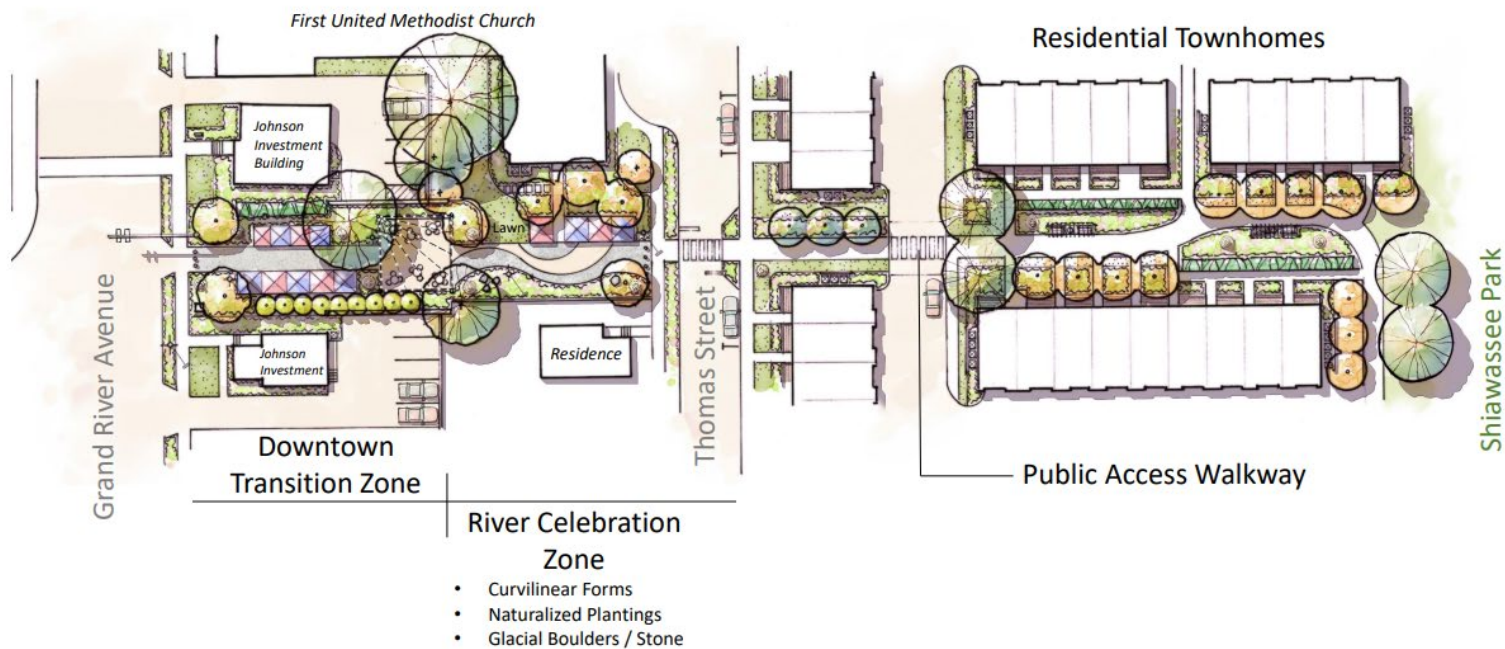


City of Farmington



Capital Improvement Program FY 2026-2031

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Appendix A: Schedule of Capital Improvement Projects

Planning Commission Members

Geof Perrot
Chair

Miriam Kmetzo
Vice Chair

Daniel Westendorf
Secretary

Kenneth Crutcher

DeWayne Gray

Steven Majoros

Julia Mantey

Steering Committee

Organization Representatives

Steven Majoros
Planning Commission Representative

Johnna Balk
City Council Representative

Kate Knight
Downtown Development Authority
Representative

Randy O'Dell
Corridor Improvement Authority
Representative

City Staff

David M. Murphy
City Manager

Christopher M. Weber
Planning and Building Department
Director

Paul (Bob) Houhanisin
Director of Public Safety

Charles J. Eudy
Superintendent of Public Works

Jaime Pohlman
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 10, 2025 at City Hall, 23600 Liberty Street, Farmington, Michigan 48335: The following resolution was offered by Planning Commission member Kmetzo and supported by Westendorf.

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 11, 2024, therefore;

BE IT RESOLVED, the Capital Improvement Program presented for review on March 10, 2025, is adopted by the City of Farmington Planning Commission.

AYES: All

NAYS: None

ABSTENTIONS: None

Transmittal Letter

City of Farmington
Planning Commission

March 10, 2025

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 10, 2025. 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 120 projects totaling \$59,302,854.

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 FY2026-2031.

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 than 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."

