



**PLANNING COMMISSION MEETING**  
**Monday, March 9, 2020 – 7:00 p.m.**  
**City Council Chambers**  
**23600 Liberty Street**  
**Farmington, MI 48335**

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## **AGENDA**

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
  - A. February 10, 2020 Minutes**
- 4. Public Hearing - 2021-2026 Capital Improvement Program**
- 5. Public Comment**
- 6. Planning Commission Comment**
- 7. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS  
City Council Chambers, 23600 Liberty Street  
Farmington, Michigan  
February 10, 2020

Chairperson Crutcher called the Meeting to order at 7:00 p.m. at City Hall Conference Room, 23600 Liberty Street, Farmington, Michigan, on Monday, February 10, 2020.

**ROLL CALL**

Present: Crutcher, Kmetzo, Majoros, Perrot, Waun, Westendorf

Absent: None

A quorum of the Commission was present.

**OTHER OFFICIALS PRESENT:** Director Christiansen, Recording Secretary Murphy

**APPROVAL OF AGENDA**

MOTION by Waun, supported by Perrot, to approve the Agenda.

Motion carried, all ayes.

**APPROVAL OF ITEMS ON CONSENT AGENDA**

**A. January 13, 2020 Minutes**

MOTION by Kmetzo, seconded by Waun, to approve the items on the Consent Agenda.

Motion carried, all ayes.

**PUBLIC HEARING – ZONING ORDINANCE TEXT AMENDMENT SMOKE SHOPS**

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

Director Christiansen thanked everybody for being at the meeting and accommodating the change of space for this evening's meeting.

He stated this item is a Public Hearing for a proposed Zoning Ordinance Text Amendment regarding smoke shops. The proposed amendment would add the definition of Smoke Shops, to Chapter 35, Zoning, Article 21 Definitions, and would allow smoke shop establishments within the City of Farmington only in the C-3, General Commercial Zoning District as a Special Land Use. Additional information attached with your staff packet includes a Notice of Public Hearing for this evening's Public Hearing as required, and also a copy of the proposed Ordinance. Looking through your packet you may recall we discussed this item at the January Planning Commission meeting and scheduled the required Public Hearing for this evening. The ordinance is intended to be two parts: one, is a broadened and more clear definition of smoke shops, retail establishments, where 50% or more of the retail area defined wall to wall is used for display and promotion for

the sale or use of products listed below or in an establishment where the sale of products listed below constitutes greater than 50% of the establishment's merchandise. And it relates to cigarettes, e-cigarettes, vapor, nicotine, nicotine products, cigars, tobacco, tobacco smoking, etc., etc., I won't go through all this but it's provided and presented by the City Attorney to the City and then it goes on all the way through Item F in definition and it clearly defines vapor products. And so this is an expanded and new definition. The other portion of the ordinance is the location of these facilities, of these retail businesses are to be restricted by this ordinance if recommended for approval and then adopted by City Council, to the C-3 General Commercial District and treated as a Special Land Use, so with respect to special considerations for their location. So you might ask what happens to the existing establishments? They will become grandfathered. So where they are located currently and they are not within a C-3 General Commercial District, then they would be considered grandfathered, they could remain, they could continue, but new establishments could not locate in anything other than a C-3 General Commercial. I think the ordinance also allows for RO, Redevelopment Overlay Districts as well. We currently don't have any areas defined for that so that's why it hasn't been part of the detailed discussion but there is opportunity there, so C-3 and RO, Redevelopment Overlay Districts. Anything in a C-2, anything in the CBD, Central Business District, if this ordinance is adopted would become grandfathered.

Chairperson Crutcher called for a motion to open the Public Hearing.

MOTION by Majoros, supported by Waun, to open the Public Hearing.  
Motion carried, all ayes.

(Public Hearing opens at 7:07 p.m.)

### **PUBLIC HEARING**

Hearing no comments, Chairperson Crutcher called for a motion to close the Public Hearing.

MOTION by Waun, supported by Majoros, to close the Public Hearing.  
Motion carried, all ayes.

(Public Hearing closed at 7:07 p.m.)

Director Christiansen stated that the request for this evening on this item besides the Public Hearing is for the Council's consideration and action on this proposed amendment and recommendation on your actions to City Council for their consideration. He went on

to state that the action is up to the Planning Commission, the actions they could take would be to table it for whatever reason, to not look favorably and recommend a denial, or a nonadoption or approval or certainly recommend approval of the ordinance as proposed and presented and move it forward to City Council.

Commissioner Kmetzo asked how many establishments will be grandfathered under this ordinance and Christiansen replied probably four that are currently within the Central Business District or C-2 Zoning District.

Commissioner Westendorf then asked if this applies only to stores that are more than 50% and so a gas station or something that sells less than that percentage will be allowed to continue, and Christiansen replied in the affirmative.

Commissioner Waun then asked if they are grandfathered only if they stay at their current location but if they move to a different address within the district, they are prohibited and Christiansen replied that's correct, that one of several things would need to happen, either they would have to seek a variance from the Zoning Board, a use variance to locate within a non C-3 or RO Overlay District location. The other thing is they could change how they operate and get below the 50%, there are certain things they can choose to do, so that would be the only way they could to it.

Chairperson Crutcher then asked if they wanted to expand in their current location, would they have to go through the Zoning Board and Christiansen replied that's correct, too. But when you talk about expanding, it might not be on inventory but it would be in physical, like should the unit next door space become vacant and they want to expand or whatever, then we'd have to look at certain aspects, you know, just speculatively, they can look to expand the business, but if they did not in that expansion use that expanded area as part of the smoke shop, let's say as something else, they could to that.

Chairperson Crutcher asked if there were any letters from the public received on this item and Christiansen responded none.

Commissioner Westendorf asked if there was any concern to be had since the meeting location had changed and Christiansen replied no, that any public to enter the building would go by the room.

Chairperson Crutcher called for a motion.

**MOTION** by Waun, supported by Majoros, to move to approve and move forward to Council the amendment to add the definition of the term smoke shop to Chapter 35,



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Zoning Article 21, definition to allow smoke shops within the City of Farmington only within the C-3, General Commercial Zoning District and Special Land Use and to include the RO, Redevelopment Overlay District.

Motion carried, all ayes.

### **DISCUSSION OF 2021/2026 CAPITAL IMPROVEMENT PROGRAM AND REQUEST TO SCHEDULE PUBLIC HEARING**

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

Director Christiansen stated this item is a request to schedule a Public Hearing. As we have been discussing, the Capital Improvement Program Steering Committee and City staff have been diligently updating the Capital Improvement Program for the City of Farmington to incorporate into the Master Plan the 2021/2026 six-year Capital Improvement Program. The final draft of the 2021/2026 Capital Improvement Program will be available for review on the City's website on February 21<sup>st</sup>, 2020. The link to the current 2020/2025 six-year program which is the one that was put together and adopted for this program year and the next six years is on the City's website and there is a link provided to that. We've had dialogue about this at the last two meetings and if you recall at the December meeting we briefly talked about the 2021/2026 CIP and the need to appoint a representative from the Planning Commission to the Steering Committee and the Commission did that and appointed Commissioner Majoros in that capacity and he had served in that capacity for the past couple years effectively and has continued to do so based on his appointment. And then in January we did discuss again some more detail about the 2020/2025 and what to expect from the 2021/2026, some questions you had, some concerns you had, those are reflected in your minutes that you approved tonight and those minutes were moved forward to the Finance Director, Treasurer, and to the Steering Committee and subsequent to your meeting in January where you did make a comment, the Steering Committee then convened twice. They met last week, and they met the week before, in any event there were two meetings of the Steering Committee and at those meetings the Steering Committee reviewed the 2020/2025 and the 2021/2026 and considered your comments, the Commission's comments, and discussed them. One of the comments that were very pointed, and thank you again, I think it was Commissioner Kmetzo who asked for the provision to the Commission for your edification, a recap of the implemented CIP projects over the past number of years, so that's currently being prepared and that will be share with you prior to the next meeting. So, the Finance Director, with the Treasurer and the Steering Committee, are putting that all together and you'll have that available to you shortly.

Christiansen stated the purpose tonight is to schedule the Public Hearing and that would be for the March 19<sup>th</sup> meeting.

