STE 1410

City/State/Zip FORT LAUDERDALE FL 33301-1963

Phone _____ Fax _____

Preparer of Site Plan D'ANNA & ASSOCIATES

Address 1055 SOUTH BOULEVARD E, SUITE 200

City/State/Zip ROCHESTER HILLS MI 48307

Phone 248-852-7702 Fax 248-852-7707

4. Property Information

Total Acres 7.461
Lot Width 567.00 FT Lot Depth 573.17 FT
Zoning District C-2
Zoning District of Adjacent Properties to the
North C-2 South O East IND West _____

5. Use

Current Use of Property COMMERCIAL
Proposed Use NO CHANGE

G Residential Number of Units _____
G Office Gross Floor Area _____
G Commercial Gross Floor Area _____
G Industrial Gross Floor Area _____
G Institutional Gross Floor Area _____
G Other _____ Gross Floor Area _____

Proposed Number of Employees _____

A copy of the complete legal description of the property and proof of property ownership should accompany this application.

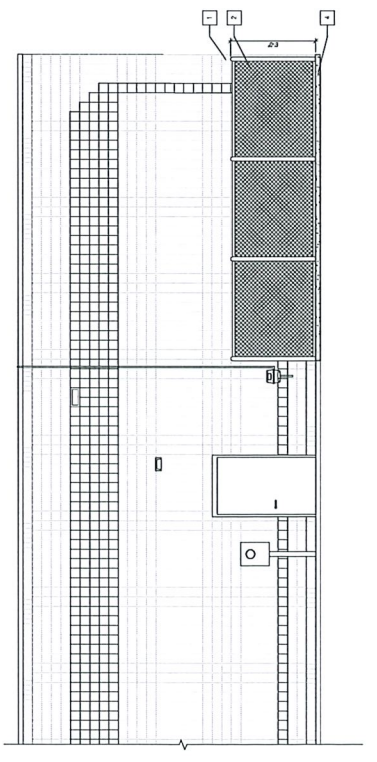
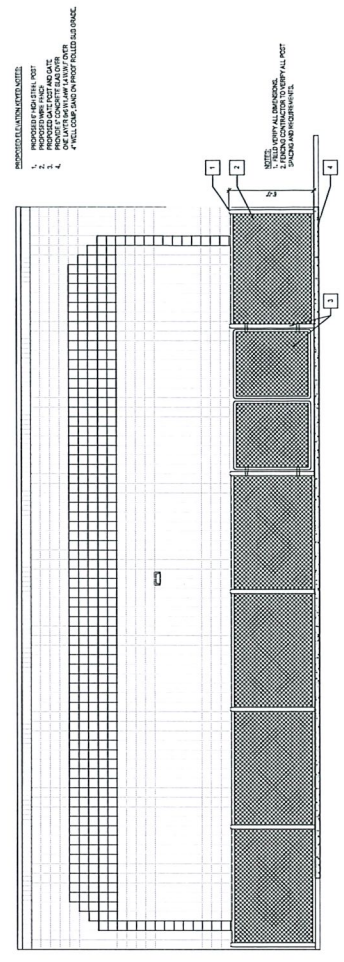
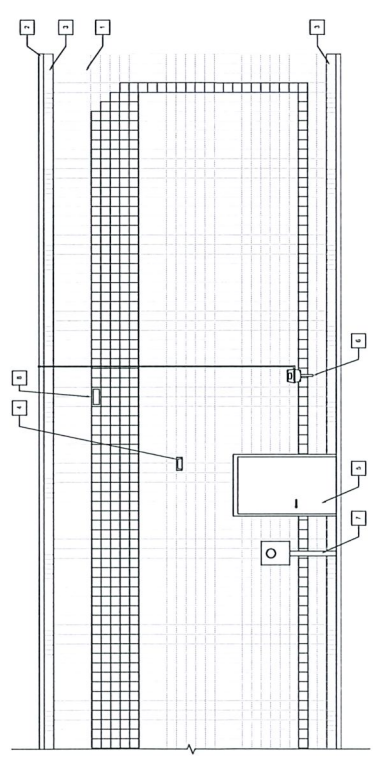
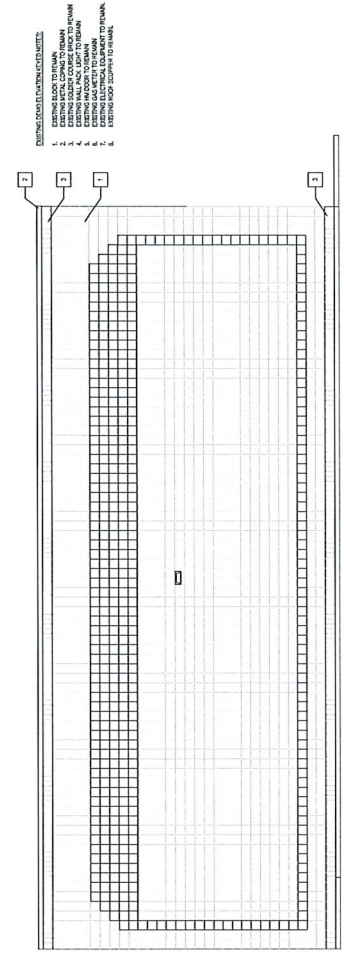
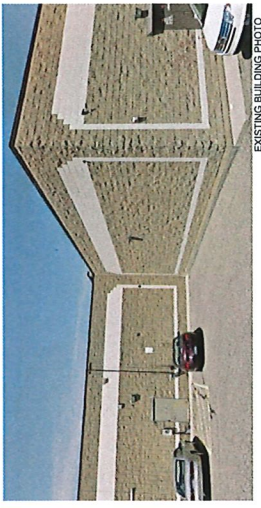
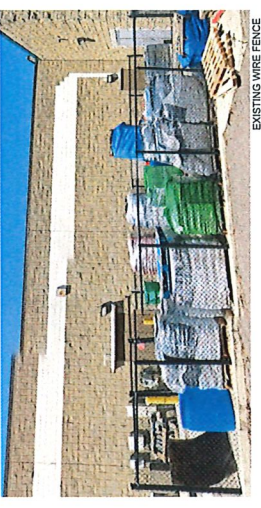
I, Michael Cooper, Brixmor Property Group (applicant), do hereby swear that the above statements are true.

[Signature] 01/17/24
Signature of Applicant Date

[Signature] 01/17/24
Signature of Property Owner Date

I, Michael Cooper, Brixmor Property Group (property owner), hereby give permission for City of Farmington officials, staff, and consultants to go on the property for which the above referenced site plan is proposed for purposes of verifying information provided on the submitted application.

City Action
Approved/Denied: _____
Date: _____
By: _____
Conditions of Approval: _____



4 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"
A200

3 PROPOSED WEST ELEVATION
SCALE: 1/8" = 1'-0"
A200

Calendar for Fiscal Year 2025-30 Capital Improvement Program Process

October	Planning Meeting to discuss calendar David, Kevin, Chuck, Chris
October 18	Parking Committee to formalize items for submission to CIP Steering Committee.
October 25	Department Heads meet to discuss CIP Program at Department Head Meeting. Items must be submitted by December 16.
November	Meeting with Beautification Committee
November	Meeting with South Farmington Baseball and Softball
November 1	DDA Meeting to discuss CIP and appoint Kate or a Board member to Steering Committee. DDA to formalize items for submission to CIP Steering Committee. Items must be submitted by December 6.
November 8	Pathways Committee Meeting to discuss CIP Program and appoint representative to CIP Steering Committee. Pathways Committee to formalize items for submission to CIP Steering Committee. Items must be submitted by December 13.
November 9	CIA Meeting to discuss CIP Program and appoint representative to CIP Steering Committee. CIA to formalize items for submission to CIP Steering Committee. Items must be submitted by December 8.
November 13	Planning Commission meets to discuss CIP Program and appoint a member to serve on the committee. Planning Commission to formalize items for submission to CIP Steering Committee. Items must be submitted by December 11.
November 20	City Council meets to discuss CIP Program and to appoint representative to CIP Steering Committee. Items must be submitted by December 4.
December 4	Council to formalize items for submission to CIP Steering Committee.
December 6	DDA to formalize items for submission to CIP Steering Committee.