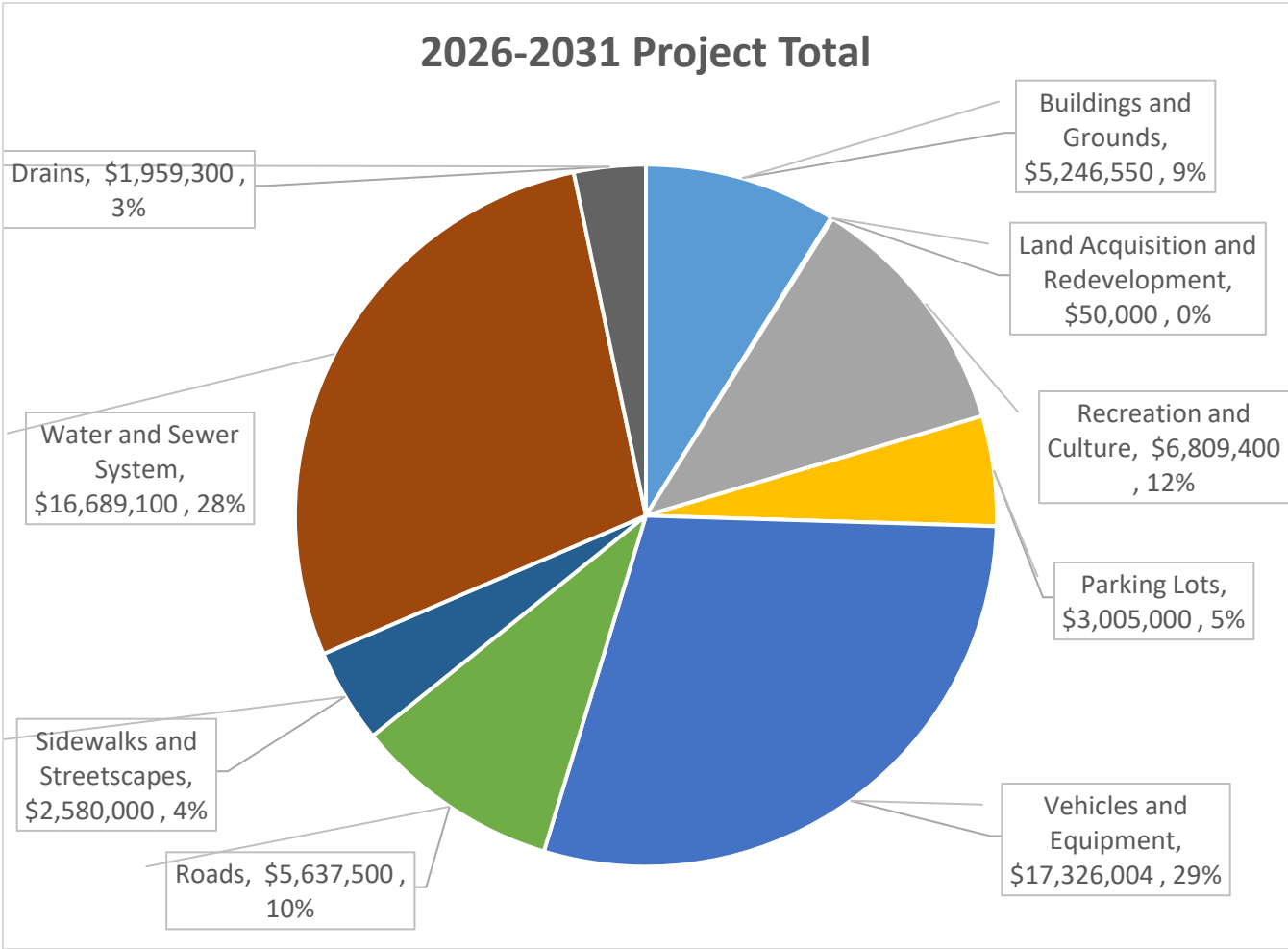
Additionally, Farmington City Code requires a Capital Improvement Plan. [Section 23-39](#) of the Farmington City code states, "The planning commission shall annually prepare a capital improvements program of public structures and improvements, showing those structures and improvements in general order 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



Quick View

Total Projects:	120
Total Value:	\$59,302,854
Projects \$ by Year:	
2026	\$12,757,333
2027	\$18,690,887
2028	\$11,504,967
2029	\$7,724,633
2030	\$5,359,034
2031	\$3,266,000

Executive Summary



Significant Projects Added Include:

- | | |
|---|--|
| <ul style="list-style-type: none"> • \$472,500 – Fitness Courts for Shiawassee and Flanders Park • \$199,000 – Improvements to Riley Park and Sundquist Pavilion • \$200,000 – Thomas and School Street Sidewalks • \$300,000 – Thomas Street West of Warner • \$120,000 – Streetscape Brick Repairs | <ul style="list-style-type: none"> • \$480,000 – Various DPW Equipment • \$8,000,000 – Sewer Lining • \$650,000 – Gill Road Water Main • \$250,000 – Sewer Pumps • \$1,000,000 – Generators for Water and Sewer Systems |
|---|--|

Significant Projects Completed Include:

- | | |
|---|---|
| <ul style="list-style-type: none"> • \$2,959,496 – MTC Demolition and Cleanup of Site • \$1,485,549 – MTC Improvements Including Stormwater, Church Parking Lot, Low Voltage • \$1,875,726 – Thomas and School Street Road Improvements • \$500,000 – Warner Mansion Improvements | <ul style="list-style-type: none"> • \$500,000 – Masonic Lodge Plaza Development • \$300,000 – Sidewalks • \$1,000,000 - Firetruck • \$271,000 – DPW Vehicles and Equipment |
|---|---|

Program Summary

The CIP identified 120 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 \(2020\)](#)
- [Recreation Master Plan \(2019\)](#)
- [Farmington Vision Plan \(2013\)](#)
- [Downtown Area Plan \(2015\)](#)
- [Grand River Corridor Vision Plan \(2022\)](#)
- [Orchard Lake & 10 Mile Roads Intersection Redesign Analysis \(2015\)](#)
- [Rouge River Nature Trail Project \(2016\)](#)
- [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
- \$1,000,000 for Roads and Sidewalks
- \$400,000 for Water and Sewer
- \$200,000 for Department of Public Works Equipment
- \$50,000 for DDA Eligible Projects

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:	17
Total CIP:	\$5,246,550
Projected cost by year:	
2026	\$1,750,000
2027	\$280,300
2028	\$1,648,767
2029	\$757,483
2030	\$510,000
2031	\$300,000

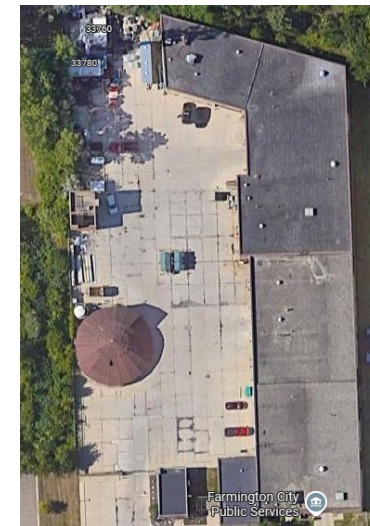
Buildings and Grounds - Continued

Significant Building and Grounds projects include:

Salt Dome – The current salt dome is 45 years old and is scheduled to be replaced in 2026. The replacement will be a 48 foot x 60 foot building with 12 foot tall, poured concrete walls and a fabric roof. Because 42% of the salt stored by the City is used by MDOT, MDOT has agreed to pay 42% of the cost. The total cost of the project is estimated to be \$640,000.



DPW Roof Replacement - The DPW roof is in urgent need of replacement. There have been multiple leaks over the last several years. The total cost of the project is estimated to be \$1,000,000.



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.