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Commissioner Majoros stated that he had a couple comments, that we make sure that we read this and see what's been done. He indicated he was not able to make either of those sessions but that he provided input and feedback and he got documents. He did

represent the impact the Planning Commission has given historically about some of the tenants, reiterating things like we've got to trust the subject matter experts and that's to invest now to avoid greater costs later, potential for shared funding, maintain fundamental City services first. So we've been given the specifics of the last couple years and they did come back with a series of additions that would be kind of new to this year, so that would be part of this list that we hope to see in the 2021/2026 plan, here's what we want, here's what's been done, and here's the additions from the various groups and departments and has been done historically. They put prioritization into this, they put various cost estimates, is it urgent, is it important, is it not urgent, so the same criteria that's been used before. So the big question is always how to classify prioritization. So if I have an urgent, necessary item from the Parks and Rec area, but I have an urgent Infrastructure, which one is more urgent and that's up to the City to determine. So we worked through all of that, we see all of that, and probably one of the biggest ones you'll see which personally I agree with, you know, we can have this in our open discussion, is of the additions, there weren't a ton that were huge in significance, there was a couple, some of them are more infrastructure, equipment replacement, Mayfield Drain Project, but there was a big chunk of this that was Streetscape expansions into other further out parts of the City, and recommending potential budgets of 3.8 million. 5.8, 5.8; these were a little stout. So my only comment on the addition projects is that the Streetscape is nice, we've got one, maybe two, to have three or four more that total up to almost 20 million, felt a little ambitious. And what we've seen is there are things in the Capital Improvement Plan that's like sell City Hall and rebuild, so we want to kind of keep those things in there, I suppose, but I kind of treated those with a bit of a grain of salt.

Christiansen thanked Commissioner Majoros for his comments, that that recaps everything that has been done to date, and he thinks everyone here has been done on an annual basis for the past couple of years on the Capital Improvement Program, and that the value of this tool is that this is basically the City's business plan, the City Capital Acquisition Plan, whether it is equipment, whether it is land acquisition, whether it is special projects, infrastructure, streetscapes, roads, everything like it and without it we don't have a road map. And it also is important because it gives an accounting of what the City's goals are with respect to those elements, those items, by subject area and also to identify funding sources and timelines, etc. And even though they may seem, wow, that's a little far-fetched, that's a long way off or that's a lot of money, without them being part of a list then they're never identified and they're never thought about and then they may never happen if they could happen and there's always possibility. But they aren't things that aren't needed at a certain level and I think that last year's plan, this one, 2020/2025, there's 112 projects at 23.2 million dollars; the City has a 9 million dollar

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budget and that's challenging in its own right and so it's based on need, and it's based on opportunity, so there's a reality to it but there needs to be a wish list. Not necessarily pie in the sky, but some may consider it that way, but there are some real needs, immediate

needs, and it's important that they are as well as the other things we talked about are part of the plan.

MOTION by Majoros, supported by Waun, to move to schedule the Public Hearing for the 2021/2026 Capital Improvement Program, for the next scheduled meeting of the Farmington Planning Commission scheduled on March 9, 2020.

Motion carried, all ayes.

**OUTSIDE SALES REQUEST – ALEXANDER TRUE VALUE HARDWARE, 22104 FARMINGTON ROAD**

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

Director Christiansen stated that the staff report for this particular item has quite a bit of material with it so he's not going to steal the thunder of the Petitioner here, if they choose to do so. But this request is for outside sales to be located within the front yard of the parking lot adjacent to the existing commercial building, C-2 the unit at 22104 Farmington Road, Alexander True Value Hardware and they are located at the Farmington Crossroads Shopping Center. The existing commercial property, the shopping center, is Zoned C-2, Community Commercial, and seasonal commercial outside sales are permitted in the C-2 District, subject to site plan review in accordance with the requirements of Article 7, CBD, Central Business District the other commercial districts as well as the Redevelopment Overlay District.-102, Table of Uses, specifies under Special Provisions in Subsection 86, and this is all in the Zoning Ordinance for requirements for outside sales. And copies of those Ordinance provisions, the Ordinance itself creating a little bit of change in 2014, and then the regulations themselves, the section from the Zoning Ordinance which is attached with your staff packet. Some of you might recall, the Planning Commission previously approved outside display and sales for alexander's True Value Hardware in 2015, and there's a copy of the minutes from that 2015 meeting. No changes regarding the existing commercial building, the unit in the center that houses the Alexander's True Value Hardware in the center itself, or other site improvements are proposed. The plans that are in your staff packet show an outside sales area in the front yard of the parking lot in the northwest corner along Farmington Road adjacent to the commercial center. The parking area, Nine Mile, Farmington Road, are not directly at any access point and not to the building but in the shopping center parking lot. The Applicant has submitted an outline of this proposal and also specified the days and hours of operation, Monday through Saturday, 8:00 a.m. to 8:00 p.m.; Sunday 8:00 a.m. to 8:00 p.m.; and the time period is intended to be April 27<sup>th</sup> through

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October 31<sup>st</sup>, with a couple different seasonal elements within that timeframe. So the requested action this evening of the Commission is to review the submitted plans for outside sales as well as the site plan for Alexander True Value Hardware. And there are

representatives here this evening, Tim Alexander, the owner of Alexander True Value Hardware is here, and I'll let him introduce himself and we also have a co-applicant here this evening, and I'll let her introduce herself.

Tim Alexander and Sara Kwiatkowski from Alexander's True Value Hardware, introduced themselves for the record.

Alexander stated they are requesting to have outdoor sales for the Alexander True Value Hardware Store for flowers and possibly pumpkins. They are not proposing to stay out there the whole time, the flower sales will last anywhere from ten to twelve weeks. They were previously approved in 2015 but at that time we did not take any action because they weren't staffed to do it and they would like another opportunity to sell flowers. They understand there are safety guidelines involved with the City, and they will work with City officials to create that. He indicated he runs a nice, clean operation in his store, and he would do the same outside and represent the City very well, people will come off the freeway and see a nice set-up out there.

Chairperson Crutcher asked if the window of time stated in the request is the maximum time they can apply for and Alexander replied the April 27 to October, that's the maximum timeframe, but the flower business won't be out there that long.

Kwiatkowski stated they changed the timeframe to be from April 27 to July 10<sup>th</sup> for the flower sales, that would be the maximum, it's a pretty short season.

Christiansen stated that in the City's ordinance section, the time period for allowance of this activity is from April 15<sup>th</sup> to October 31<sup>st</sup>.

Alexander said the weather plays a big factor with the flowers.

Majoros asked if this location for the Ten Mile and Orchard Lake Saxton location and Kwiatkowski replied no, that they are hired by Alexander and that is a totally different operation.

Majoros then confirmed that there will be no entry pedestrian walking egress from Nine Mile and Kwiatkowski replied in the affirmative. She went on to state there may be some attractive fencing on the parking lot side so everything will be contained and that there will be an egress and ingress through the front area of the parking lot, not on the sidewalk.

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Crutcher asked if there will be registers out there to ring up sales and Alexander replied yes, that flowers will be rung up out there and perhaps mulch, that the point of sale will be out there.

Majoros asked if there would be an area to load flowers and Alexander replied that his employees will take the purchases to the cars and that there will be carts to accommodate that transfer.

Crutcher asked what the "safety zone" on the picture delineates and Alexander replied that is the area where they can turn around, the safety zone is for directional purposes.

Christiansen showed the aerial overview of the site plan showing the sales tent, the fencing and the offset, there is a drive lane that is separated from the area where the display is and from where people can come from where their cars are at to this area, very safe and secure and to have a structure to it and that is a requirement. So there is a maneuvering area, an area to move through, an area to park on the outside and as indicated there is no intention to load and unload right there, it's separated for customers to be able to come in safely and leave safely with service provided by True Value Hardware staff.

Perrot confirmed that there will be no product there and no cars in the safety zone, and Christiansen replied that's correct.

Kmetzo inquired about the tables depicted in the photo and Kwiatkowski replied that those are for flats of flowers.

Westendorf asked if during the break in seasons the tent would be taken down and Alexander replied he would not leave an empty structure out there and that is stated in his lease.

Christiansen stated that the Commission could include in their approval that the site can be maintained in accordance with City and ordinance requirements and also that if activity discontinues for a period of time and that it is not used, then that it be removed and that can be coordinated with the Economic and Community Development Department and the City building official. What the City would not want is an abandoned operation, so that condition could be in there and that the City could monitor it.

Christiansen then pointed out that the approval is for a year period for the season and it can be renewed in consecutive years by the City as long as there were no issues, no expansion, no changes but continue as is that's provided by the ordinance. He went on to state that any action, any approval would be tied to the site plan, and tied to all the

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other attachments, the narrative, the timeframe, and also to the landlord's approval, any conditions the Commission places in their approval.

Westendorf stated that the 2015 plan also included sidewalk sales, is there sidewalk sales included in this request?

Christiansen stated sidewalk sales are approved and they were back at that time and that was part of the business and its establishment and it continues on, but this request is specific just to the outside in the parking lot.

Further discussion was held on the provisions that could be included in the approval and Alexander stated that his lease specifies exactly what can be sold outdoors, that it must be solely related to items related to his business.