December 8	CIA to formalize items for submission to CIP Steering Committee.
December 9	City Manager's Office to schedule 3 meetings in January/February for CIP Steering Committee.
December 11	Planning Commission to formalize items for submission to CIP Steering Committee.
December 13	Pathways Committee to formalize items for submission to CIP Steering Committee.
December 16	Department Heads to formalize items for submission to CIP Steering Committee
December 15	All Submittals in
December 29	Draft Schedule of Capital Improvements circulated to CIP Steering Committee.
Jan 2 – Feb 2	CIP Steering Committee meets to create CIP.
Feb 12	Planning Commission schedules public hearing for March 11.
Feb 9 – Feb 23	Draft CIP created.
Feb 12	E&CD advertises Public Hearing for FY 2025-30 CIP on February 12 and posts plan on website on February 23.
March 11	Planning Commission meets to hold public hearing regarding CIP and possibly approve plan.
April 8	Planning Commission meets to approve CIP if not already approved on March 11.
April 15	City Manager submits CIP along with proposed budget to City Council.
April 22	City Council Budget Review Session & Review of DDA Budget.
April 22 - May 20	City Council reviews and adjusts proposed budgets.
May 20	City Council schedules budget and millage public hearing for June 17.
June 3	City Clerk advertises Public Hearing for FY 2024-25 Budget.

June 17

City Council holds Public Hearing regarding FY 2024-25 Budget and Millage Rate and considers adoption.

June 17

City Clerk publishes summary of adopted budget.

Planning Commission
Department Heads

DDA CIA
City Council/Committees

City of Farmington



Capital Improvement Program FY 2024-2029

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Appendix A: Schedule of Capital Improvement Projects

Planning Commission Members

Steven Majoros
Chair

Geof Perrot
Vice Chair

Miriam Kmetzo
Secretary

Cathi Waun

Dan Westendorf

Julia Mantey

Kenneth Crutcher

Steering Committee

Organization Representatives

Steven Majoros
Planning Commission Representative

Sara Bowman
City Council Representative

Kate Knight
Downtown Development Authority
Representative

Patrick Thomas
Corridor Improvement Authority
Representative

City Staff

David M. Murphy
City Manager

Kevin P. Christiansen
Planning and Building Department
Director

Paul (Bob) Houhanisin
Director of Public Safety

Charles J. Eudy
Superintendent of Public Works

Christopher M. Weber
Director of Finance & Administration

CITY OF FARMINGTON
OAKLAND COUNTY, MICHIGAN

PLANNING COMMISSION RESOLUTION

A regular meeting of the Planning Commission of the City of Farmington, Oakland County Michigan, was held on March 13, 2023 at City Hall, 23600 Liberty Street, Farmington, Michigan 48335: The following resolution was offered by Planning Commission member Kmetzo and supported by Crutcher.

WHEREAS, adhering to Michigan P.A. 33 of 2008 and Farmington City Code section 23-39, a Capital Improvement Program (CIP) shall be created for the ensuing six years; and

WHEREAS, the CIP will further the goals of the City to promote the safety, well-being, and general welfare of its residents; and

WHEREAS, the CIP is a road map for future funding and planning of capital improvement projects, not an appropriation of funds and;

WHEREAS, the City has created a number of plans to help guide the creation of a CIP, including, the Farmington Master Plan, the Farmington Recreation Master Plan, the Farmington Vision Plan, the Farmington Downtown Area Plan, the Downtown Master Plan, the Grand River Corridor Vision Plan, the Rouge River Nature Trail Project, and the Orchard Lake & 10 Mile Roads Intersection Report, and;

WHEREAS, the Capital Improvement Program Steering Committee was created to evaluate and finalize the CIP, and;

WHEREAS, appropriate stakeholders including the public, the administration of the City of Farmington, the City Council, the Planning Commission, the Downtown Development Authority, the Grand River Corridor Improvement Authority, the Parking Committee, the Pathways Committee and the Steering Committee have developed a comprehensive list of potential capital improvement projects; and

WHEREAS, the components of the CIP have been subject to public hearing, review and a duly noticed full public hearing on March 13, 2023, therefore;
BE IT RESOLVED, the Capital Improvement Program presented for review on March 13, 2023, is adopted by the City of Farmington Planning Commission.

AYES: All

NAYS: None

ABSTENTIONS: None

Transmittal Letter

City of Farmington
Planning Commission

March 13, 2023

To the residents of the City of Farmington and all interested parties,

The enclosed Capital Improvement Program (CIP) was created to comply with state and local laws and was adopted by the City Planning Commission on March 13, 2023. It is designed to do specifically two things: 1. Enhance public awareness of issues in the community that need to be addressed, and show the residents that the City is actively working towards remedying them; and 2. Increase transparency and efficiency in the budget process.

The CIP is a resource that examines large expenditure capital projects that the City, the residents, and the Planning Commission have identified as improvements of need for safety, usability, or future planning purposes. For each project the plan recognizes a source of funding, and a desired window of completion. Having a comprehensive list of this kind is critical to effective financial and land use planning. This year's CIP identifies a total of 104 projects totaling \$47,621,097

The CIP is not a plan of projects to be completed; rather it is a list of all potential projects, so that inventory of costs, funding sources and timelines can be easily seen and planning can be accomplished in a proper and logical manner.

Several entities were integral to creating the finalized CIP. They are, the public, the administration of the City of Farmington, the City Council, the Downtown Development Authority, the Grand River Corridor Improvement Authority, the Parking Committee, the Pathways Committee and the Steering Committee. The CIP was developed with their input over the course of several months and with great dedication.

Under the authority and direction of the Michigan Planning Enabling Legislation (Public Act 33 of 2008), The City of Farmington's Planning Commission is pleased to present the Capital Improvement Program FY2024-2029.

Respectfully Submitted,

The City of Farmington Planning Commission

Introduction

What is a Capital Improvement Program (CIP)?

A Capital Improvement Program (CIP) is a short-term plan for identifying and categorizing large and/or very expensive projects. Like a household's budgeting plan for big-ticket items, a CIP is a city's plan to find funding for projects that cannot be accomplished in one year.

A "Capital Improvement" for the City's purposes here is any improvement that is at least one of the following:

- A purchase or improvement of a facility, system, infrastructure, or piece of equipment that costs \$10,000 or more, with an expected service life of more than 1 year
- Is a non-recurring expenditure
- Is a study that leads to such purchases

CIP vs City Budget

A CIP is not the same as a city budget. A city budget appropriates funds, a CIP is merely an identification of projects. The CIP assists City Council and the City Administration by having a comprehensive list of projects that need to be accomplished. This list helps prioritize and plan for the budget year after year. A CIP cannot spend funds on projects, rather, its purpose is to examine each of the projects in detail and determine estimated costs, timelines and funding sources for each project.

Why Create a CIP?

A CIP is required by state law and City Ordinance. The state law statute is the [Michigan Planning Enabling Act, Act 33 of 2008](#). Section 65 reads, "To further the desirable future development of the local unit of government under the master plan, a planning commission, after adoption of a master plan, shall annually prepare a capital improvements program of public structures and improvements, unless the planning commission is exempted from this requirement by charter or otherwise."

Additionally, Farmington City Code requires a Capital Improvement Plan. [Section 23-39](#) of the Farmington City code states, "The planning commission shall annually prepare a capital improvements program of public structures and improvements, showing those structures and improvements in general order of their priority, for the following six-year period, in accordance with the Michigan Planning Enabling Act, Public Act 33 of 2008, MCL 125.3801 et seq."