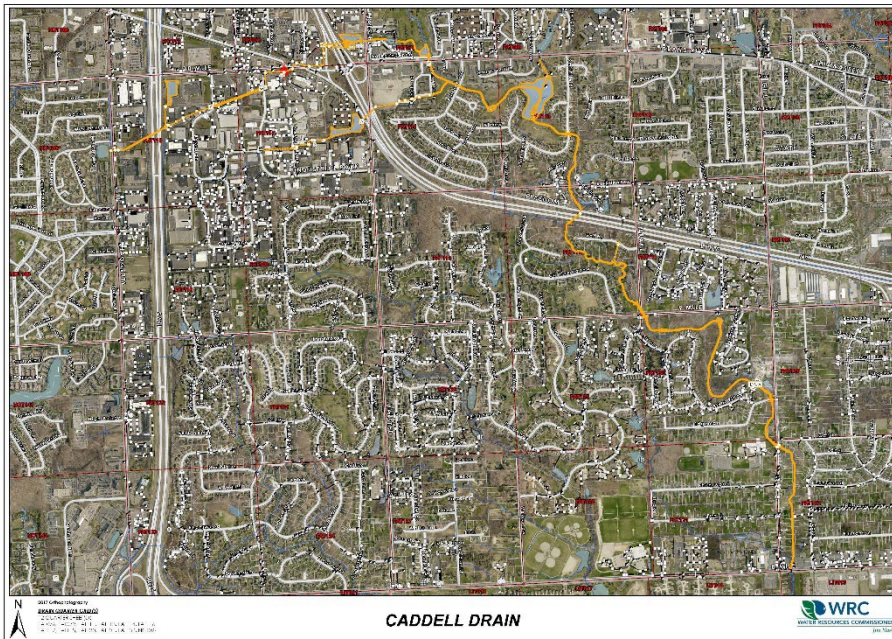
Quick View

Total Projects:	3
Total CIP:	\$1,959,300
Projected cost by Year:	
2026	\$0
2027	\$186,433
2028	\$372,867
2029	\$0
2030	\$1,400,000
2031	\$0

Drain System-Continued

Significant Drains:

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

Significant Land Acquisition and Redevelopment projects include:

There are no significant land acquisition and redevelopment projects planned in the next 6 years. This plan includes \$50,000 to facilitate the purchase of small parcels of land in the City for use as public space or to enable redevelopment.

Quick View

Total Projects:	1
Total CIP:	\$50,000
Projected cost by Year:	
2026	\$0
2027	\$50,000
2028	\$0
2029	\$0
2030	\$0
2031	\$0

Land Acquisition and Redevelopment - Continued

Significant Land Acquisition and Redevelopment projects include:

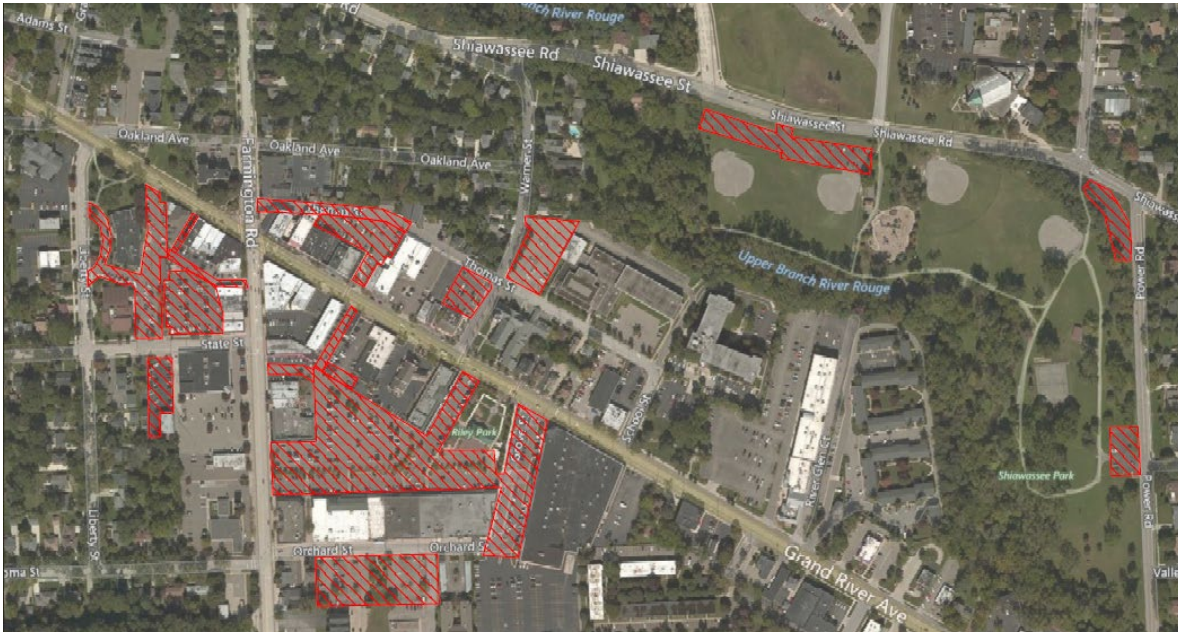
Land Acquisition and Redevelopment – Several studies have been completed in the last several years that have recommended an increase in the density of various commercial areas throughout the City. In order to increase densification, the City may have to purchase parcels in order to facilitate consolidation. 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

Significant Parking Lot projects include:

The City owns or maintains 23 parking lots, driveways, and alley ways. Routine maintenance of these items is anticipated to cost approximately \$15,000 on an annual basis. Maintenance includes crack sealing, sealcoating, and striping. Occasional resurfacing is also required. Below is a map of City owned parking lots. The lots at Drake Park and the DPW Building are not shown.



Quick View

Total City owned	
Parking Lots:	7
Total Spaces:	779
Total Projects:	7
Total CIP:	\$3,005,000
Projected cost by year:	
2026	\$265,000
2027	\$2,522,000
2028	\$93,000
2029	\$14,000
2030	\$95,000
2031	\$16,000

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:

Shiawassee Park/Downtown Connection – This plan includes \$3,980,000 to create a pathway from Riley Park to Shiawassee 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:	36
Total CIP:	\$6,809,400

Projected cost by year:

2026	\$1,944,500
2027	\$3,984,100
2028	\$85,000
2029	\$125,800
2030	\$150,000
2031	\$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.