Crutcher asked if other stores in the center could request the same and Christiansen replied if they went through the process of an application and a site plan and landlord approval and everything else.

Alexander stated the area of the parking lot is designated in his lease to be utilized for only his business and further discussion was held.

Christiansen then indicated there has been discussion of an outlot building proposed at that center, an 8,000 square foot, three-unit retail building there, not dissimilar to the Tropical Smoothie going in at the World Wide Center.

MOTION by Waun, supported by Westendorf, to move to approve the outside sales request for Alexander True Value Hardware Store at 22104 Farmington Road, with the location shown on the drawings and to include the coordination of the Economic Development Department and City Building Official with continued operation of the outside area as approved, and if it were to be discontinued for any period of time, that it would be removed, and that all safety measures required by City Officials and Fire Marshal will be met, and that the garden center will be displayed in a neat and attractive manner on tables, racks, that are appropriate.

Motion carried, all ayes.

### **PUBLIC COMMENT**

None heard.

### **PLANNING COMMISSION COMMENTS**

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Westendorf asked for an update on future and ongoing projects in the City and Christiansen provided a brief summary of the activities going on with the former Farmington State Savings Bank/Village Mall, the Maxfield Training Center, the Winery, the Streetscape grant, the transition of the Samurai Steak and Sushi to Crazy Crab

Seafood, the proposed Hawthorne Street Development, the Soave property, the Courthouse property, and Hershey's.

Christiansen then reminded the Commissioners that there is training available if anyone is interested, and that three Zoning Board members just attended that training and that applications are being accepted to fill Mr. Chiara's seat.

### **ADJOURNMENT**

MOTION by Majoros, supported by Waun, to adjourn the meeting.  
Motion carried, all ayes.

The meeting was adjourned at 8:02 p.m.

Respectfully submitted,

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Secretary

<b>Farmington Planning Commission Staff Report</b>	<b>Planning Commission Date:</b> March 9, 2020	<b>Reference Number</b> 4
<b>Submitted by:</b> Kevin Christiansen, Economic and Community Development Director		
<b>Description</b> Public Hearing – 2021-2026 Capital Improvement Program		
<p><b><u>Background</u></b></p> <p>This item is to hold the required public hearing for the 2021-2026 Capital Improvement Program. The Capital Improvement Program Steering Committee and City staff have been working diligently on updating the program to incorporate into the City Master Plan and are requesting the Planning Commission to hold the public hearing at the March 9, 2020 meeting. At the February 10, 2020 Planning Commission meeting, the Commission scheduled the Public Hearing for the Capital Improvement Program for the March 9, 2020 Planning Commission meeting. Public notice was published and the draft 2021-2026 Capital Improvement Program is attached for your review.</p> <p>Attachments</p>		



**CITY OF FARMINGTON  
PLANNING COMMISSION  
NOTICE OF PUBLIC HEARING  
MONDAY, MARCH 9, 2020  
7:00 P.M.**

Please take notice, the Farmington Planning Commission will hold a Public Hearing on Monday, March 9, 2020 at 7:00 p.m. in the Council Chambers located at 23600 Liberty Street, Farmington, MI 48335 to discuss and review the City of Farmington 2021-2026 Capital Improvement Program.

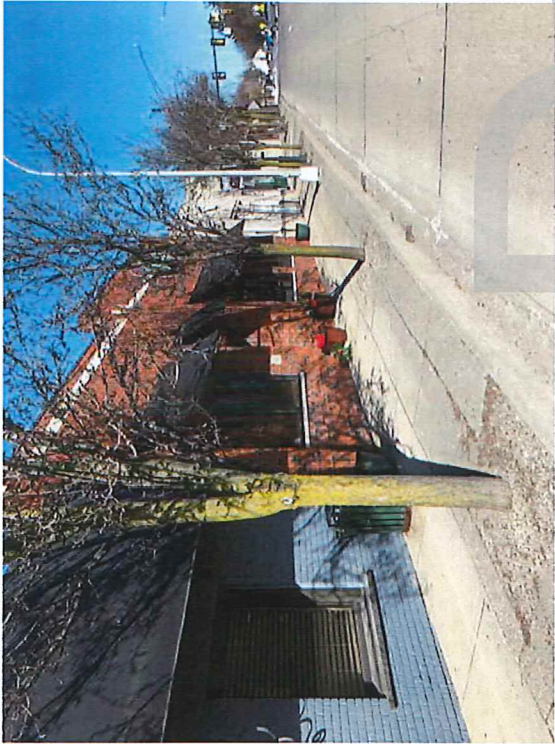
The City of Farmington Capital Improvement Program Steering Committee and City staff have been working diligently the last several months updating the City's 6-year Capital Improvement Program in order to comply with State statutory requirements and the City's Charter. The program will be incorporated within the City's Master Plan.

All interested residents are encouraged to attend the public hearing to be heard, and any written materials concerning the Draft 2021-2026 Capital Improvement Program shall be received and considered.

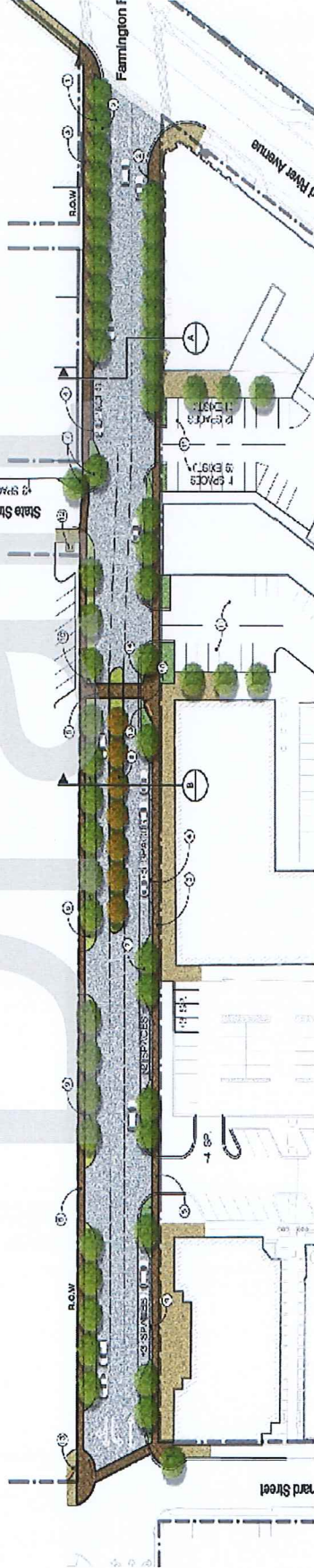
The Draft 2021-2026 Capital Improvement Program is available for review at Farmington City Hall located at 23600 Liberty Street, Farmington, MI 48335 during regular business hours. A copy is also available for review on the city's website at [www.farmgov.com](http://www.farmgov.com).

Kevin P. Christiansen, AICP, PCP, Economic and Community Development Director

Publish: February 26, 2020 Farmington Press



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The City of  
Founded 1824  
**FARMINGTON**

# Capital Improvement Program FY 2021-2026



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Appendix A: Schedule of Capital Improvement Projects

## Planning Commission Members

Kenneth Crutcher  
Chair  
Steven Majoros  
Vice Chair  
Vacant  
Secretary  
Miriam Kmetzo  
Cathi Waun  
Geof Perrot  
Dan Westendorf

## Steering Committee

<u>Organization Representatives</u>	<u>City Staff</u>
Steven Majoros Planning Commission Representative	David M. Murphy City Manager
Steven Schneemann City Council Representative	Kevin Christiansen Director of Economic & Community Development
Kate Knight Downtown Development Authority Representative	Frank Demers Director of Public Safety
Patrick Thomas Corridor Improvement Authority Representative	Charles J. Eudy Superintendent of Public Works
	Christopher M. Weber Director of Finance & Administration

CITY OF FARMINGTON

OAKLAND COUNTY, MICHIGAN

**PLANNING COMMISSION RESOLUTION No.**

At a meeting of the Planning Commission of the City of Farmington, Oakland County Michigan, held on March 9, 2020 at City Hall, 23600 Liberty Street, Farmington, Michigan 48335: The following resolution was offered by Planning Commission member \_\_\_\_\_ and supported by \_\_\_\_\_.

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 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 9, 2020, therefore; BE IT RESOLVED, the Capital Improvement Program presented for review on March 9, 2020, is adopted by the City of Farmington Planning Commission.

AYES:

NAYS:

ABSTENTIONS:

## **Transmittal Letter**

City of Farmington  
Planning Commission

March 9, 2020

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 9, 2020. 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 117 projects totaling \$28,332,937.

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 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 FY2021-2026.