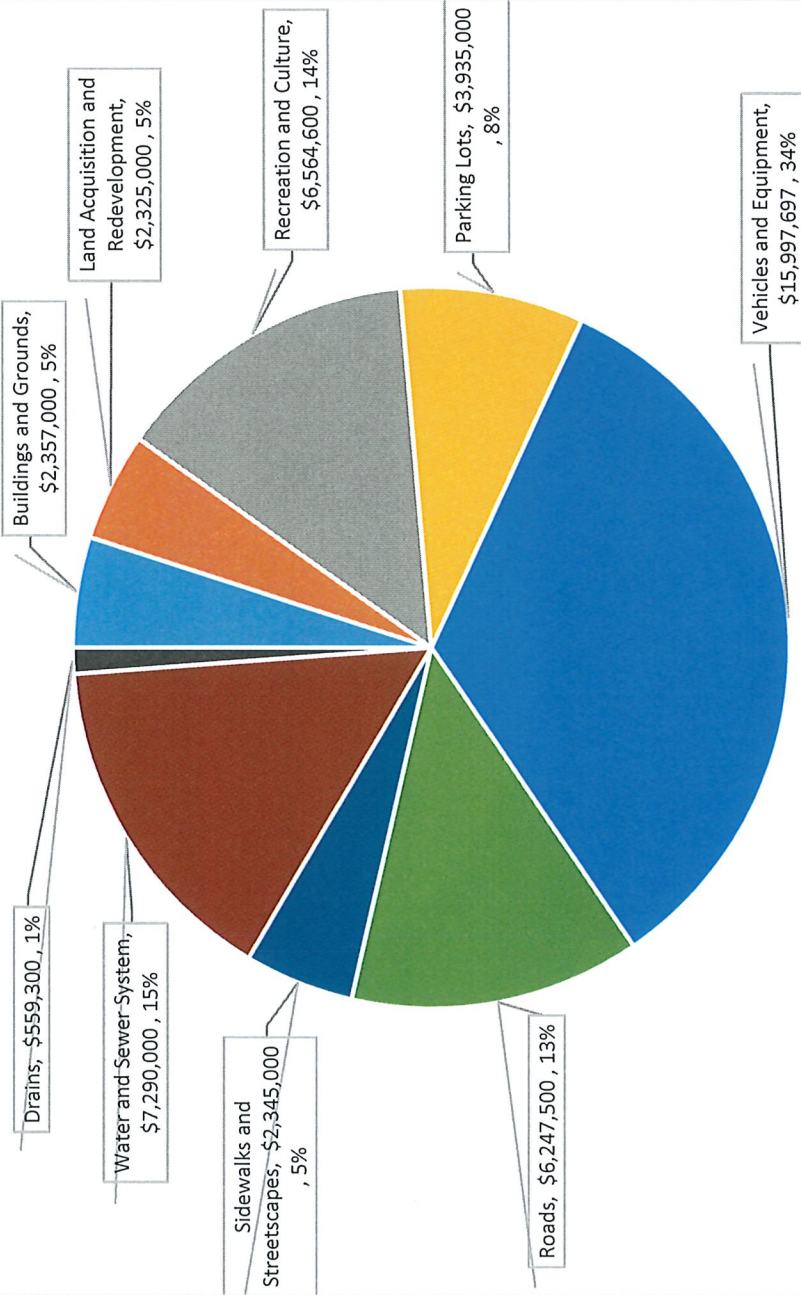
Benefits of the CIP

There are many benefits to creating a CIP. Because a CIP is a list of all projects the City has identified, it enables proper planning in a logical manner. A well-executed CIP program has many benefits, including:

- Calling attention to community deficiencies, and providing a means to correct them
- Identifying long-term and short-term expenditures, which greatly improves the budgeting process and efficiency
- Enhancing the ability to secure grants, reducing the taxpayer burden
- Increasing the likelihood of departmental inter-governmental cooperation, improving continuity and reducing costs
- Encouraging efficient governance

Executive Summary

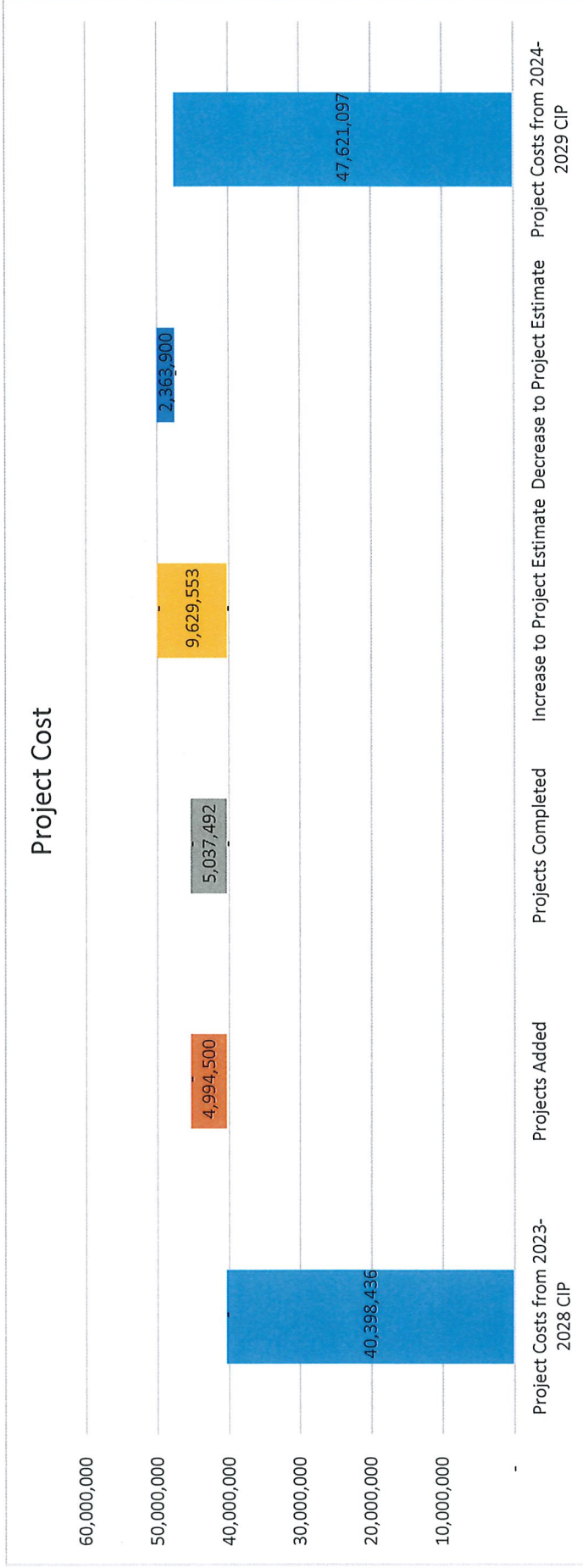
2024-2029 Funding Need



Quick View

Total Projects:	104
Total Value:	\$47,621,097
Projects \$ by Year:	
2024	\$11,592,937
2025	\$15,461,793
2026	\$7,202,433
2027	\$5,162,700
2028	\$5,412,134
2029	\$2,789,100

Executive Summary



Significant Projects Added Include:

<ul style="list-style-type: none"> • Winery Roof Mitigation - \$500,000 • Renovation of Firearms Range - \$1,000,000 • North Parking Lot Reconfiguration - \$115,000 • Alta Loma, Wilmarth, Cass - \$310,000 	<ul style="list-style-type: none"> • Concrete Patchwork - \$300,000 • Gill Road - \$1,587,500 • Power, 10 Mile, Orchard Lake, Grand River Area Sidewalk - \$300,000 • Dump Truck - \$335,000
--	--

Significant Projects Completed Include:

<ul style="list-style-type: none"> • Farmington Road Streetscape - \$3,295,500 • Glenview, James Ct., Conroy Ct., Cass Ct. Cass, Moore, Fleming, Alta Loma, Yoder - \$1,000,000 • Sidewalks - \$150,000 	<ul style="list-style-type: none"> • Body Worn and In-Car Cameras - \$180,000 • DPW Equipment - \$163,000
--	---

* - Estimated completion through June 30, 2023

Program Summary

The CIP identified 104 projects across 9 different categories. Some will generate revenue for the City and others will not, but they will all benefit the City. The CIP is guided by the plans and policies that the City has in place, as well as studies, reports and public input. The following plans were used as a basis for this CIP:

- [City of Farmington Master Plan \(2020\)](#)
- [Grand River Corridor Vision Plan \(2022\)](#)
- [Recreation Master Plan \(2019\)](#)
- [Orchard Lake & 10 Mile Roads Intersection Redesign Analysis \(2015\)](#)
- [Farmington Vision Plan \(2013\)](#)
- [Rouge River Nature Trail Project \(2016\)](#)
- [Downtown Area Plan \(2015\)](#)
- [Downtown Master Plan \(2017\)](#)

These plans can be found on the City's website www.farmgov.com.

Funding Sources

Various funding sources are needed to accomplish CIP projects, and not all will be completed. As is often the case, project totals exceed available funding. A large portion of the funding for the projects in the CIP comes from the City's General Fund. Additional major sources of funding include a voter-approved 3 mill levy; water and sewer rates for any water and sewer infrastructure projects; and, [Act 51](#) and a voter-approved 1.5 mill levy for roads. There are also grants, federal programs, public/private partnerships, and other sources that will help decrease the City's share of the costs.