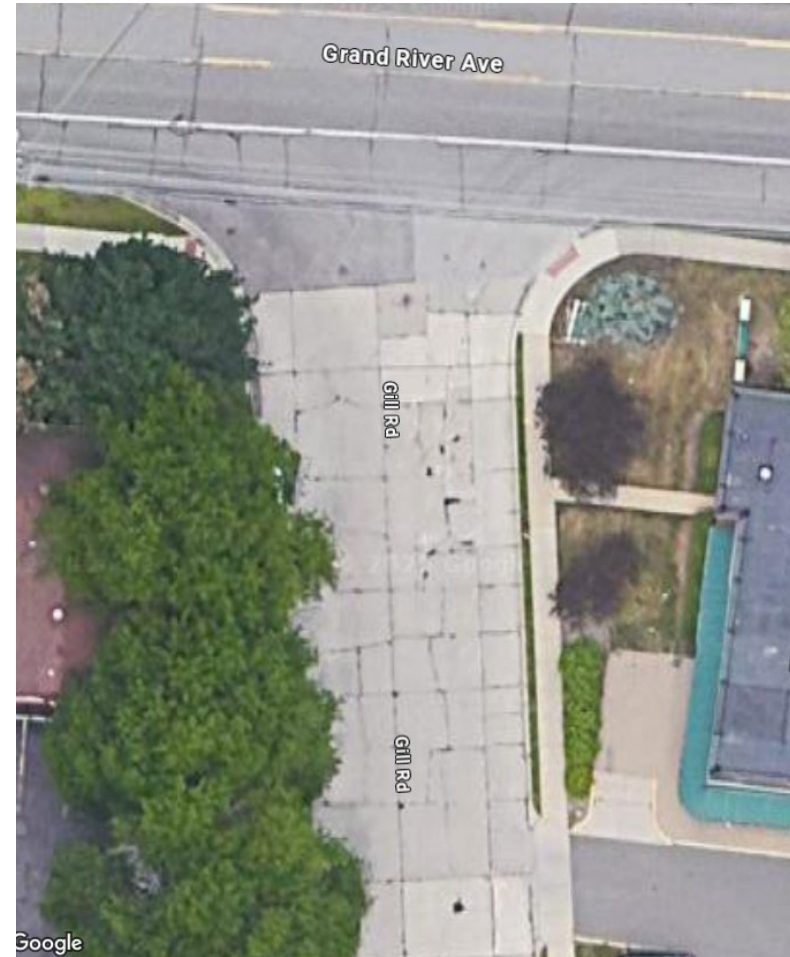
Quick View

Miles of Major Street roads in Farmington:	7.36
Miles of Local Street roads in Farmington:	26.35
Total Projects:	3
Total CIP:	\$5,637,500
Projected cost by Year:	
2026	\$127,000
2027	\$1,460,500
2028	\$1,000,000
2029	\$1,000,000
2030	\$1,000,000
2031	\$1,050,000

Roads - Continued

Significant Road projects include:

Gill Road – The CIP includes road repairs on Gill Road with concentrated work being done on both ends of Gill near Grand River and Freedom. The road will be narrowed in places to provide for traffic calming and improved pedestrian safety. This project will include replacement of water main on the southern portion of Gill Road. The cost of the project is estimated to be \$1,587,500 for the road and \$650,000 for the watermain.



Sidewalks and Streetscapes

Significant Sidewalks and Streetscapes projects include:

Thomas and School Street Sidewalks – Existing sidewalk on the north side of Thomas Street is scheduled to be replaced as part of the Hillside Townes development. There are no sidewalks on the south side of Thomas, from School to Warner Street; and, there are missing sections on the west side of School Street, Thomas to Grand River. This project would add sidewalk and limited landscaping to this area.



Quick View

Total CIP:	\$2,580,000
Total Projects:	9
Projected cost by Year:	
2026	\$305,000
2027	\$755,000
2028	\$410,000
2029	\$410,000
2030	\$365,000
2031	\$335,000

Vehicles and Equipment

Significant Vehicle and Equipment projects include:

Municipal Broadband Infrastructure – The CIP contains \$13,000,000 to construct a city-wide fiberoptic 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: \$17,326,004

Total Projects: 29

Projected cost by Year:

2026 \$5,058,333

2027 \$6,680,454

2028 \$4,723,333

2029 \$165,850

2030 \$528,034

2031 \$170,000

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.

The City is facing a critical challenge with its aging sanitary sewer system, a majority of which is over 75 years old. Recent unplanned repairs have cost \$614,000. The cost of an unplanned repair averages \$5,340 per foot, whereas a planned repair averages \$148 per foot. The City is planning to line sewers in the most difficult to access areas of the City, such as where the lines run in residents' backyards rather than under roads or in the front yard right of ways.



Quick View

Total Projects:	15
Total CIP:	\$16,689,100
Projected cost by year:	
2026	\$2,807,500
2027	\$2,772,100
2028	\$3,172,000
2029	\$5,251,500
2030	\$1,311,000
2031	\$1,375,000

City of Farmington
Capital Improvement Plan Process

- September Create new year capital improvement plan folder on Common Drive/Capital Improvement Plan
- September Roll forward Capital Improvement Calendar from prior year
- September Schedule meeting for David, Chuck, and Chris to discuss process in early October
- September Roll forward memo to Department Heads to review CIP schedules from prior year
- September Roll forward Capital Improvement Program excel file by advancing years on each tab of excel file
- October Print excel tabs and prepare distribution packet. See distribution list

Distribution List

	David	Chuck	Chris	Bob	Kate	Meaghan	Scott	Walt	
Capital Improvements	1	1	1	1	1	1	1	1	8
Buildings and Grounds	1	1	1	1					4
Drains	1	1	1						3
Parking Lots	1	1	1		1				4
Recreation and Culture	1	1	1		1	1	1	1	7
Roads	1	1	1		1				4
Sidewalks and Streetscapes	1	1	1		1				4
Public Safety Vehicles and Equipment	1		1	1					3
DPW Vehicles and Equipment	1	1	1						3
General Governemnt Vehicles and Equipment	1	1	1	1	1	1			6
Water and Sewer System	1	1	1						3

- October Roll forward Capital Improvement Program Word document for dates, members. Highlight open info in text, test links
- October Create new cover for CIP Word document
- December 1 Send reminder to Department Heads to submit CIP review
- Mid December Confirm receipt of all CIP review documents
- Mid December Create list of additions, deletions, and changes from Department Head review and City boards and commissions
- January Request photos from Chuck, Bob for CIP plan