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

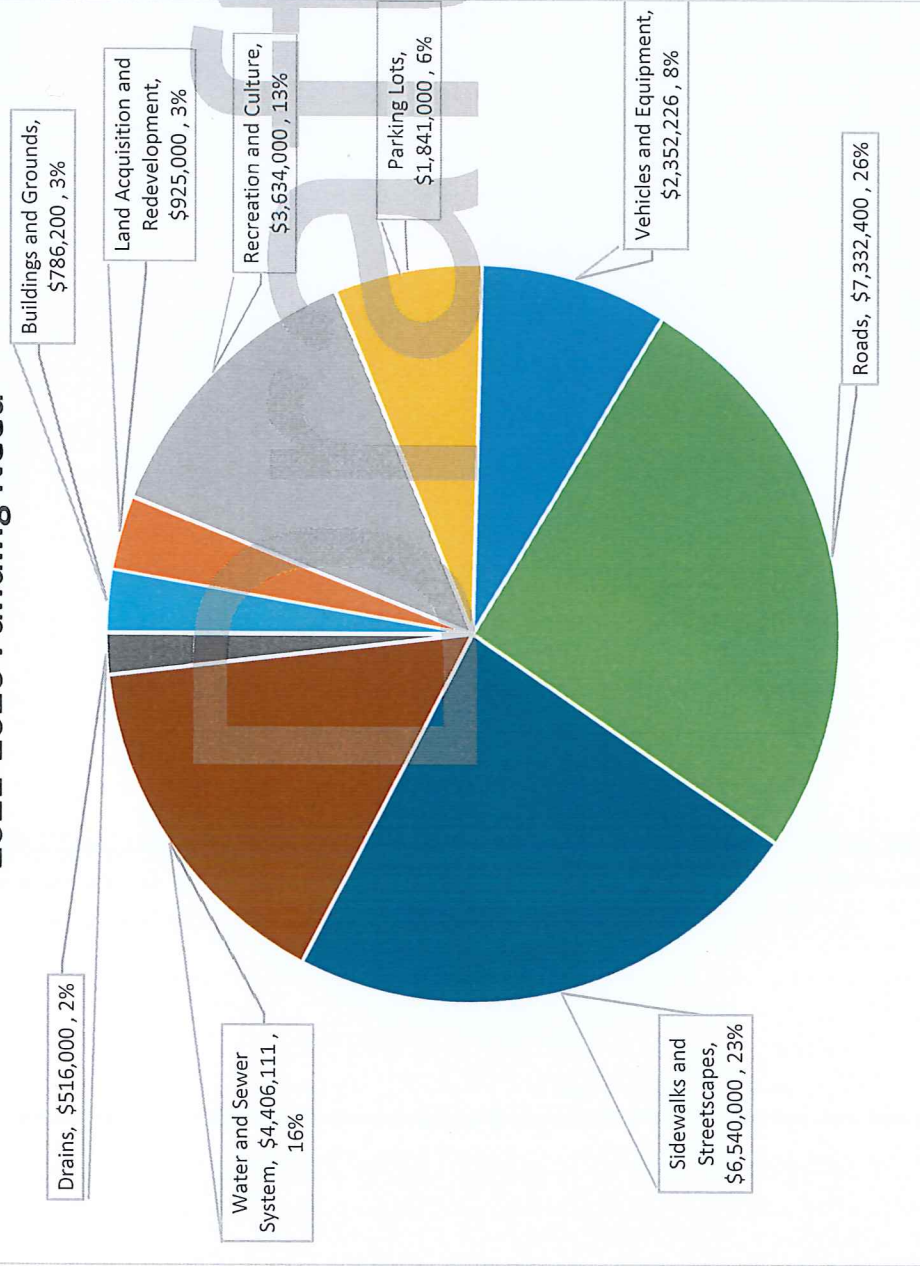
There are many benefits to creating a CIP. Because a CIP is a list of all projects the City has identified, it enables proper planning in a logical manner. A well-executed CIP program has many benefits, including:

- 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

## 2021-2026 Funding Need



## Quick View

Total Projects:	117
Total Value:	\$28.3 Million
Projects \$ by Year:	
2021	\$7,300,560
2022	\$7,504,930
2023	\$4,850,560
2024	\$2,671,853
2025	\$3,918,434
2026	\$2,086,600

# Executive Summary



**Significant Projects Added Include:**

<ul style="list-style-type: none"> <li>• Drake Park Improvements \$450,000</li> <li>• MTC Demolition and Cleanup of Site - \$860,000</li> <li>• Comprehensive Improvement to the Warner Mansion - \$400,000</li> </ul>	<ul style="list-style-type: none"> <li>• Mayfield Street - \$1,127,400</li> <li>• Mayfield Water Main - \$666,511</li> <li>• Improvements to the Evergreen Farmington Sewer District - \$800,000</li> </ul>
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**Significant Projects Completed Include:**

<ul style="list-style-type: none"> <li>• Mayfield Street - \$400,000*</li> <li>• Freedom Road - \$945,000*</li> <li>• Oakland Street - \$1,075,320*</li> <li>• Mayfield Water Main - \$404,500*</li> <li>• Bel Aire Sewer Lining - \$499,300*</li> </ul>	<ul style="list-style-type: none"> <li>• Water Meters - \$137,101</li> <li>• US-16 Drain - \$113,756</li> <li>• Caddell Drain - \$126,968</li> <li>• Backhoe - \$131,998</li> </ul>
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\* - Estimated completion through June 30, 2020.

## Program Summary

The CIP identified 116 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 \(2019\)](#)
- [Grand River Corridor Vision Plan \(2013\)](#)
- [Recreation Master Plan \(2016\)](#)
- [Orchard Lake & 10 Mile Roads Intersection Redesign Analysis \(2015\)](#)
- [Farmington Vision Plan \(2013\)](#)
- [Rouge River Trail Project \(2016\)](#)
- [Downtown Area Plan \(2015\)](#)
- [Downtown Master Plan \(2017\)](#)

These plans can be found on the City's website [www.farmgov.com](http://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 and other sources that will help decrease the City's share of the costs.

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

- \$750,000 for Capital Projects
- \$200,000 for Department of Public Works Equipment
- \$800,000 for Roads
- \$50,000 for DDA Eligible Projects
- \$400,000 for Water and Sewer
- \$25,000 for Theater



## 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.

**Relocation of City Hall** - City Hall is located near the southwest corner of Grand River Avenue and Farmington Road. Its prime location in the heart of downtown has drawn interest from developers and could lead to significant redevelopment opportunities if City Hall is moved to a new location. There are no current plans to move City Hall, but consideration should be given to the decision of whether to pay the extensive costs of renovating City Hall versus the potential for relocation.



## Quick View

Total City owned Buildings:	13
Total Projects:	13
Total CIP:	\$786,200
Projected cost by year:	
2021	\$333,000
2022	\$141,800
2023	\$128,800
2024	\$128,800
2025	\$53,800
2026	\$-



## Buildings and Grounds - Continued

### Significant Building and Grounds projects include:

**Roof Replacement** – The roofs at City Hall, the DPW Building, the Governor Warner Mansion, and other City-owned buildings have reached the end of their useful lives. Leaks occur on a regular basis requiring emergency repairs and placing expensive equipment at risk. Replacing these roofs are anticipated to cost the City \$310,000.



**City Hall Entrances** – The east and west entrances to City Hall are in need of repair. Repairing these entrances includes new concrete stairs and ramps and brick replacement which are anticipated to cost the City \$65,000.

# Drain System

## Significant Drain System projects include:

The Mayfield Drain has experienced issues with water backing up after significant rainfall. City engineers have identified a fix for the problem. Work will be performed in the 2019/20 and 2020/21 fiscal years and will cost approximately \$100,000.

The City has been notified by the Oakland County Water Resource Commissioner of various repairs that are required for the Caddell Drain system. The repairs will be performed in 2 phases. The first phase will take place in the 2019/20 fiscal year and will cost approximately \$127,000. The second phase will take place in the 2020/21 fiscal year and will cost approximately \$476,000.