Currently, the following resources are available on a yearly basis:

- \$850,000 for Capital Projects
- \$200,000 for Department of Public Works Equipment
- \$1,000,000 for Roads and Sidewalks
- \$50,000 for DDA Eligible Projects
- \$400,000 for Water and Sewer

Project Prioritization

Projects are prioritized. Their prioritization is a result of several factors, including: need, funding status, citizen safety and well-being, and time restraints. As would be expected, the projects with the higher priority are likely to be accomplished earlier than those with lower priority. Items in the CIP are categorized in terms of priority. Ranked from low to high they are: Under Consideration → Desired, Not Necessary → Necessary, Long Term → Necessary, Short Term → Urgent.

Capital Improvement Program

The Capital Improvement Program is broken down into nine categories:

- Buildings and Grounds
- Drain System
- Land Acquisition and Redevelopment
- Parking Lots
- Recreation and Culture
- Roads
- Sidewalks and Streetscapes
- Vehicles and Equipment
- Water and Sewer System

These categories each have the most notable projects listed, as well as project values by year. To keep this document succinct, not all projects are listed. The full list of projects is in Appendix A. In addition, the appendix spreadsheet includes a total of 10 (ten) years of projects. This document will be updated annually to include new project ideas and remove those that have been completed or are deemed no longer to be necessary. This document is not a directive to spend money, only a tool to guide possible projects by showing their importance level, judged by the community. Not all projects will be completed. Some may never happen, others will.

Buildings and Grounds

Significant Building and Grounds projects include:

Repair of City Hall and DPW Building - City Hall and the DPW Building were constructed in the 1950's and 1960's. These buildings were last renovated in the 1990's and 1970's respectively. Both structures are in need of significant repairs including: new roofs, windows, HVAC systems, boilers, and ADA accessible entryways.



Quick View

Total City owned Buildings:	13
Total Projects:	10
Total CIP:	\$2,357,000
Projected cost by year:	
2024	\$120,000
2025	\$236,000
2026	\$200,000
2027	\$0
2028	\$1,801,000
2029	\$0

Buildings and Grounds - Continued

Significant Building and Grounds projects include:

Salt Dome – The current salt dome is 45 years old. Budgeting for a major reconstruction should be scheduled by 2027. This will likely include demolishing the current wooden framing, and above grade concrete. The footings could remain. Estimated cost is \$450,000.



Renovation of Firearms Range - The Firearms range was built in the 1960's and is in need of maintenance. The ventilation system is outdated, the automatic track that moves and faces the targets is no longer functional, and the backstop is worn to the point that ricochets are possible. To safeguard against ricochets, a mat system is used which requires regular replacement.

Drain System

Significant Drain System projects include:

The City has been notified by the Oakland County Water Resource Commissioner of various repairs that are required for the Caddell Drain system. The most expensive repair is to the Caddell Drain located at 9 Mile and Drake. Although not in the City of Farmington, it is part of the network that drains the City and surrounding communities, and each community is required to pay a share. The City's portion of the cost of the projects is estimated at \$380,800. In addition to this project, minor repairs will be performed throughout the Caddell Drain totaling \$178,500.



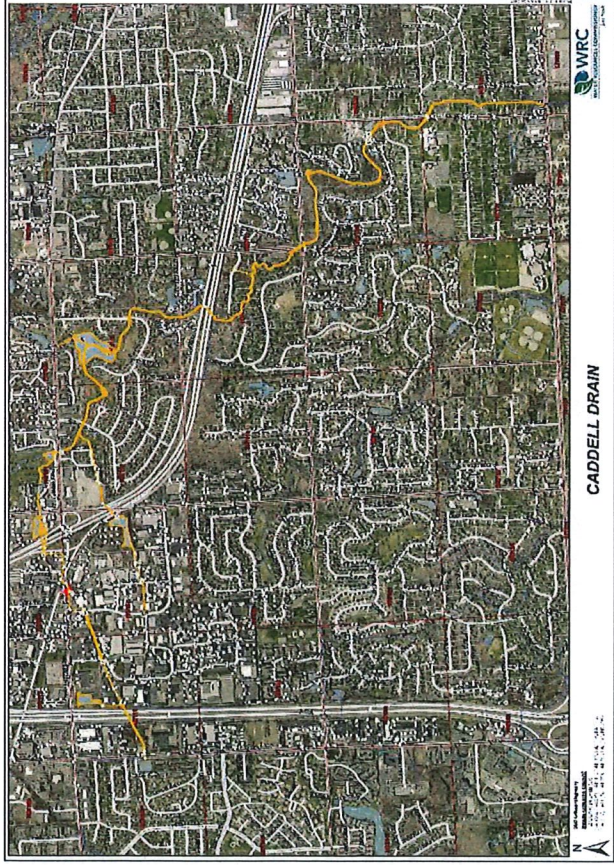
Quick View

Total Projects:	2
Total CIP:	\$559,300
Projected cost by Year:	
2024	\$186,433
2025	\$372,867
2026	\$0
2027	\$0
2028	\$0
2029	\$0

Drain System-Continued

Significant Drain projects include:

There are 2 County Drains that run through the City of Farmington – Caddell Drain and US-16 Drain. In addition, the City maintains multiple stormwater outfall to the Rouge River or tributaries to the Rouge, and many points of connection to Road Commission of Oakland County storm sewers on Farmington Road and Orchard Lake Road.



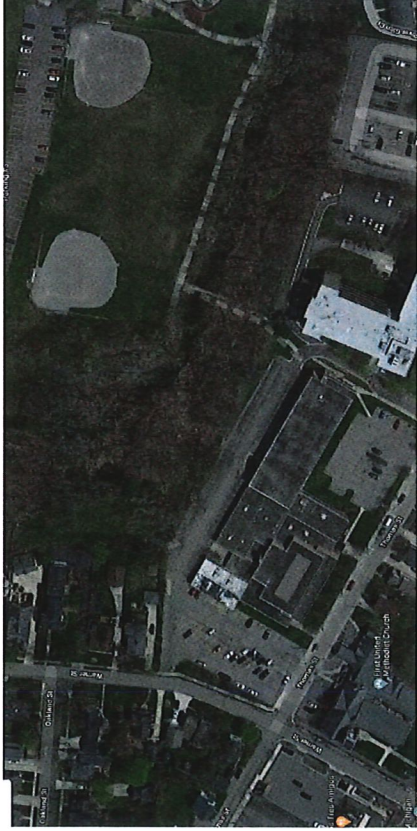
Land Acquisition and Redevelopment

Quick View

Total Projects:	3
Total CIP:	\$2,325,000
Projected cost by Year:	
2024	\$2,275,000
2025	\$50,000
2026	\$0
2027	\$0
2028	\$0
2029	\$0

Significant Land Acquisition and Redevelopment projects include:

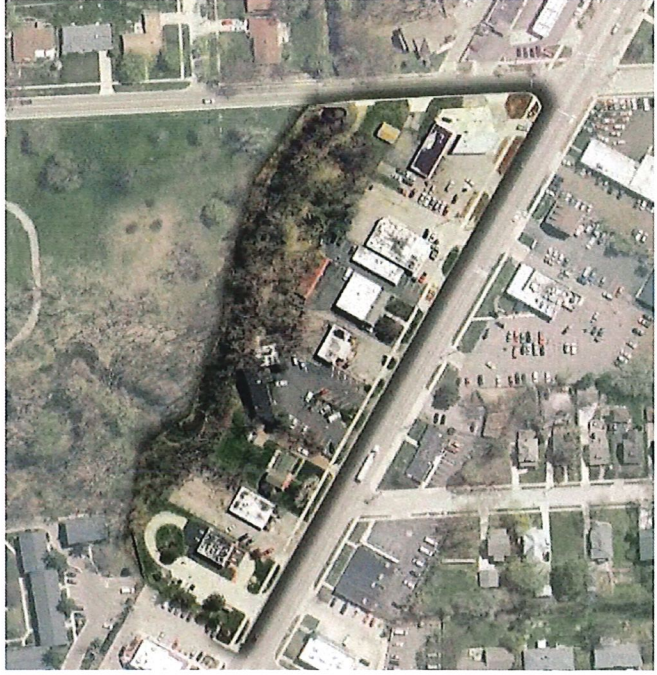
Maxfield Training Center and Part of Shiawassee Park – The City purchased the Maxfield Training Center and a part of Shiawassee Park from Farmington Public Schools in 2020. The plans for the Maxfield Training Center include demolishing the current building, cleaning up any potential contamination on the site, and selling the property to a developer for residential/commercial redevelopment. The City will collaborate with developers to pay for demolishing and site clean-up, likely pledging future property tax revenue to offset the costs of the developer. The Shiawassee Park property will be retained as part of the park. The City purchased the Shiawassee Park property from Farmington Public Schools because many of the grants available to improve and revitalize parks require ownership of the land.