**City of Farmington
Capital Improvement Plan
Appendix A
Overview**

Project Category	Project Name	Prioritization Rank	Funding Source		Fiscal Year Ended June 30						
			Total	2026	2027	2028	2029	2030	2031	2032-2035	
Sidewalks and Streetscapes	Slocum Street to Grand River Avenue Non-Motorized Pathway	Desired, Not Necessary	500,000								500,000
Parking Lots	Private/Public Parking Structure	Desired, Not Necessary	7,000,000								7,000,000
Sidewalks and Streetscapes	Grand River Streetscape - Farmington to Oakland	Desired, Not Necessary	753,000								753,000
Sidewalks and Streetscapes	Grand River Streetscape - Grove to Mayfield	Desired, Not Necessary	1,158,000								1,158,000
Sidewalks and Streetscapes	Grand River Streetscape - Mayfield to Power	Desired, Not Necessary	1,764,600								1,764,600
Sidewalks and Streetscapes	Grand River Streetscape - Power to Brookdale	Desired, Not Necessary	1,764,600								1,764,600
Sidewalks and Streetscapes	Grand River Streetscape - Brookdale to Orchard Lake	Desired, Not Necessary	1,323,000								1,323,000
Buildings and Grounds	Building and Grounds Routine Capital Improvements	Various	9,977,112	1,750,000	280,300	1,648,767	757,483	510,000	300,000		4,760,562
Drains	Drains Routine Capital Improvements	Various	559,300	-	186,433	372,867	-	-	-	-	-
Parking Lots	Parking Lot Routine Capital Improvements	Various	2,202,000	265,000	1,522,000	93,000	14,000	95,000	16,000		197,000
Recreation and Culture	Parks Routine Capital Improvements	Various	2,912,900	874,500	344,100	85,000	125,800	150,000	20,000		1,313,500
Roads	Major and Local Roads Routine Capital Improvements	Various	9,587,500	127,000	1,460,500	1,000,000	1,000,000	1,000,000	1,000,000		4,000,000
Sidewalks and Streetscapes	Sidewalks and Streetscapes Routine Capital Improvements	Various	3,470,000	275,000	625,000	330,000	330,000	335,000	335,000		1,240,000
Vehicles and Equipment	Public Safety Routine Capital Improvements	Various	3,653,050	302,000	2,002,000	185,000	135,000	140,000	145,000		744,050
Vehicles and Equipment	DPW Equipment Routine Capital Improvements	Various	2,256,104	313,000	270,120	-	20,850	378,034	-		1,274,100
Vehicles and Equipment	General Government Equipment Routine Capital Improvements	Various	365,000	10,000	75,000	205,000	10,000	10,000	25,000		75,000
Water and Sewer System	Water and Sewer System Routine Capital Improvements	Various	24,221,600	2,807,500	2,772,100	3,172,000	5,251,500	1,311,000	1,375,000		7,532,500
TOTAL			\$ 113,974,066	\$ 12,757,333	\$ 18,690,887	\$ 11,504,967	\$ 7,724,633	\$ 5,359,034	\$ 3,266,000		\$ 55,246,212
											\$ 59,302,854

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					Fiscal Year Ended June 30							
			City	Fund	Outside	Source	Total	2026	2027	2028	2029	2030	2031	2032-2035	
1 Buildings and Grounds	DPW Salt Structure	Urgent	57%	GF	43%	MDOT	\$ 640,000	\$ 640,000							
2 Buildings and Grounds	DPW Roof Replacement	Urgent	100%	GF/WS	0%	N/A	1,000,000	1,000,000							
3 Buildings and Grounds	DPW Furniture	Necessary, Short Term	100%	GF	0%	N/A	30,000	30,000							
4 Buildings and Grounds	City Hall Public Safety Furniture	Necessary, Short Term	100%	GF	0%	N/A	50,000	50,000							
5 Buildings and Grounds	Clerks Office Furniture	Necessary, Short Term	100%	GF	0%	N/A	-	30,000							
6 Buildings and Grounds	City Hall Miscellaneous	Necessary, Short Term	100%	GF	0%	N/A	735,150			472,767	236,383				26,000
7 Buildings and Grounds	City Hall Parking Lot	Necessary, Short Term	100%	GF	0%	N/A	650,000		160,000						490,000
8 Buildings and Grounds	City Hall Floor Drains/Epoxy Truck Bay Floor	Necessary, Short Term	100%	GF	0%	N/A	60,000						60,000		
9 Buildings and Grounds	City Hall Roof Replacement	Necessary, Short Term	100%	GF	0%	N/A	500,000			500,000					-
10 Buildings and Grounds	City Hall Mechanical and Plumbing	Necessary, Short Term	100%	GF	0%	N/A	910,000		60,000						850,000
11 Buildings and Grounds	Public Safety Front Desk Ballistic Glass	Necessary, Short Term	100%	GF	0%	N/A	30,000		30,000						
12 Buildings and Grounds	City Hall South Truck Bay Door Replacement	Necessary, Short Term	100%	GF	0%	N/A	20,000			20,000					
13 Buildings and Grounds	9 Mile Retention Miscellaneous	Necessary, Short Term	100%	GF	0%	N/A	215,362		10,300						205,062
14 Buildings and Grounds	9 Mile Retention Boiler Replacement	Necessary, Short Term	100%	WS	0%	N/A	190,000			190,000					
15 Buildings and Grounds	DPW Buildings Miscellaneous	Necessary, Short Term	50%	GF	50%	W&S	2,748,100			316,000	371,100	300,000	300,000		1,461,000
16 Parking Lots	DPW Lot	Necessary, Short Term	100%	GF	0%	N/A	1,000,000			150,000	150,000	150,000			550,000
17 Buildings and Grounds	DPW Stairstep Cracking/Tuckpointing	Necessary, Short Term	50%	GF	50%	W&S	20,000		20,000						
18 Buildings and Grounds	City Hall - Exterior Lighting	Necessary, Long Term	100%	GF	0%	N/A	78,500								78,500
19 Buildings and Grounds	Renovation of Firearms Range	Necessary, Long Term	100%	GF	0%	N/A	1,000,000								1,000,000
20 Buildings and Grounds	Drake Park Storage	Necessary, Long Term	100%	GF	0%	N/A	100,000								100,000
TOTAL		20					\$ 9,977,112	\$ 1,750,000	\$ 280,300	\$ 1,648,767	\$ 757,483	\$ 510,000	\$ 300,000	\$ 4,760,562	

**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		Total	2026	2027	2028	2029	2030	2031	2032-2035	
					Source										
1 Drains	Caddell Drain - 9 Mile & Drake Culvert Replacement	Urgent	100%	General	0%	N/A	\$ 380,800		\$ 126,933	\$ 253,867					
2 Drains	Caddell Drain System Improvements	Urgent	100%	General	0%	N/A	178,500		59,500	119,000					
TOTAL		2					\$ 559,300	\$ -	\$ 186,433	\$ 372,867	\$ -	\$ -	\$ -	\$ -	\$ -