## Quick View

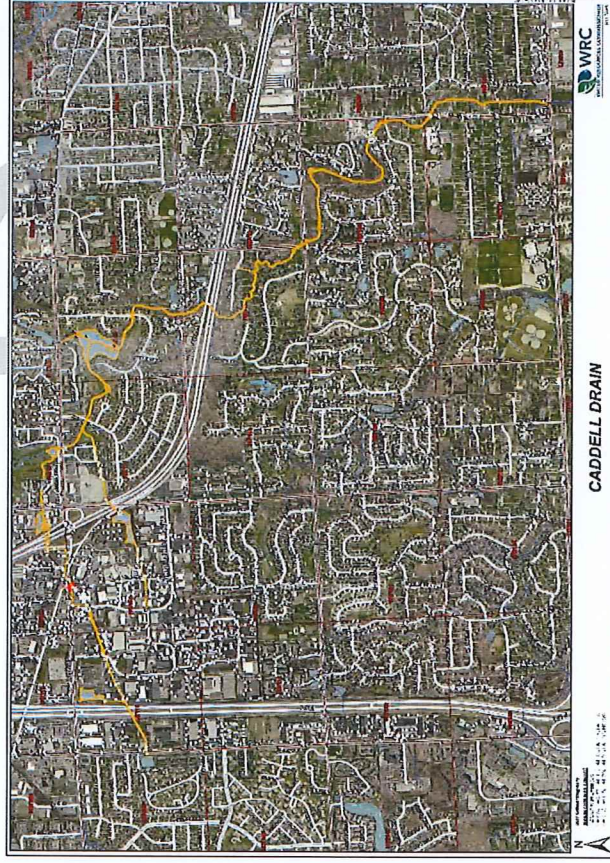
Total Projects:	3
Total CIP:	\$516,000
Projected cost by Year:	
2021	\$516,000
2022	\$-
2023	\$-
2024	\$-
2025	\$-
2026	\$-



# 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

## Significant Land Acquisition and Redevelopment projects include:

**Maxfield Training Center** – The City is in the process of purchasing the Maxfield Training Center and a portion of Shiawassee Park from Farmington Public Schools. 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 seek grants/low interest loans to pay for demolishing and site cleaning up. The Shiawassee Park property will be retained as part of the park. The City purchased the Shiawassee Park property from Farmington Public School because many of the grants available to improve and revitalize parks require ownership of the land.



## Quick View

Total Projects:	2
Total CIP:	\$925,000
Projected cost by Year:	
2021	\$875,000
2022	\$50,000
2023	\$-
2024	\$-
2025	\$-
2026	\$-

# 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 \$10,000 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:	10
Total CIP:	\$1,841,000
Projected cost by Year:	
2021	\$260,000
2022	\$25,000
2023	\$510,000
2024	\$834,000
2025	\$160,000
2026	\$52,000

# 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 \$500,000 (50 spaces x \$10,000 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.

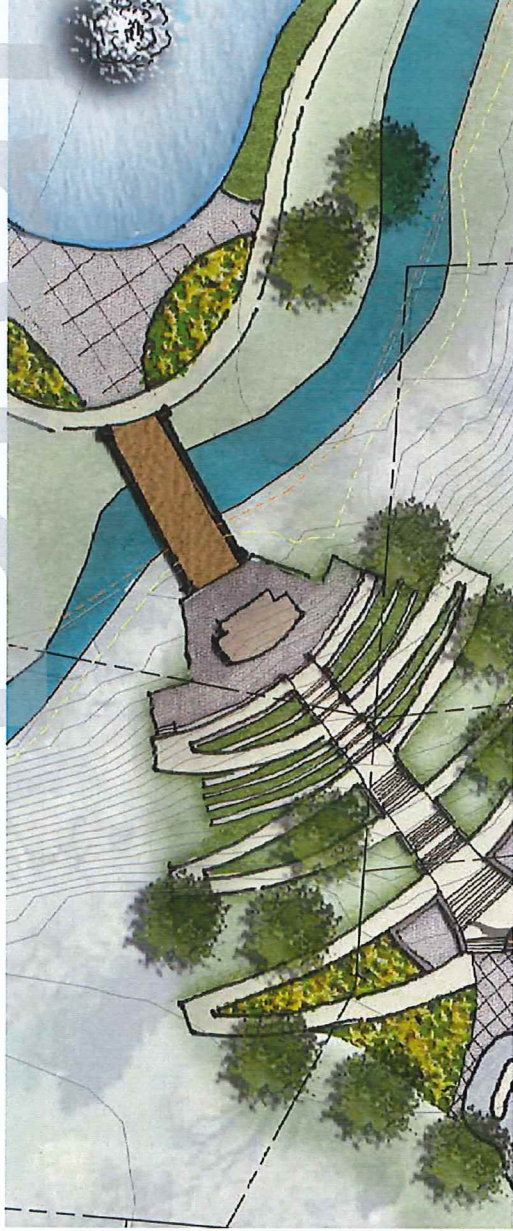




# Recreation and Culture

## Significant Recreation and Culture projects include:

**Shiawasse Park Comprehensive Improvements** - The City's largest park, Shiawasse, is in need of maintenance and improvement. Included in this plan is a project to connect Shiawasse Park to the downtown via an ADA compliant switchback pathway. Additional projects include updating and potentially redesigning current park amenities, such as bathrooms, ball fields, walking paths, etc. A conceptual drawing of the switchback pathway is displayed below. The switchback pathway would begin at the Maxfield Training Center property and enter the park on the western end. The Recreation Master Plan and the Rouge River Trail Project provide more details related to the Recreation and Culture opportunities in the City of Farmington and surrounding community.



## Quick View

City Parks:	6
Total Area:	37.2
Total Projects:	24
Total CIP:	\$3,634,000
Projected cost by Year:	
2021	\$736,000
2022	\$418,000
2023	\$2,080,000
2024	\$-
2025	\$400,000
2026	\$-

# Roads

## Significant Road projects include:

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. Significant road projects in the CIP include Mayfield and Freedom roads in 2020/21. Additional projects are planned each year over the next 6 years, but are not specifically identified in this report.

**Mayfield Street** – The CIP includes the reconstruction of Mayfield Street in the 2020/21 fiscal year. The City selected this street for reconstruction due to flooding problems. Included in this project are reconstruction of the road, replacement of the water main, addition of a drain line, and other improvements.



## Quick View

Miles of Major Street roads in Farmington: 7.36  
Miles of Local Street roads in Farmington: 26.35  
Total Projects: 4  
Total CIP: \$7,332,400

### Projected cost by Year:

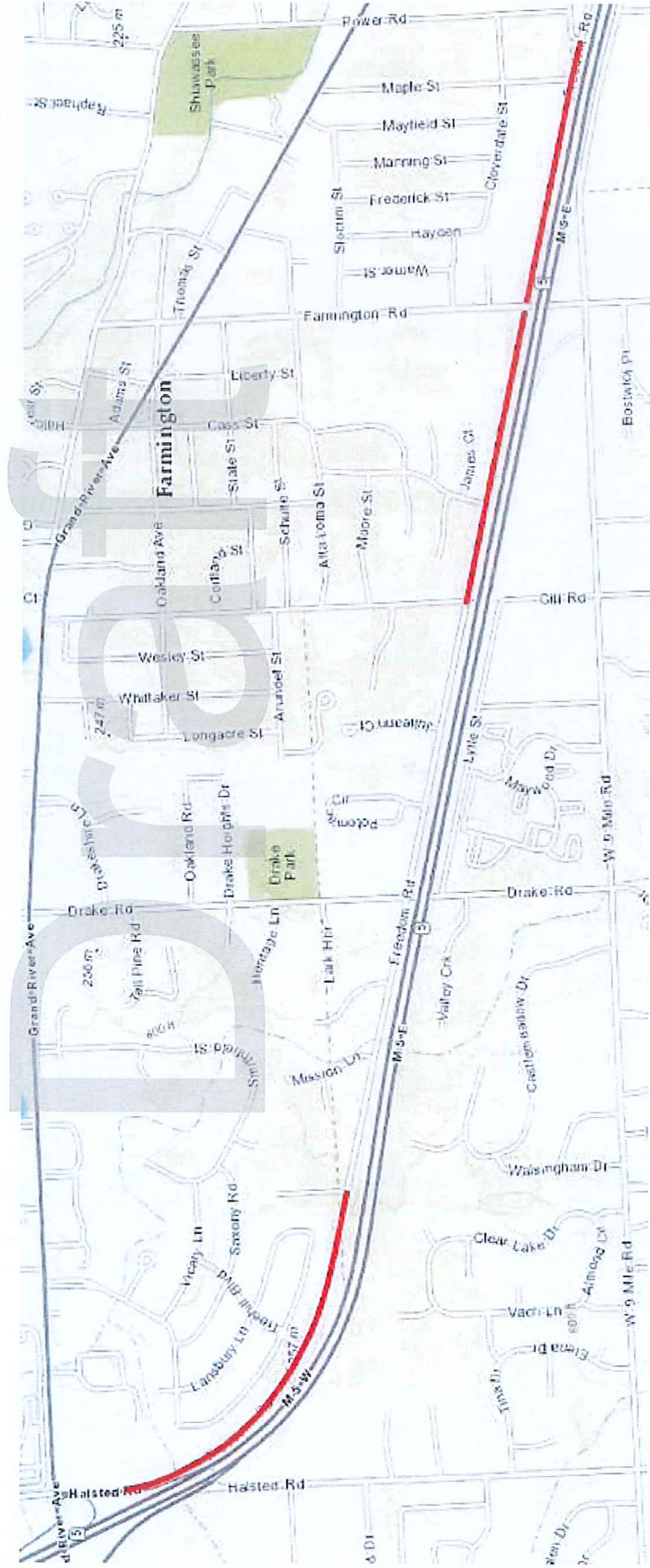
2021	\$2,582,400
2022	\$750,000
2023	\$1,000,000
2024	\$1,000,000
2025	\$1,000,000
2026	\$1,000,000