Land Acquisition and Redevelopment - Continued

Significant Land Acquisition and Redevelopment projects include:

Land Acquisition and Redevelopment – Several studies have been completed in the last several years that have recommended an increase in the density of various commercial areas throughout the City. In order to increase densification, the City may have to purchase parcels in order to facilitate consolidation. These concepts are shown in detail in the Farmington Vision Plan, Downtown Area Plan, Downtown Master Plan, and Grand River Corridor Improvement Vision Plan. There are currently no specific land acquisition and redevelopment projects planned in the next 6 years. However, these types of projects are based on opportunities that may present themselves at any time. An example of the concept is shown below.



Parking Lots - Continued

Significant Parking Lot projects include:

The Downtown Farmington Parking Study Update determined that an additional 429 parking spaces would be required in 5-10 years to support land use densification from retail to restaurant. In order to begin creating additional parking spaces, the City and DDA are considering various properties throughout the DDA to purchase or reconfigure for surface parking. The CIP includes the purchase or reconfiguration of properties in the amount of \$1,000,000 (50 spaces x \$20,000 per space)

In order to create 429 parking spaces, a parking structure would need to be constructed. Below are the locations suggested for a new parking structure. A new structure is included in the CIP for construction in the next 7-10 years.



Recreation and Culture

Significant Recreation and Culture projects include:

Shiawasee Park/Downtown Connection – This plan includes \$3,980,000 to create a pathway from Riley Park to Shiawasee Park through the Maxfield Training Center property. The pathway will likely be paid for through City funds, Grants, and Developer Contributions. To date, the City has received \$2,100,000 in grant funding.



Quick View

City Parks:	6
Total Area:	37.2
Total Projects:	28
Total CIP:	\$6,564,600
Projected cost by year:	
2024	\$2,017,000
2025	\$3,919,000
2026	\$205,000
2027	\$273,600
2028	\$130,000
2029	\$20,000

Roads

The City levies property taxes of 1.5 mills for roads. This levy, together with Act 51 gas and weight taxes, provide funding to resurface all of the roads in the City of Farmington. Unlike many communities, the City does not special assess for road projects.

Each year, the City reviews and ranks all of their roads. These "Paser Ratings" are used by City Administration to select which roads to work on. In addition to the paser ratings, the City takes into account the water and sewer infrastructure under the roads and attempts to combine road and water and sewer projects in the most efficient manner possible.

Quick View

Miles of Major Street roads in Farmington:	7.36
Miles of Local Street roads in Farmington:	26.35
Total Projects:	5
Total CIP:	\$6,247,500
Projected cost by Year:	
2024	\$787,000
2025	\$1,460,500
2026	\$1,000,000
2027	\$1,000,000
2028	\$1,000,000
2029	\$1,000,000

Roads - Continued

Significant Road projects include:

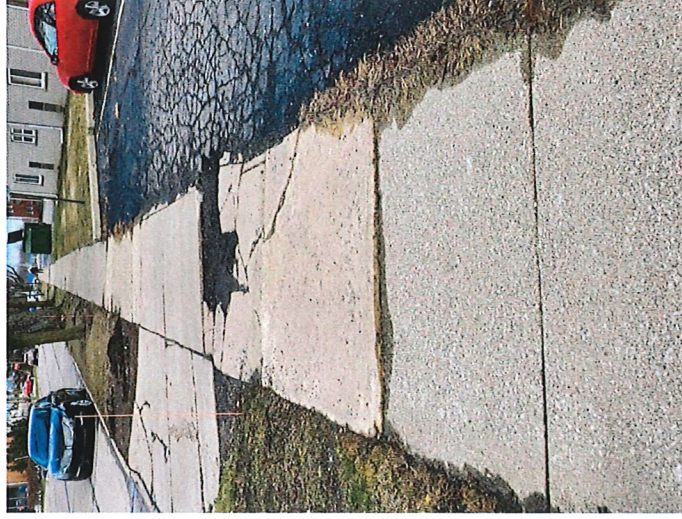
Alta Loma, Wilmarth, Cass – The CIP includes the HMA resurfacing of various streets in the 2023/24 fiscal year. The City selected these streets for reconstruction because the roads could be resurfaced inexpensively. The roads do not require water or sewer work and have good bases.



Sidewalks and Streetscapes

Significant Sidewalks and Streetscapes projects include:

Power, 10 Mile, Orchard Lake, Grand River – The City is planning to complete a \$300,000 sidewalk replacement program in the area bounded by Power, 10 Mile, Orchard Lake, and Grand River.



Quick View

Total CIP:	\$2,345,000
Total Projects:	12
Projected cost by Year:	
2024	\$355,000
2025	\$315,000
2026	\$360,000
2027	\$260,000
2028	\$840,000
2029	\$215,000

Vehicles and Equipment

Significant Vehicle and Equipment projects include:

Municipal Broadband Infrastructure – The CIP contains \$13,000,000 to construct a city-wide fiber optic cable network. The network will be installed by Si-Fi and will be privately owned and operated. It will connect all locations in both the City of Farmington and Farmington Hills.



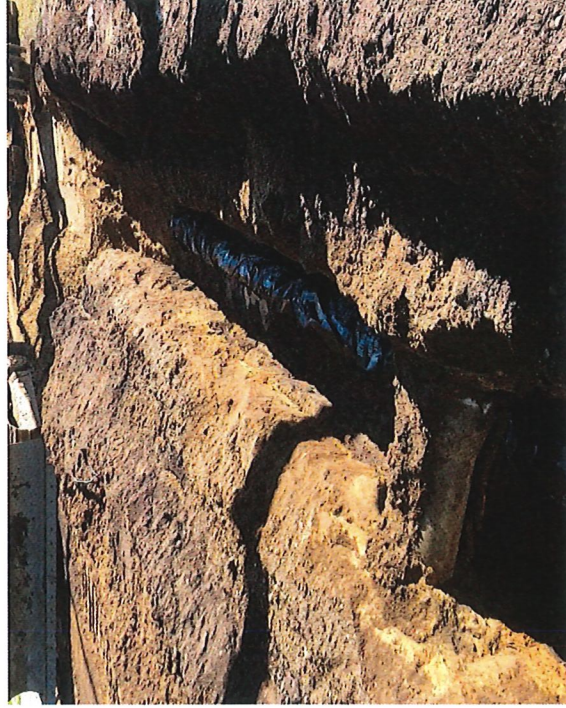
Quick View

Total CIP:	\$15,997,697
Total Projects:	28
Projected cost by Year:	
2024	\$5,127,203
2025	\$5,734,126
2026	\$4,675,333
2027	\$199,000
2028	\$140,034
2029	\$122,000

Water and Sewer System

Significant Water and Sewer projects include:

Water and Sewer Lines – The City has approximately 50 miles of water lines and 50 miles of sewer lines. Typically, the City replaces or lines these pipes as road projects are completed. In the 22/23 fiscal year, the City will complete a comprehensive study of these lines and their conditions in order to identify areas in need of repair and upgrades.



Quick View

Total Projects:	8
Total CIP:	\$7,290,000
Projected cost by year:	
2024	\$320,300
2025	\$642,300
2026	\$529,100
2027	\$3,266,100
2028	\$1,266,100
2029	\$1,266,100