**City of Farmington
Capital Improvement Plan
Appendix A
Parking Lots**

Project Category	Project Name	Prioritization Rank	Funding Source					Fiscal Year Ended June 30						
			City	Fund	Outside	Source	Total	2026	2027	2028	2029	2030	2031	2032-2035
1 Parking Lots	Routine Parking Lot Maintenance	Necessary, Short Term	100%	GF/DDA	0%	N/A	\$ 152,000	\$ 10,000	\$ 12,000	\$ 13,000	\$ 14,000	\$ 15,000	\$ 16,000	\$ 72,000
2 Parking Lots	Downtown Parking Lot	Necessary, Short Term	20%	N/A	80%	Private	1,600,000	200,000	1,400,000					
3 Parking Lots	Mailbox	Necessary, Short Term	100%	GF/DDA	0%	N/A	80,000			80,000				
4 Parking Lots	North Parking Lot Reconfiguration Connection	Necessary, Short Term	100%	GF/DDA	0%	N/A	125,000	15,000	110,000					
5 Parking Lots	City Hall East Lot	Necessary, Short Term	100%	GF	0%	N/A	80,000					80,000		
6 Parking Lots	Parking Study	Necessary, Short Term	0%	GF/DDA	100%	Grant	40,000	40,000						
7 Parking Lots	State Street Lot	Necessary, Long Term	100%	GF/DDA	0%	N/A	55,000							55,000
8 Parking Lots	West Lot	Necessary, Long Term	100%	GF/DDA	0%	N/A	70,000							70,000
TOTAL		8					\$ 2,202,000	\$ 265,000	\$ 1,522,000	\$ 93,000	\$ 14,000	\$ 95,000	\$ 16,000	\$ 197,000

**City of Farmington
Capital Improvement Plan
Appendix A
Recreation and Culture**

Project Category	Project Name	Prioritization Rank	Funding Source					Fiscal Year Ended June 30							
			City	Fund	Outside	Source	Total	2026	2027	2028	2029	2030	2031	2032-2035	
1 Recreation and Culture	Theater Basement Waterproofing	Urgent	100%	CIF	0%	N/A	\$ 30,000	\$ 30,000							
2 Recreation and Culture	Fitness Courts for Shiawassee and Flanders Park	Necessary, Short Term	25%	GF	75%	Grant	472,500	472,500							
3 Recreation and Culture	Shiawassee and Drake Team Bench Area Improvements	Necessary, Short Term	50%	GF	50%	SFBI	28,000		28,000						
5 Recreation and Culture	Shiawassee and Drake Ball Diamond Surface Improvements	Necessary, Short Term	50%	GF	50%	SFBI	10,000	10,000							
6 Recreation and Culture	Theater Roof Repair	Necessary, Short Term	100%	Theater	0%	N/A	10,000	10,000							
7 Recreation and Culture	Theater Overhead Lighting	Necessary, Short Term	100%	Theater	0%	N/A	18,000	18,000							
8 Recreation and Culture	Theater Exhaust/AC Downstairs Project	Necessary, Short Term	100%	Theater	0%	N/A	15,000	15,000							
9 Recreation and Culture	Theater Renovate Outdoor Signage and Canopy	Necessary, Short Term	100%	Theater	0%	N/A	30,000		30,000						
10 Recreation and Culture	Theater New Data Conduit	Necessary, Short Term	100%	Theater	0%	N/A	12,000	12,000							
11 Recreation and Culture	Public Art - trailheads, murals, and other	Necessary, Short Term	100%	DDA	0%	N/A	100,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	40,000
12 Recreation and Culture	Box Office Reconfiguration	Necessary, Short Term	100%	Theater	0%	N/A	22,000	22,000							
13 Recreation and Culture	Riley/Sundquist Pavillion Electrical Upgrades	Necessary, Short Term	100%	GF	0%	N/A	20,000	20,000							
14 Recreation and Culture	Recreation Master Plan Update	Necessary, Short Term	100%	GF	0%	N/A	75,000	25,000							\$ 50,000
15 Recreation and Culture	Riley /Sundquist Park Garage Window/Door Enclosures	Necessary, Short Term	50%	DDA	50%	N/A	100,000		100,000						
16 Recreation and Culture	Riley /Sundquist Park West Patch Hardscape	Necessary, Short Term	50%	DDA	50%	N/A	24,000		24,000						
17 Recreation and Culture	Recycling for Downtown, Syndicate, and Parks	Necessary, Short Term	100%	GF	0%	N/A	10,000	10,000							
18 Recreation and Culture	Theater Comprehensive Improvements	Necessary, Long Term	100%	Theater	0%	N/A	800,000								\$ 800,000
19 Recreation and Culture	Theater digital projectors (2)	Necessary, Long Term	100%	Theater	0%	N/A	140,000							140,000	
20 Recreation and Culture	Theater Concessions update	Necessary, Long Term	100%	Theater	0%	N/A	30,000				\$ 30,000				
21 Recreation and Culture	Riley/Sundquist Pavillion Floor Resurfacing	Necessary, Long Term	100%	GF	0%	N/A	10,000								10,000
22 Recreation and Culture	Riley/Sundquist Pavillion Painting	Necessary, Long Term	100%	GF	0%	N/A	10,000							\$ 10,000	
23 Recreation and Culture	Ice Rink Renovation	Necessary, Long Term	50%	GF	50%	Grant/Don	250,000								250,000
24 Recreation and Culture	Gazebo In Front of Farmington Place	Necessary, Long Term	50%	GF	50%	ation	33,700		12,100		\$ 10,800				\$ 10,800
25 Recreation and Culture	Theater Lighting Panels	Necessary, Long Term	100%	GF	0%	N/A	152,700								152,700
26 Recreation and Culture	Shipping Containers for Riley Park	Desired, Not Necessary	100%	DDA	0%	N/A	75,000	75,000							
27 Recreation and Culture	Riley/Sundquist Ice Rink Chiller Screen	Desired, Not Necessary	100%	DDA	0%	N/A	25,000					25,000			
28 Recreation and Culture	Riley/Sundquist Park Paver and Approaches	Desired, Not Necessary	50%	GF	50%	Grant	90,000		90,000						
29 Recreation and Culture	Riley/Sundquist Park North Side Enclosures	Desired, Not Necessary	50%	GF	50%	Grant	20,000	20,000							
30 Recreation and Culture	Riley/Sundquist Pavillion West Entryway Arch	Desired, Not Necessary	50%	GF	50%	DDA	20,000		20,000						