# Roads - Continued

## Significant Road projects include:

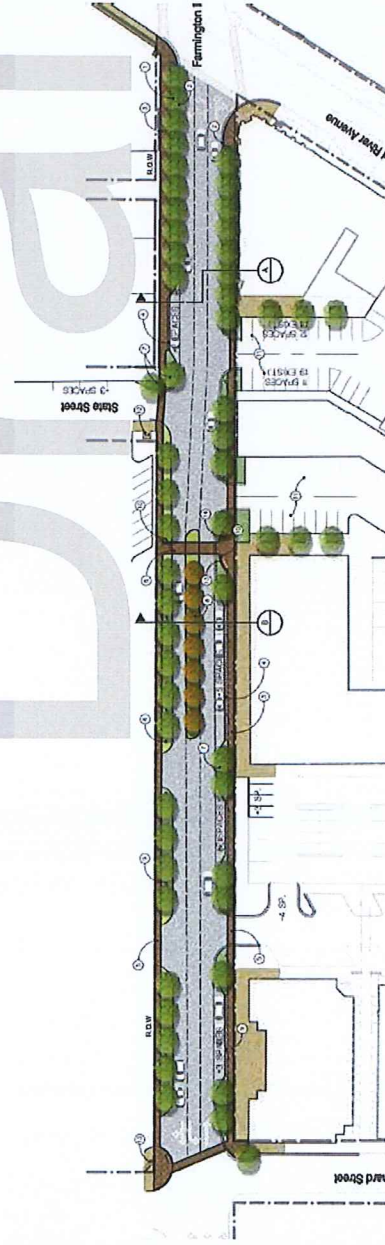
**Freedom Road** - The CIP includes the resurfacing of a portion of Freedom Road in the 2020/2021 fiscal year. The total cost of the project is estimated to be \$2,000,000 and the City has received a grant for approximately 50% of the cost. The portion to be resurfaced is shown on map below.



# Sidewalks and Streetscapes

## Significant Sidewalks and Streetscapes projects include:

**Farmington Road Streetscape** – The City of Farmington has completed the engineering for a streetscape along Farmington Road, from Grand River to Orchard Street. A grant for the project was submitted in 2019 and the City will learn if it has been awarded in the spring of 2020. Costs for the project that are not covered by the grant will be split between the City and DDA. The CIP contains \$4,000,000 for this project, \$1,000,000 of which should be covered by grants. Below is a diagram of the proposed streetscape.



## Quick View

Total CIP: \$6,540,000

Total Projects: 10

Projected cost by Year:

2021	\$330,000
2022	\$4,240,000
2023	\$380,000
2024	\$230,000
2025	\$680,000
2026	\$680,000



# Vehicles and Equipment

## Significant Vehicle and Equipment projects include:

**Self-contained Breathing Apparatus** – The CIP contains \$130,000 in fiscal year 2020/21 to replace the self-contained breathing apparatus used by public safety. The City plans on obtaining a grant to fund this purchase.



## Quick View

Total CIP:	\$2,352,226
Total Projects:	40
Projected cost by Year:	
2021	\$464,749
2022	\$503,130
2023	\$716,760
2024	\$433,553
2025	\$152,034
2026	\$82,000

# Water and Sewer System

## Significant Water and Sewer projects include:

**Bel Aire Sewer Lining** – This project involves the lining of the most problematic sewer lines in the Bel Aire subdivision, as well as digging up and replacing sections that are not suitable for lining. Included in the CIP is \$1,200,000 in the fiscal years ended 2019/20 and 2020/21.



## Quick View

Total Projects:	10
Total CIP:	\$4,406,111
Projected cost by year:	
2021	\$1,203,411
2022	\$1,377,000
2023	\$35,000
2024	\$45,500
2025	\$1,472,600
2026	\$272,600





City of Farmington  
 Capital Improvement Plan  
 Appendix A  
 Overview

Project Category	Project Name	Priority Rank	Funding Source			Future Cost	Fiscal Year Ended June 30									
			City	Fund	Outside Source		Prior Years City Cost									
							Total	2021	2022	2023	2024	2025	2026	2027-2030		
Sidewalks and Streetscapes	Grand River Streetscape - Mayfield to Power	Desired, Not Necessary	100% CIA	0% N/A	1,470,500	-	1,470,500									1,470,500
Sidewalks and Streetscapes	Grand River Streetscape - Power to Brookdale	Desired, Not Necessary	100% CIA	0% N/A	1,470,500	-	1,470,500									1,470,500
Sidewalks and Streetscapes	Grand River Streetscape - Brookdale to Orchard Lake	Desired, Not Necessary	100% CIA	0% N/A Private	1,102,500	-	1,102,500									1,102,500
Vehicles and Equipment	Electric Vehicle Charging Stations - Pair with Farmington Rd Streetscape	Under Consideration	0% DPA	100% Source	10,000		10,000									
Buildings and Grounds	Building and Grounds Routine Capital Improvements	Various	Various	Various	1,891,200		1,891,200		141,800	128,800	128,800	128,800	59,800			1,406,600
Buildings and Grounds	Plaza/Roubidoux Capital Improvements	Various	Various	Various	703,958		185,958									
Parking Lots	Parking Lot Routine Capital Improvements	Various	Various	Various	1,471,000		1,471,000		25,000	10,000	834,000	160,000	52,000			130,000
Recreation and Culture	Park Routine Capital Improvements	Various	Various	Various	956,050		956,050		255,000	89,000						137,000
Roads	Major and Local Roads Routine Capital Improvements	Various	STREET	Various	12,627,400		1,345,000		700,000	1,000,000	1,000,000	1,000,000	1,000,000			4,000,000
Bikeways and Streetscapes	Sidewalks and Streetscape Routine Capital Improvements	Various	Various	Various	1,610,000		1,610,000		190,000	180,000	180,000	180,000	180,000			520,000
Vehicles and Equipment	Public Safety Routine Capital Improvements	Various	Various	Various	1,714,000		1,714,000		208,500	272,000	114,000	84,000	72,000			709,000
Vehicles and Equipment	DPW Equipment Routine Capital Improvements	Various	Various	Various	1,752,535		1,752,535		54,630	484,760	509,553	28,034				753,809
Vehicles and Equipment	General Governmental Equipment Routine Capital Improvements	Various	Various	Various	380,000		380,000		130,000	10,000	10,000	40,000				110,000
Water and Sewer System	Water and Sewer System Routine Capital Improvements	Various	WS	Various	10,310,811		903,800		1,377,000	95,000	45,500	1,472,600	272,600			5,000,900
TOTAL					\$ 61,881,414		\$ 2,435,768		\$ 59,115,646	\$ 7,900,560	\$ 7,504,930	\$ 4,850,160	\$ 2,671,853	\$ 3,919,494	\$ 2,086,600	\$ 36,122,709
																\$ 28,332,937