City of Farmington
 Capital Improvement Plan
 Appendix A
 Overview

Project Category	Project Name	Prioritization Rank	City	Fund	Outside Source	Total	Prior Years City Cost	Future Cost	Fiscal Year Ended June 30							
									2024	2025	2026	2027	2028	2029	2030-2033	
Sidewalks and Streetscapes	Grand River Streetscape - Farmington to Oakland	Desired, Not Necessary	100% DDA		0% N/A	753,000	-	753,000								753,000
Sidewalks and Streetscapes	Grand River Streetscape - Grove to Mayfield	Desired, Not Necessary	100% DDA		0% N/A	1,158,000	-	1,158,000								1,158,000
Sidewalks and Streetscapes	Grand River Streetscape - Mayfield to Power	Desired, Not Necessary	100% CIA		0% N/A	1,764,600	-	1,764,600								1,764,600
Sidewalks and Streetscapes	Grand River Streetscape - Power to Brookdale	Desired, Not Necessary	100% CIA		0% N/A	1,764,600	-	1,764,600								1,764,600
Sidewalks and Streetscapes	Grand River Streetscape - Brookdale to Orchard Lake	Desired, Not Necessary	100% CIA		0% N/A	1,323,000	-	1,323,000								1,323,000
Buildings and Grounds	Building and Grounds Routine Capital Improvements	Various	Various	Various	Various	2,357,000	-	2,357,000	320,000	256,000	200,000	-	-	1,391,000	-	-
Drainage	Drainage Routine Capital Improvements	Various	Various	Various	Various	856,300	-	856,300	864,493	873,667	-	-	-	-	-	-
Parking Lots	Parking Lot Routine Capital Improvements	Various	Various	Various	Various	3,219,500	-	3,219,500	405,000	1,732,000	233,000	154,000	235,000	166,000		284,500
Recreation and Culture	Park Routine Capital Improvements	Various	Various	Various	Various	1,114,000	-	1,114,000	147,000	254,000	195,000	35,000	130,000	70,000		45,000
Roads	Major and Local Roads Routine Capital Improvements	Various	STREET	Various	Various	10,197,500	-	10,197,500	737,000	1,460,500	1,000,000	1,000,000	1,000,000	1,000,000		4,000,000
Sidewalks and Streetscapes	Sidewalks and Streetscape Routine Capital Improvements	Various	Various	Various	Various	2,180,000	-	2,180,000	355,000	215,000	210,000	210,000	215,000	215,000		790,000
Vehicles and Equipment	Public Safety Routine Capital Improvements	Various	Various	Various	Various	2,086,050	-	2,086,050	104,000	89,000	92,000	139,000	112,000	112,000		628,050
Vehicles and Equipment	DPW Equipment Routine Capital Improvements	Various	Various	Various	Various	2,185,469	(102,903)	2,081,166	474,870	426,793	240,000	-	-	18,034		921,469
Vehicles and Equipment	General Government Equipment Routine Capital Improvements	Various	Various	Various	Various	295,000	-	295,000	115,000	35,000	10,000	60,000	10,000	10,000		80,000
Water and Sewer System	Water and Sewer System Routine Capital Improvements	Various	Various	WS	Various	13,090,900	-	13,090,900	330,300	642,300	529,100	3,266,100	1,266,100	1,266,100		5,740,900
TOTAL						\$ 89,571,019	\$ (204,903)	\$ 89,381,716	\$ 11,892,937	\$ 15,461,793	\$ 7,202,433	\$ 5,162,700	\$ 3,266,100	\$ 1,266,100	\$ 2,789,100	\$ 41,760,619

\$ 47,621,097

Note: The colorized lines above represent totals from the detail pages that follow. In other words, the overview pages show unique, one-time projects and the summary of the routine projects of the detail pages. This is done so that a total of projects can be shown in summary format.

City of Farmington
 Capital Improvement Plan
 Appendix A
 Buildings and Grounds

Project Category	Project Name	Prioritization Rank	Funding Source		City	Fund	Outside Source	Total	Prior Years City Cost	Future City Cost	Fiscal Year Ended June 30							
			City	Outside							2024	2025	2026	2027	2028	2029	2030-2033	
1 Buildings and Grounds	Salt Dome Reconstruction (2027-2050)	Necessary, Short Term	55% GF	45% MDOT		GF	\$ 625,000	\$ -	\$ -	\$ 625,000					\$ 625,000			
2 Buildings and Grounds	Drake Park Storage	Necessary, Short Term	100% GF	0% N/A		GF	50,000	-	50,000						50,000			
3 Buildings and Grounds	Public Safety Front Desk Ballistic Glass	Necessary, Short Term	100% GF	0% N/A		GF	30,000	-	30,000			30,000						
4 Buildings and Grounds	South Truck Bay Door Replacement	Necessary, Short Term	100% GF	0% N/A		GF	20,000	-	20,000			20,000						
5 Buildings and Grounds	City Hall Furniture	Necessary, Short Term	100% GF	0% N/A		GF	60,000	-	60,000									
6 Buildings and Grounds	DPW Roof Replacement	Necessary, Short Term	100% GF/WS	0% N/A		GF/WS	252,000	-	252,000			126,000						126,000
7 Buildings and Grounds	Floor Drains/Epoxy Truck Bay Floor	Necessary, Short Term	100% GF	0% N/A		GF	60,000	-	60,000									
8 Buildings and Grounds	City Hall Roof Replacement	Necessary, Short Term	100% GF	0% N/A		GF	180,000	-	180,000			180,000						
9 Buildings and Grounds	Renovation of Firearms Range	Necessary, Short Term	100% GF	0% N/A		GF	1,000,000	-	1,000,000									1,000,000
10 Buildings and Grounds	9 Mile Retention Boiler Replacement	Necessary, Short Term	100% WS	0% N/A		WS	80,000	-	80,000									
TOTAL							\$ 2,357,000	\$ -	\$ 2,357,000	\$ 120,000	\$ 236,000	\$ 200,000	\$ -	\$ -	\$ 1,801,000	\$ -	\$ -	\$ -

City of Farmington
 Capital Improvement Plan
 Appendix A
 Drains

Project Category	Project Name	Prioritization Rank	Funding Source			Fiscal Year Ended June 30										
			City	Fund	Outside Source	Total	Prior Years City Cost	Future City Cost	2024	2025	2026	2027	2028	2029	2030-2033	
1 Drains	Caddell Drain - 9 Mile & Drake Culvert Replacement	Urgent	100%	General	0% N/A	\$ 380,800	\$ -	\$ 380,800	\$ 126,933	\$ 253,867						
2 Drains	Caddell Drain System Improvements	Urgent	100%	General	0% N/A	178,500	-	178,500	59,500	119,000						
TOTAL		2				\$ 559,300	\$ -	\$ 559,300	\$ 186,433	\$ 372,867	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

City of Farmington
 Capital Improvement Plan
 Appendix A
 Parking Lots

Project Category	Project Name	Prioritization Rank	Funding Source		City	Fund	Outside Source	Total	Fiscal Year Ended June 30									
			City	Outside					Prior Years City Cost	2024	2025	2026	2027	2028	2029	2030-2033		
1. Parking Lots	Routine Parking Lot Maintenance	Necessary, Short Term	100% GF/DDA	0% N/A	100%	GF/DDA	0% N/A	\$ 152,000	\$ -	\$ 152,000	\$ 10,000	\$ 12,000	\$ 13,000	\$ 14,000	\$ 15,000	\$ 15,000	\$ 15,000	\$ 72,000
2. Parking Lots	Downtown Parking Lot	Necessary, Short Term	0% N/A	100% Private	0%	N/A	100% Private	1,600,000	-	1,600,000	200,000	1,400,000						
3. Parking Lots	Mailbox	Necessary, Short Term	100% GF/DDA	0% N/A	100%	GF/DDA	0% N/A	70,000	-	70,000			70,000					
4. Parking Lots	North Parking Lot Reconfiguration Connection	Necessary, Short Term	100% GF/DDA	0% N/A	100%	GF/DDA	0% N/A	115,000	-	115,000	15,000	100,000						
5. Parking Lots	City Hall East Lot	Necessary, Short Term	100% GF	0% N/A	100%	GF	0% N/A	70,000	-	70,000				70,000				
6. Parking Lots	DPIV Lot	Necessary, Long Term	100% GF	0% N/A	100%	GF	0% N/A	1,000,000	-	1,000,000	150,000	150,000	150,000	150,000	150,000	150,000	100,000	
7. Parking Lots	State Street Lot	Necessary, Long Term	100% GF/DDA	0% N/A	100%	GF/DDA	0% N/A	50,000	-	50,000								50,000
8. Parking Lots	West Lot	Necessary, Long Term	100% GF/DDA	0% N/A	100%	GF/DDA	0% N/A	62,500	-	62,500								62,500
9. Parking Lots	Parking Solutions	Desired, Not Necessary	100% DDA	0% N/A	100%	DDA	0% N/A	100,000	-	100,000	30,000	70,000						
TOTAL								\$ 3,219,500	\$ -	\$ 3,219,500	\$ 405,000	\$ 1,732,000	\$ 233,000	\$ 164,000	\$ 235,000	\$ 166,000	\$ 284,500	