**City of Farmington
Capital Improvement Plan
Appendix A
Recreation and Culture**

Project Category	Project Name	Prioritization Rank	Funding Source				Fiscal Year Ended June 30							
			City	Fund	Outside		Total	2026	2027	2028	2029	2030	2031	2032-2035
					Outside	Source								
31 Recreation and Culture	Flanders Park Shelter	Desired, Not Necessary	100%	GF	0%	N/A	50,000				50,000			
32 Recreation and Culture	Grand River at Shiawassee Bridge Property Acquisition	Desired, Not Necessary	50%	CIA	50%	Grant	25,000			\$ 25,000				
33 Recreation and Culture	Memorial Park Improvements (Masonic Temple)	Desired, Not Necessary	50%	GF	50%	Grant	50,000			50,000				
34 Recreation and Culture	Theater Seating	Under Consideraton	100%	Theater	0%	N/A	125,000	125,000						
35 Recreation and Culture	Drake Park Large Field Outfield Fence	Under Consideraton	0%	N/A	100%	SFBI	30,000		30,000					
TOTAL		34					\$ 2,912,900	\$ 874,500	\$ 344,100	\$ 85,000	\$ 125,800	\$ 150,000	\$ 20,000	\$ 1,313,500

**City of Farmington
Capital Improvement Plan
Appendix A
Roads**

Project Category	Project Name	Prioritization Rank	Funding Source					Fiscal Year Ended June 30						
			City	Fund	Outside		Total	2026	2027	2028	2029	2030	2031	2032-2035
					Source									
1 Roads	Gill	Necessary, Short Term	100%	Street	0%	N/A	\$ 1,587,500	\$ 127,000	\$ 1,460,500					
2 Roads	Road Program	Necessary, Long Term	100%	Street	0%	N/A	8,000,000	-	-	1,000,000	1,000,000	1,000,000	1,000,000	4,000,000
TOTAL		2					\$ 9,587,500	\$ 127,000	\$ 1,460,500	\$ 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	Funding Source					Fiscal Year Ended June 30						
			City	Fund	Outside		Total	2026	2027	2028	2029	2030	2031	2032-2035
					Outside	Source								
1 Sidewalks and Streetscapes	Sidewalk Replacement Program	Necessary, Short Term	100%	STREET	0%	N/A	\$ 2,250,000	\$ -	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,000,000
2 Sidewalks and Streetscapes	Thomas and School Street Sidewalks	Necessary, Short Term	100%	STREET	0%	N/A	200,000	200,000						
3 Sidewalks and Streetscapes	Thomas Street West of Warner	Necessary, Short Term	100%	STREET	0%	N/A	300,000		300,000					
4 Sidewalks and Streetscapes	Downtown Sidewalks	Necessary, Short Term	100%	DDA	0%	N/A	200,000	20,000	20,000	20,000	20,000	20,000	20,000	80,000
5 Sidewalks and Streetscapes	Rolling Tree Management Program	Necessary, Short Term	90%	STREET	10%	Grant	520,000	55,000	55,000	60,000	60,000	65,000	65,000	160,000
TOTAL		5					\$ 3,470,000	\$ 275,000	\$ 625,000	\$ 330,000	\$ 330,000	\$ 335,000	\$ 335,000	\$ 1,240,000

**City of Farmington
Capital Improvement Plan
Appendix A
Public Safety Equipment**

Project Category	Project Name	Prioritization Rank	Funding Source					Fiscal Year Ended June 30						
			City	Fund	Outside	Source	Total	2026	2027	2028	2029	2030	2031	2032-2035
1 Vehicles and Equipment	Patrol Vehicles	Urgent	100%	GF	0%	N/A	\$ 1,275,000	\$ 110,000	\$ 115,000	\$ 120,000	\$ 125,000	\$ 130,000	\$ 135,000	\$ 540,000
2 Vehicles and Equipment	Camera Replacements	Necessary, Short Term	100%	GF	0%	N/A	20,000	20,000						
3 Vehicles and Equipment	K-9 Program	Necessary, Short Term	100%	GF	0%	N/A	90,000	90,000						
4 Vehicles and Equipment	Drone Program	Necessary, Short Term	100%	GF	0%	N/A	10,000	10,000						
5 Vehicles and Equipment	Taser Replacement	Necessary, Short Term	100%	GF	0%	N/A	50,000	50,000						
6 Vehicles and Equipment	Fire Turnout Gear	Necessary, Short Term	100%	GF	0%	N/A	106,050	12,000						94,050
7 Vehicles and Equipment	In-Car Computers	Necessary, Short Term	100%	GF	0%	N/A	27,000		27,000					
8 Vehicles and Equipment	Gun Range Maintenance Program	Necessary, Short Term	100%	GF	0%	N/A	100,000	10,000	10,000	10,000	10,000	10,000	10,000	40,000
9 Vehicles and Equipment	Ladder Truck	Necessary, Short Term	100%	GF	0%	N/A	1,800,000		1,800,000					
10 Vehicles and Equipment	Emergency Siren Controls	Necessary, Short Term	100%	GF	0%	N/A	50,000		50,000					
11 Vehicles and Equipment	Administration Vehicles	Necessary, Short Term	100%	GF	0%	N/A	115,000			55,000				60,000
12 Vehicles and Equipment	Thermal Imaging Camera	Necessary, Long Term	60%	GF	40%	RAP Grant	10,000							10,000
TOTAL		12					\$ 3,653,050	\$ 302,000	\$ 2,002,000	\$ 185,000	\$ 135,000	\$ 140,000	\$ 145,000	\$ 744,050