Note: The colored 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	Outside Source	Total	Prior Years		Fiscal Year Ended June 30						
			City	Future City Cost						City Cost	Cost	2021	2022	2023	2024	2025	2026	2027-2030
1 Buildings and Grounds	Study of City Hall Conditions	Necessary, Short Term	100%	GF	100%	GF	0%	N/A	\$ 30,000	\$ -	\$ 30,000	\$ 30,000						
2 Buildings and Grounds	HVAC City Hall (6 units)	Necessary, Short Term	100%	GF	100%	GF	0%	N/A	112,200	-	112,200	17,000	23,800	23,800	23,800	23,800		
3 Buildings and Grounds	Replacement of Concrete Ramp and Stairs on East Side of City Hall	Necessary, Short Term	100%	GF	100%	GF	0%	N/A	65,000	-	65,000	65,000						
4 Buildings and Grounds	Drake Park Storage	Necessary, Short Term	100%	GF	100%	GF	0%	N/A	50,000	-	50,000	50,000						
5 Buildings and Grounds	City Hall & DPW Carpet Replacement and Paint	Necessary, Short Term	100%	GF	100%	GF	0%	N/A	33,000	-	33,000	33,000						
6 Buildings and Grounds	Public Safety Front Desk Ballistic Glass	Necessary, Short Term	100%	GF	100%	GF	0%	N/A	25,000	-	25,000	25,000						
7 Buildings and Grounds	South Truck Bay Door Replacement	Necessary, Short Term	100%	GF	100%	GF	0%	N/A	20,000	-	20,000	20,000						
8 Buildings and Grounds	Training Room Upgrade	Necessary, Short Term	100%	GF	100%	GF	0%	N/A	24,000	-	24,000	24,000						
9 Buildings and Grounds	Offsite Property Room Upgrade	Necessary, Short Term	100%	GF	100%	GF	0%	N/A	10,000	-	10,000	10,000						
10 Buildings and Grounds	City Hall Furniture	Necessary, Short Term	100%	GF	100%	GF	0%	N/A	30,000	-	30,000	30,000						30,000
11 Buildings and Grounds	DPW Roof Replacement	Necessary, Short Term	100%	GF/WS	100%	GF/WS	0%	N/A	310,000	-	310,000	100,000	105,000	105,000				
12 Buildings and Grounds	Floor Drains/Epoxy Truck Bay Floor	Necessary, Short Term	100%	GF	100%	GF	0%	N/A	50,000	-	50,000	50,000						
13 Buildings and Grounds	Renovation of Firearms Range	Necessary, Long Term	100%	GF	100%	GF	0%	N/A	500,000	-	500,000	500,000						500,000
14 Buildings and Grounds	Sat Dome Roof Replacement (2021) Reconstruction (2027-2030)	Necessary, Long Term	55%	GF	100%	GF	45%	N/A	452,000	-	452,000	27,000						425,000
15 Buildings and Grounds	City Hall Roof Replacement	Necessary, Long Term	100%	GF	100%	GF	0%	N/A	150,000	-	150,000	150,000						150,000
16 Buildings and Grounds	9 Mile Retention Boiler Replacement	Necessary, Long Term	100%	WS	100%	WS	0%	N/A	30,000	-	30,000	30,000						30,000
<b>TOTAL</b>									<b>\$ 1,891,200</b>	<b>\$ -</b>	<b>\$ 1,891,200</b>	<b>\$ 333,000</b>	<b>\$ 141,800</b>	<b>\$ 128,800</b>	<b>\$ 128,800</b>	<b>\$ 53,800</b>	<b>\$ -</b>	<b>\$ 1,105,000</b>

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	Prior Years City Cost	Future City Cost	2021	2022	2023	2024	2025	2026	2027-2030	
1	Drains	Caddell Drain - 9 Mile & Drake Culvert Replacement	Urgent	100%	General	0%	N/A	\$ 380,800	\$ -	\$ 380,800	\$ 380,800						
2	Drains	Mayfield Drain	Urgent	100%	General	0%	N/A	100,000	60,000	40,000	40,000						
3	Drains	Caddell Drain System Improvements	Necessary, Short Term	100%	General	0%	N/A	222,168	126,968	95,200	95,200						
<b>TOTAL</b>								\$ 702,968	\$ 186,968	\$ 516,000	\$ 516,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Draft

City of Farmington  
 Capital Improvement Plan  
 Appendix A  
 Recreation and Culture

Project Category	Project Name	Priority/ Rank	City	Fund	Funding Source		Total	Prior Years		Fiscal Year Ended June 30						
					City	Outside		City Cost	Future City Cost	2021	2022	2023	2024	2025	2026	2027-2030
1 Recreation and Culture	Shiawassee Park Play Structure and Wooden Fence Replacement	Necessary, Short Term	50%	GF	20,000	0%	20,000	0	20,000	20,000						
2 Recreation and Culture	Shiawassee and Drake Bathroom Replacement	Necessary, Short Term	100%	GF	130,000	0%	130,000	0	130,000	130,000						
3 Recreation and Culture	Mansion painting of exterior of Mansion, Gazebo, and Carriage House	Necessary, Short Term	50%	GF	20,000	50%	20,000	0	20,000	10,000	10,000					
4 Recreation and Culture	Mansion roof repair of Mansion, Gazebo, and Carriage House	Necessary, Short Term	50%	GF	24,000	50%	24,000	0	24,000	11,000	13,000					
5 Recreation and Culture	Theater Stage lighting upstairs	Necessary, Short Term	100%	Theater	10,000	0%	10,000	0	10,000	10,000						
6 Recreation and Culture	Theater New carpet throughout	Necessary, Short Term	100%	Theater	15,000	0%	15,000	0	15,000	15,000						
7 Recreation and Culture	Theater cinema servers (2)	Necessary, Short Term	100%	Theater	17,000	0%	17,000	0	17,000	17,000						
8 Recreation and Culture	Theater stage lighting downstairs	Necessary, Short Term	100%	Theater	18,000	0%	18,000	0	18,000	18,000						
9 Recreation and Culture	Theater Roof Repair	Necessary, Short Term	100%	Theater	10,000	0%	10,000	0	10,000	10,000						
10 Recreation and Culture	Overhead lighting in Theaters	Necessary, Short Term	100%	Theater	20,000	0%	20,000	0	20,000	20,000						
11 Recreation and Culture	Exhaust/AC Downstairs Project	Necessary, Short Term	100%	Theater	15,000	0%	15,000	0	15,000	15,000						
12 Recreation and Culture	Shiawassee Tennis Court Renovation/Demo	Necessary, Short Term	50%	GF	20,000	50%	20,000	0	20,000	20,000						
13 Recreation and Culture	Theater digital projectors (2)	Necessary, Long Term	100%	Theater	95,000	0%	95,000	0	95,000	95,000						95,000
14 Recreation and Culture	Theater Concessions update	Necessary, Long Term	100%	Theater	12,000	0%	12,000	0	12,000	12,000						12,000
15 Recreation and Culture	Mansion driveway paver repairs	Necessary, Long Term	50%	GF	10,000	50%	10,000	0	10,000	10,000	10,000					
16 Recreation and Culture	Sundquist Pavillion Floor Resurfacing	Necessary, Long Term	100%	GF	10,000	0%	10,000	0	10,000	10,000						10,000
17 Recreation and Culture	Public Art	Desired, Not Necessary	100%	DDA	10,000	0%	10,000	0	10,000	10,000						10,000
18 Recreation and Culture	Ice Rink Chiller Screen	Desired, Not Necessary	100%	DDA	15,000	0%	15,000	0	15,000	15,000						15,000
19 Recreation and Culture	Riley Park Paver and Approaches	Desired, Not Necessary	50%	GF	90,000	50%	90,000	0	90,000	90,000						90,000
20 Recreation and Culture	Grand River at Shiawassee Bridge Property Acquisition	Desired, Not Necessary	50%	CIA	10,000	50%	10,000	0	10,000	10,000	10,000					
21 Recreation and Culture	Sundquist Pavillion Lighting	Desired, Not Necessary	100%	GF	10,000	0%	10,000	0	10,000	10,000	10,000					
22 Recreation and Culture	Flanders Park Playcapes(s)	Desired, Not Necessary	50%	GF	30,000	50%	30,000	0	30,000	30,000						30,000
23 Recreation and Culture	Flanders Park Shelter	Desired, Not Necessary	0%	GF	25,000	100%	25,000	0	25,000	25,000						25,000
24 Recreation and Culture	Memorial Park Improvements (Masonic Temple)	Desired, Not Necessary	50%	GF	50,000	50%	50,000	0	50,000	50,000	50,000					
25 Recreation and Culture																
<b>TOTAL</b>																

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	Prior Years		2021	2022	2023	2024	2025	2026	2027-2030							
							City Cost	Future City Cost														
1 Vehicles and Equipment	Large Format Scanner	Necessary, Short Term	100% GF	\$	0% N/A	10,000	\$	10,000	\$	10,000	\$	10,000										
2 Vehicles and Equipment	Poll Booth Replacement	Necessary, Short Term	100% GF		0% N/A	10,000		10,000		10,000												
3 Vehicles and Equipment	Phone System	Necessary, Short Term	100% GF		0% N/A	45,000		45,000		45,000												
4 Vehicles and Equipment	Storage	Necessary, Short Term	100% GF		0% N/A	65,000		65,000		65,000												
5 Vehicles and Equipment	Network Switches (5)	Necessary, Short Term	100% GF		0% N/A	20,000		20,000		20,000												
6 Vehicles and Equipment	Access Points (6)	Necessary, Short Term	100% GF		0% N/A	10,000		10,000		10,000												
7 Vehicles and Equipment	Election Equipment Replacement	Necessary, Long Term	100% GF		0% N/A	50,000		50,000		50,000												
8 Vehicles and Equipment	IT Equipment	Necessary, Long Term	100% GF		0% N/A	120,000		120,000		120,000												
<b>TOTAL</b>				\$		330,000	\$	330,000	\$	330,000	\$	20,000	\$	130,000	\$	10,000	\$	40,000	\$	10,000	\$	110,000

Draft



City of Farmington  
 Capital Improvement Plan  
 Appendix A  
 Public Safety Equipment