City of Farmington
 Capital Improvement Plan
 Appendix A
 Recreation and Culture

Project Category	Project Name	Project Name	Project Name	Funding Source										Future City									
				City	Fund	Outside	Source	Total	Prior Years		2024	2025	2026	2027	2028	2029	2030-2033						
									City Cost	Cost													
1 Recreation and Culture	Theater Basement Waterproofing	100% Cif	0% N/A	\$	15,000	\$	15,000	\$	15,000														
2 Recreation and Culture	Shiawassee and Drake Team Bench Area Improvements	50% GF	50% SFBI		28,000		28,000		28,000														
3 Recreation and Culture	Riley Park Wifi	100% GF	0% N/A		10,000		10,000		10,000														
4 Recreation and Culture	Shiawassee and Drake Ball Diamond Surface Improvements	50% GF	50% SFBI		10,000		10,000		10,000														
5 Recreation and Culture	Theater cinema server (2)	100% Theater	0% N/A		21,000		21,000		21,000														
6 Recreation and Culture	Theater Roof Repair	100% Theater	0% N/A		10,000		10,000		10,000														
7 Recreation and Culture	Theater Overhead Lighting	100% Theater	0% N/A		20,000		20,000		20,000														
8 Recreation and Culture	Theater Exhaust/AC Downstairs Project	100% Theater	0% N/A		15,000		15,000		15,000														
9 Recreation and Culture	Public Art - trailheads, murals, and other	100% DDA	0% N/A		100,000		100,000		10,000		10,000		10,000		10,000		40,000						
10 Recreation and Culture	Box Office Reconfiguration	100% Theater	0% N/A		15,000		15,000		15,000						15,000								
11 Recreation and Culture	Women's Park Brickpavers and Landscaping	100% GF	0% N/A		57,000		57,000		57,000														
12 Recreation and Culture	Riley/Sundquist Pavilion Lighting and Electrical Upgrades	100% GF	0% N/A		30,000		30,000		30,000														
13 Recreation and Culture	Theater digital projectors (2)	100% Theater	0% N/A		105,000		105,000		105,000								105,000						
14 Recreation and Culture	Theater Concessions update	100% Theater	0% N/A		18,000		18,000		18,000								18,000						
15 Recreation and Culture	Theater Sundquist Pavilion Floor Resurfacing	100% GF	0% N/A		10,000		10,000		10,000								10,000						
16 Recreation and Culture	Riley/Sundquist Pavilion Painting	100% GF	0% N/A		10,000		10,000		10,000								10,000						
17 Recreation and Culture	Ice Rink Renovation	50% GF	50% ation		250,000		250,000		250,000								250,000						
18 Recreation and Culture	Riley/Sundquist Ice Rink Chiller Screen	100% DDA	0% N/A		25,000		25,000		25,000				25,000										
19 Recreation and Culture	Riley/Sundquist Park Paver and Approaches	50% GF	50% Grant		90,000		90,000		90,000														
20 Recreation and Culture	Riley/Sundquist Park North Side Enclosures	50% GF	50% Grant		20,000		20,000		20,000														
21 Recreation and Culture	Riley/Sundquist Pavilion East Entryway Arch	50% GF	50% DDA		20,000		20,000		20,000				20,000										
22 Recreation and Culture	Flanders Park Shelter	0% GF	100% Private		25,000		25,000		25,000														
23 Recreation and Culture	Grand River at Shiawassee Bridge Property Acquisition	50% CIA	50% Grant		25,000		25,000		25,000				25,000										
24 Recreation and Culture	Memorial Park Improvements (Masonic Temple)	50% GF	50% Grant		50,000		50,000		50,000				50,000										
25 Recreation and Culture	Theater Seating	100% Theater	0% N/A		105,000		105,000		105,000				105,000										
26 Recreation and Culture	Drake Park Large Field Outfield Fence	0% N/A	100% SFBI		30,000		30,000		30,000														
TOTAL					\$ 1,114,000		\$ -		\$ 1,114,000		\$ 147,000		\$ 254,000		\$ 105,000		\$ 35,000		\$ 130,000		\$ 20,000		\$ 423,000

City of Farmington
 Capital Improvement Plan
 Appendix A
 Roads

Project Category	Project Name	Prioritization Rank	Funding Source		City	Fund	City Cost	Prior Years City Cost	Future City Cost	Fiscal Year Ended June 30						
			City	Outside						2024	2025	2026	2027	2028	2029	2030-2033
			100%	0%												
1 Roads	Alta Loma, Wilmarth, Cass	Necessary, Short Term	100%	0%	Street	\$ -	\$ -	\$ 310,000	\$ 310,000							
2 Roads	Concrete Patchwork (Various Locations)	Necessary, Short Term	100%	0%	Street	-	-	300,000	300,000							
3 Roads	Gill	Necessary, Short Term	100%	0%	Street	-	-	1,587,500	1,587,500	1,460,500						
4 Roads	Road Program	Necessary, Long Term	100%	0%	Street	-	-	8,000,000	8,000,000	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	4,000,000
TOTAL						\$ -	\$ -	\$ 10,197,500	\$ 737,000	\$ 1,460,500	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 4,000,000

City of Farmington
 Capital Improvement Plan
 Appendix A
 Sidewalks and Streetscapes

Project Category	Project Name	Prioritization Rank	City	Fund	Outside Source		Total	Prior Years		Fiscal Year Ended June 30						
					City	Outside		City Cost	Future Cost	2024	2025	2026	2027	2028	2029	2030-2033
1. Sidewalks and Streetscapes	Sidewalk Replacement Program	Necessary, Short Term	100% STREET	100% STREET	0% N/A	0% N/A	\$ 1,350,000	\$ -	\$ 1,350,000	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 600,000
2. Sidewalks and Streetscapes	Power, 10 Mile, Orchard Lake, Grand River	Necessary, Short Term	100% STREET	100% STREET	0% N/A	0% N/A	300,000	-	300,000	300,000	-	-	-	-	-	-
3. Sidewalks and Streetscapes	M-5 and 9 Mile Sidewalk	Necessary, Short Term	100% STREET	100% STREET	0% N/A	0% N/A	10,000	-	10,000	10,000	-	-	-	-	-	-
4. Sidewalks and Streetscapes	Rolling Tree Management Program	Necessary, Short Term	90% STREET	10% Grant	10% Grant	10% Grant	55,000	-	55,000	55,000	60,000	60,000	65,000	65,000	160,000	
TOTAL		4					\$ 2,180,000	\$ -	\$ 2,180,000	\$ 355,000	\$ 215,000	\$ 210,000	\$ 215,000	\$ 215,000	\$ 760,000	

City of Farmington
 Capital Improvement Plan
 Appendix A
 Public Safety Equipment

Project Category	Project Name	Prioritization Rank	Funding Source		City	Fund	Outside	Outside Source	Total	Prior Years		Fiscal Year Ended June 30							
			City	City Cost						2024	2025	2026	2027	2028	2029	2030-2033			
1. Vehicles and Equipment	Patrol Vehicles	Urgent	100%	GF	100%	GF	0%	N/A	\$ 1,040,000	\$ -	\$ 1,040,000	\$ 92,000	\$ 92,000	\$ 92,000	\$ 92,000	\$ 92,000	\$ 112,000	\$ 112,000	\$ 448,000
2. Vehicles and Equipment	Pumper Truck	Necessary, Long Term	100%	GF	100%	GF	0%	N/A	750,000	-	750,000	750,000							
3. Vehicles and Equipment	Emergency Siren Controls	Necessary, Short Term	100%	GF	100%	GF	0%	N/A	24,000	-	24,000	12,000	12,000						
4. Vehicles and Equipment	Administration Vehicles	Necessary, Short Term	100%	GF	100%	GF	0%	N/A	141,000	-	141,000	45,000	45,000						49,000
5. Technology	In-Car Computers	Necessary, Long Term	100%	GF	100%	GF	0%	N/A	27,000	-	27,000								27,000
6. Vehicles and Equipment	Fire Turnout Gear	Necessary, Long Term	100%	GF	100%	GF	0%	N/A	94,050	-	94,050								94,050
7. Vehicles and Equipment	Thermal Imaging Camera	Necessary, Long Term	60%	GF	60%	GF	40%	RAP Grant	10,000	-	10,000								10,000
TOTAL									\$ 2,086,050	\$ -	\$ 2,086,050	\$ 104,000	\$ 899,000	\$ 92,000	\$ 139,000	\$ 112,000	\$ 112,000	\$ 628,050	