**City of Farmington
Capital Improvement Plan
Appendix A
DPW Equipment**

			Funding Source					Fiscal Year Ended June 30						
Project Category	Project Name	Prioritization Rank	City	Fund	Outside		Total	2026	2027	2028	2029	2030	2031	2032-2035
					Outside	Source								
1 Vehicles and Equipment	Exmark 60" Laser Mower	Necessary, Short Term	100%	ISF	0%	N/A	\$ 18,034					\$ 18,034		
2 Vehicles and Equipment	Caterpillar XN 9WM01504 #67	Necessary, Short Term	100%	ISF	0%	N/A	155,000	155,000						
3 Vehicles and Equipment	Dump Truck,Scraper,Plow & Spreader #6	Necessary, Long Term	100%	ISF	0%	N/A	438,000	158,000						280,000
4 Vehicles and Equipment	10 Ton Trailer #44	Necessary, Short Term	100%	ISF	0%	N/A	20,850				20,850			
5 Vehicles and Equipment	1989 Liberty Landscape Trailer #79	Necessary, Short Term	100%	ISF	0%	N/A	12,240		12,240					
6 Vehicles and Equipment	Leaf Loader #83	Necessary, Short Term	100%	ISF	0%	N/A	61,160		61,160					
7 Vehicles and Equipment	Steel ROPS Cab/Hydraulic Broom Sweeper	Necessary, Short Term	100%	ISF	0%	N/A	20,850		20,850					
8 Vehicles and Equipment	1984 Ford Tractor	Necessary, Short Term	100%	ISF	0%	N/A	45,870		45,870					
9 Vehicles and Equipment	SCADA Field Equipment	Necessary, Short Term	100%	GF/WS	0%	N/A	10,000					10,000		
10 Vehicles and Equipment	Calcote Pedestal Calcium Pre-Wetter	Necessary, Long Term	100%	ISF	0%	N/A	12,500							12,500
11 Vehicles and Equipment	Ford F350 4X4 Pickup, GMC Pickup w/Plow #14	Necessary, Long Term	100%	ISF	0%	N/A	75,000							75,000
12 Vehicles and Equipment	GMC Extended Cab 4x4 Pickup w/Plow #1, 52	Necessary, Long Term	100%	ISF	0%	N/A	60,000		60,000					
13 Vehicles and Equipment	2023 GMC Dump Truck, Plow, Scaper and Spreader #9	Necessary, Long Term	100%	ISF	0%	N/A	300,000							300,000
14 Vehicles and Equipment	#16 Plow and Tool Box	Necessary, Long Term	100%	ISF	0%	N/A	80,000							80,000
15 Vehicles and Equipment	#11 Pickup with Plow and Utility Box	Necessary, Long Term	100%	ISF	0%	N/A	80,000							80,000
16 Vehicles and Equipment	Freightliner Step Van (2022) #13	Necessary, Long Term	100%	ISF	0%	N/A	200,000							200,000
17 Vehicles and Equipment	1994 Bandit Brush Chipper #4	Necessary, Long Term	100%	ISF	0%	N/A	70,000		70,000					
18 Vehicles and Equipment	2014 Freightliner Dump Truck,Scraper,Plow & Spreader #8	Necessary, Long Term	100%	ISF	0%	N/A	350,000					350,000		
19 Vehicles and Equipment	Leaf Loader #27	Necessary, Long Term	100%	ISF	0%	N/A	80,000							80,000
20 Vehicles and Equipment	2001 MdlD185Q6JD Compressor w/Access	Necessary, Long Term	100%	ISF	0%	N/A	25,000							25,000
21 Vehicles and Equipment	Cold Patch Hot Box #57	Necessary, Long Term	100%	ISF	0%	N/A	30,000							30,000
22 Vehicles and Equipment	Van #15	Necessary, Long Term	100%	ISF	0%	N/A	100,000							100,000
23 Vehicles and Equipment	1990 Beuthlng Mdl B-60 Tandem Asphalt Roller #80	Necessary, Long Term	100%	ISF	0%	N/A	11,600							11,600
Total					23		\$ 2,256,104	\$ 313,000	\$ 270,120	\$ -	\$ 20,850	\$ 378,034	\$ -	\$ 1,274,100

**City of Farmington
Capital Improvement Plan
Appendix A
General Government Equipment**

Project Category	Project Name	Prioritization Rank	Funding Source					Fiscal Year Ended June 30						
			City	Fund	Outside		Total	2026	2027	2028	2029	2030	2031	2032-2035
					Source									
1 Vehicles and Equipment	Website Update	Necessary, Short Term	100%	GF	0%	N/A	\$ 45,000			\$ 15,000			\$ 15,000	\$ 15,000
2 Vehicles and Equipment	Storage	Necessary, Short Term	100%	GF	0%	N/A	65,000		65,000					
3 Vehicles and Equipment	Election Equipment Replacement	Necessary, Short Term	100%	GF	0%	N/A	50,000			50,000				
4 Vehicles and Equipment	Financial Software Upgrade	Necessary, Short Term	100%	GF	0%	N/A	130,000			130,000				
5 Vehicles and Equipment	IT Equipment	Necessary, Long Term	100%	GF	0%	N/A	120,000	10,000	10,000	10,000	10,000	10,000	10,000	60,000
TOTAL		5					\$ 365,000	\$ 10,000	\$ 75,000	\$ 205,000	\$ 10,000	\$ 10,000	\$ 25,000	\$ 75,000

**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	Total	2026	2027	2028	2029	2030	2031	2032-2035
1 Sewer System	Sewer Lining	Urgent	100%	WS	0%	N/A	\$ 8,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000			
2 Water System	Gill Road Watermain	Urgent	100%	WS	0%	N/A	650,000	650,000						
3 Sewer System	Sleuce Gates	Urgent	100%	WS	0%	N/A	50,000	50,000						
4 Sewer System	Pump #1,#4	Urgent	100%	WS	0%	N/A	250,000		250,000					
5 Sewer System	Generator Replacement	Urgent	100%	WS	0%	N/A	1,000,000			1,000,000				
6 Sewer System	Compressors (2)	Urgent	100%	WS	0%	N/A	40,000			40,000				
7 Sewer System	9 Mile Retention	Necessary, Short Term	100%	WS	0%	N/A	1,559,000	45,000	45,000	45,000	432,000	432,000	432,000	128,000
8 Water System	Water Booster	Necessary, Short Term	100%	WS	0%	N/A	320,000	32,000	32,000	32,000	32,000	32,000	32,000	128,000
9 Sewer System	Pump Stations Repairs	Necessary, Short Term	100%	WS	0%	N/A	135,000	10,000	10,000	15,000	20,000	20,000	20,000	40,000
10 Water System	Auto Read Meters	Necessary, Short Term	100%	WS	0%	N/A	374,200	20,500	153,700	25,000	25,000	25,000	25,000	100,000
11 Water System	Portable Electronic Devices	Necessary, Short Term	100%	WS	0%	N/A	25,500			15,000				10,500
12 Water System	Watermain Replacement .5 Miles per Year	Necessary, Short Term	100%	WS	0%	N/A	4,786,500				742,500	802,000	866,000	2,376,000
13 Water System	Generator Replacements	Necessary, Short Term	100%	WS	0%	N/A	271,400		271,400					
14 Sewer System	Belaire Sewer Lining	Necessary, Short Term	100%	WS	0%	N/A	3,200,000				2,000,000			1,200,000
15 Sewer System	Study for Climate Change and Resiliency	Necessary, Short Term	100%	WS	0%	N/A	1,210,000		10,000					1,200,000
16 Sewer System	Chesley Lift Station	Necessary, Long Term	100%	WS	0%	N/A	1,400,000							1,400,000
17 Water System	Water Meter Pit Installation	Necessary, Long Term	100%	WS	0%	N/A	950,000							950,000
TOTAL		17					\$ 24,221,600	\$ 2,807,500	\$ 2,772,100	\$ 3,172,000	\$ 5,251,500	\$ 1,311,000	\$ 1,375,000	\$ 7,532,500