City of Farmington
 Capital Improvement Plan
 Appendix A
 DPW Equipment

		Funding Source										Fiscal Year Ended June 30									
Project Category	Project Name	Priority Rank	City	Fund	Outside Source	Total	Prior Years City Cost	Future City Cost	2024	2025	2026	2027	2028	2029	2030-2033						
																City Cost	Outside Source				
1 Vehicles and Equipment	#1 Pickup	Necessary, Short Term	100%	ISF	0%	N/A	\$ 82,369	\$ -	\$ 82,369						\$ 82,369						
2 Vehicles and Equipment	Exmark 60" Laser Mower	Necessary, Short Term	100%	ISF	0%	N/A	18,034	-	18,034				18,034								
3 Vehicles and Equipment	#11 Pickup with Plow and Utility Box	Necessary, Short Term	100%	ISF	0%	N/A	60,000	-	60,000												
21 Vehicles and Equipment	2000 GMC Dump Truck, Scraper, Plow & Spreader	Necessary, Long Term	100%	ISF	0%	N/A	335,000	-	335,000	105,000	230,000										
5 Vehicles and Equipment	1998 GMC Dump Truck, Plow, Scaper and Spreader	Necessary, Short Term	100%	ISF	0%	N/A	328,723	(102,303)	226,420												
6 Vehicles and Equipment	#16 Plow and Tool Box	Necessary, Short Term	100%	ISF	0%	N/A	60,000	-	60,000												
7 Vehicles and Equipment	10 Ton Trailer	Necessary, Short Term	100%	ISF	0%	N/A	20,850	-	20,850												
8 Vehicles and Equipment	Cold Patch Hot Box	Necessary, Short Term	100%	ISF	0%	N/A	27,600	-	27,600												
9 Vehicles and Equipment	Sewer Televising Camera	Necessary, Short Term	100%	ISF	0%	N/A	80,000	-	80,000												
10 Vehicles and Equipment	1989 Liberty Landscape Trailer	Necessary, Short Term	100%	ISF	0%	N/A	12,240	-	12,240												
11 Vehicles and Equipment	Leaf Loader	Necessary, Short Term	100%	ISF	0%	N/A	61,160	-	61,160												
12 Vehicles and Equipment	2015 Chevy Express	Necessary, Short Term	100%	ISF	0%	N/A	39,893	-	39,893												
13 Vehicles and Equipment	Caterpillar XN 9WM01504	Necessary, Short Term	100%	ISF	0%	N/A	141,780	-	141,780												
14 Vehicles and Equipment	Steel ROPS Cab/Hydraulic Broom Sweeper	Necessary, Short Term	100%	ISF	0%	N/A	20,850	-	20,850												
15 Vehicles and Equipment	1984 Ford Tractor	Necessary, Short Term	100%	ISF	0%	N/A	45,870	-	45,870												
16 Vehicles and Equipment	SCADA Field Equipment	Necessary, Short Term	100%	GF/WIS	0%	N/A	10,000	-	10,000		10,000										
4 Vehicles and Equipment	Calciote Pedestal Calcium Pre-Wetter	Necessary, Long Term	100%	ISF	0%	N/A	12,500	-	12,500						12,500						
17 Vehicles and Equipment	Ford F350 4x4 Pickup, GMC Pickup w/Plow	Necessary, Short Term	100%	ISF	0%	N/A	75,000	-	75,000						75,000						
18 Vehicles and Equipment	GMC Extended Cab 4x4 Pickup w/Plow	Necessary, Short Term	100%	ISF	0%	N/A	60,000	-	60,000						60,000						
19 Vehicles and Equipment	Freightliner Step Van (2022)	Necessary, Long Term	100%	ISF	0%	N/A	200,000	-	200,000						200,000						
20 Vehicles and Equipment	1994 Bandit Brush Chipper	Necessary, Long Term	100%	ISF	0%	N/A	35,000	-	35,000						35,000						
22 Vehicles and Equipment	2014 Freightliner Dump Truck, Scraper, Plow & Spreader	Necessary, Long Term	100%	ISF	0%	N/A	350,000	-	350,000						350,000						
23 Vehicles and Equipment	Leaf Loader	Necessary, Long Term	100%	ISF	0%	N/A	70,000	-	70,000						70,000						
24 Vehicles and Equipment	2001 Mid165061D Compressor w/Access	Necessary, Long Term	100%	ISF	0%	N/A	25,000	-	25,000						25,000						
25 Vehicles and Equipment	Beuthing Mid B-60 Tandem Asphalt Roller	Necessary, Long Term	100%	ISF	0%	N/A	11,600	-	11,600						11,600						
Total							\$ 2,183,469	\$ (102,303)	\$ 2,081,166	\$ 474,870	\$ 426,793	\$ 240,000	\$ 18,034	\$ -	\$ 921,469						

City of Farmington
 Capital Improvement Plan
 Appendix A
 General Government Equipment

Project Category	Project Name	Prioritization Rank	Funding Source		City	Fund	Outside Source	Total	Prior Years		Fiscal Year Ended June 30							
			City	Outside					City Cost	Future City Cost	2024	2025	2026	2027	2028	2029	2030-2033	
1 Vehicles and Equipment	Website Update	Urgent	100% GF	0% N/A	100%	GF	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ 15,000							
2 Vehicles and Equipment	Storage	Necessary, Short Term	100% GF	0% N/A	100%	GF	65,000	65,000	-	65,000	65,000							
3 Vehicles and Equipment	New Computers Due to Upgrade to Windows 11	Necessary, Short Term	100% GF	0% N/A	100%	GF	50,000	50,000	-	50,000	25,000	25,000						
4 Vehicles and Equipment	Election Equipment Replacement	Necessary, Long Term	100% GF	0% N/A	100%	GF	50,000	50,000	-	50,000			50,000					
5 Vehicles and Equipment	IT Equipment	Necessary, Long Term	100% GF	0% N/A	100%	GF	120,000	120,000	-	120,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	60,000
TOTAL		\$					\$ 285,000	\$ -	\$ -	\$ 300,000	\$ 115,000	\$ 35,000	\$ 10,000	\$ 60,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 60,000

City of Farmington
 Capital Improvement Plan
 Appendix A
 Water and Sewer

Project Category	Project Name	Prioritization Rank	Funding Source			Fiscal Year Ended June 30																					
			City	Fund	Outside Source	Prior Years		Future City																			
						City Cost	Total	Cost	2024	2025	2026	2027	2028	2029	2030-2033												
1 Sewer System	Evergreen Farmington Sewer District	Urgent	100%	WS	0%	N/A	\$	146,000	\$	-	\$	146,000	\$	14,600	\$	14,600	\$	14,600	\$	14,600	\$	14,600	\$	14,600	\$	58,400	
2 Sewer System	9 Mile Retention	Necessary, Short Term	100%	WS	0%	N/A	-	2,333,000	-	-	2,333,000	-	-	432,000	-	-	432,000	-	-	432,000	-	-	432,000	-	-	432,000	128,000
3 Water System	Water Booster	Necessary, Short Term	100%	WS	0%	N/A	-	320,000	-	-	320,000	-	-	32,000	-	-	32,000	-	-	32,000	-	-	32,000	-	-	32,000	128,000
4 Water System	Water line at Dinan Park	Necessary, Short Term	100%	WS	0%	N/A	-	65,000	-	-	65,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5 Sewer System	Pump Stations Repairs	Necessary, Short Term	100%	WS	0%	N/A	-	135,000	-	-	135,000	-	-	10,000	-	-	10,000	-	-	10,000	-	-	10,000	-	-	20,000	40,000
6 Water System	Auto Read Meters	Necessary, Short Term	100%	WS	0%	N/A	-	507,400	-	-	507,400	-	-	153,700	-	-	153,700	-	-	25,000	-	-	25,000	-	-	25,000	100,000
7 Water System	Portable Electronic Devices	Necessary, Short Term	100%	WS	0%	N/A	-	21,000	-	-	21,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,500	-
8 Water System	Watermain Replacement .5 Miles per Year	Necessary, Short Term	100%	WS	0%	N/A	-	4,603,500	-	-	4,603,500	-	-	-	-	-	-	-	-	742,500	-	-	742,500	-	-	742,500	2,376,000
9 Sewer System	Belaire Sewer Lining	Necessary, Long Term	100%	WS	0%	N/A	-	3,200,000	-	-	3,200,000	-	-	-	-	-	-	-	-	2,000,000	-	-	2,000,000	-	-	-	1,200,000
10 Sewer System	Chesley Lift Station	Necessary, Long Term	100%	WS	0%	N/A	-	750,000	-	-	750,000	-	-	-	-	-	-	-	-	750,000	-	-	750,000	-	-	-	750,000
11 Water System	Water Meter PR Installation	Necessary, Long Term	100%	WS	0%	N/A	-	950,000	-	-	950,000	-	-	-	-	-	-	-	-	950,000	-	-	950,000	-	-	-	950,000
TOTAL																											