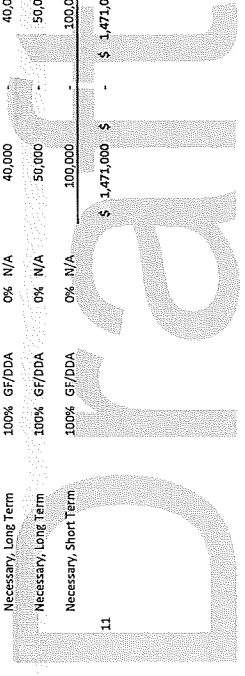
Project Category	Project Name	Prioritization Rank	Funding Source			Fiscal Year Ended June 30										
			City	Fund	Outside Source	Prior Years		2021	2022	2023	2024	2025	2026	2027-2030		
						City Cost	Future City Cost									
1 Vehicles and Equipment	Patrol Vehicles	Urgent	50%	GF	50% Drug Forf	\$ 720,000	\$ -	\$ 720,000	\$ 68,000	\$ 70,000	\$ 70,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 72,000	\$ 296,000
2 Vehicles and Equipment	Administration Vehicles	Necessary, Short Term	100%	GF	0% N/A	91,000	-	91,000	28,000			30,000				33,000
3 Vehicles and Equipment	Firearms	Necessary, Short Term	80%	GF	20% Resale	25,000	-	25,000		25,000						
4 Vehicles and Equipment	Fire Turnout Gear	Necessary, Short Term	10%	GF	90% Grant	57,000	-	57,000	28,500	28,500						
5 Technology	In-Car Computers	Necessary, Short Term	100%	GF	0% N/A	52,000	-	52,000	25,000							27,000
6 Vehicles and Equipment	Emergency Siren Controls	Necessary, Short Term	100%	GF	0% N/A	36,000	-	36,000		12,000	12,000					
7 Vehicles and Equipment	Body Worn Cameras	Necessary, Short Term	50%	GF	50% Grant	150,000	-	150,000		150,000						
8 Vehicles and Equipment	In-Car Cameras	Necessary, Short Term	50%	GF	50% Grant	50,000	-	50,000	50,000							
9 Vehicles and Equipment	Self Contained Breathing Apparatus (SCBA)	Necessary, Short Term	10%	GF	90% Grant	130,000	-	130,000								
10 Vehicles and Equipment	Portable Light Trailer	Necessary, Short Term	100%	GF	0% N/A	10,000	-	10,000		10,000						
11 Vehicles and Equipment	Portable Radios	Necessary, Short Term	25%	GF	75% CLEMIS	40,000	-	40,000			40,000					
12 Vehicles and Equipment	Pumper Truck	Necessary, Long Term	100%	GF	0% N/A	325,000	-	325,000			40,000					325,000
13 Vehicles and Equipment	Thermal Imaging Camera	Necessary, Long Term	60%	GF	40% RAP Grant	10,000	-	10,000								10,000
14 Technology	Phone Recording System	Necessary, Long Term	50%	GF	50% Drug Forf	18,000	-	18,000								18,000
<b>TOTAL</b>						\$ 1,714,000	\$ -	\$ 1,714,000	\$ 254,500	\$ 208,500	\$ 272,000	\$ 114,000	\$ 84,000	\$ 72,000	\$ 709,000	

City of Farmington  
 Capital Improvement Plan  
 Appendix A  
 DPW Equipment

Project Category	Project Name	Priority/ Rank	City	Fund	Outside Source	Total	Funding Source										
							Prior Years City Cost	Future City Cost	2021	2022	2023	2024	2025	2026	2027-2030		
1 Vehicles and Equipment	Ford 2007 F350 4x4 Pickup, 2005 GMC Pickup w/Plow	Necessary, Short Term	100%	ISF	0%	N/A	\$ 71,351	\$ -	\$ 71,351	\$ 71,351							
2 Vehicles and Equipment	Leaf Loader	Necessary, Short Term	100%	ISF	0%	N/A	61,160	-	61,160	61,160							
3 Vehicles and Equipment	2005 Savanna Van	Necessary, Short Term	100%	ISF	0%	N/A	48,100	-	48,100	48,100							
4 Vehicles and Equipment	2014 Ford F-250 4x4 Utility Body	Necessary, Short Term	100%	ISF	0%	N/A	37,440	-	37,440	37,440							
5 Vehicles and Equipment	2018 GMC	Necessary, Short Term	100%	ISF	0%	N/A	121,704	-	121,704	39,335							82,369
6 Vehicles and Equipment	Emark 60" Laser Mower	Necessary, Short Term	100%	ISF	0%	N/A	33,329	-	33,329	15,285				18,034			
7 Vehicles and Equipment	Calcote Pedestal Calcium Pre-Weather	Necessary, Short Term	100%	ISF	0%	N/A	10,400	-	10,400	10,400							
8 Vehicles and Equipment	1998 GMC Dump Truck, Plow, Scaper and Spreader	Necessary, Short Term	100%	ISF	0%	N/A	242,080	-	242,080	242,080							
9 Vehicles and Equipment	2007 GMC Pickup w/Plow	Necessary, Short Term	100%	ISF	0%	N/A	44,200	-	44,200	44,200							
10 Vehicles and Equipment	1984 Ford Tractor	Necessary, Short Term	100%	ISF	0%	N/A	45,870	-	45,870	45,870							
11 Vehicles and Equipment	Steel ROPS Cab/Hydraulic Broom Sweeper	Necessary, Short Term	100%	ISF	0%	N/A	20,850	-	20,850	20,850							
12 Vehicles and Equipment	Fayette Trailer 10 Ton	Necessary, Short Term	100%	ISF	0%	N/A	20,400	-	20,400	20,400							
13 Vehicles and Equipment	Stapp SPH 1.2LP Pre-Mix Heater	Necessary, Short Term	100%	ISF	0%	N/A	27,200	-	27,200	27,200							
14 Vehicles and Equipment	Sewer Televising Camera	Necessary, Short Term	100%	ISF	0%	N/A	40,800	-	40,800	40,800							
15 Vehicles and Equipment	1989 Liberty Landscape Trailer	Necessary, Short Term	100%	ISF	0%	N/A	12,240	-	12,240	12,240							
16 Vehicles and Equipment	2005 GMC Extended Cab 4x4 Pickup w/Plow	Necessary, Short Term	100%	ISF	0%	N/A	40,798	-	40,798	40,798							
17 Vehicles and Equipment	1994 Bandit Brush Chipper	Necessary, Long Term	100%	ISF	0%	N/A	29,000	-	29,000	29,000							29,000
18 Vehicles and Equipment	2000 GMC Dump Truck, Scaper, Plow & Spreader	Necessary, Long Term	100%	ISF	0%	N/A	263,440	-	263,440	263,440							263,440
19 Vehicles and Equipment	2014 Freightliner Dump Truck, Scaper, Plow & Spreader	Necessary, Long Term	100%	ISF	0%	N/A	284,800	-	284,800	284,800							284,800
20 Vehicles and Equipment	2015 Chevy Express	Necessary, Long Term	100%	ISF	0%	N/A	39,893	-	39,893	39,893							39,893
21 Vehicles and Equipment	Leaf Loader	Necessary, Long Term	100%	ISF	0%	N/A	63,800	-	63,800	63,800							63,800
22 Vehicles and Equipment	2001 MidID185G6ID Compressor w/Access	Necessary, Long Term	100%	ISF	0%	N/A	20,300	-	20,300	20,300							20,300
23 Vehicles and Equipment	Caterpillar 3114 9MM01504	Necessary, Long Term	100%	ISF	0%	N/A	141,780	-	141,780	141,780							141,780
24 Vehicles and Equipment	Digitize DPW Maintenance Records	Necessary, Long Term	100%	GF	0%	N/A	10,000	-	10,000	10,000							10,000
25 Vehicles and Equipment	SCADA Field Equipment	Necessary, Long Term	100%	GF/WS	0%	N/A	10,000	-	10,000	10,000							10,000
26 Vehicles and Equipment	Beuthing Mid B-60 Tandem Asphalt Roller	Necessary, Long Term	100%	ISF	0%	N/A	11,600	-	11,600	11,600							11,600
Total							\$ 1,752,595	\$ -	\$ 1,752,595	\$ 170,249	\$ 54,630	\$ 434,760	\$ 309,533	\$ 28,034	\$ -	\$ -	\$ 755,309

City of Farmington  
 Capital Improvement Plan  
 Appendix A  
 Parking Lots

Project Category	Project Name	Prioritization Rank	Funding Source			Total	Prior Years		Fiscal Year Ended June 30							
			City	Fund	Outside Source		City Cost	Future City Cost	2021	2022	2023	2024	2025	2026	2027-2030	
																City
1 Parking Lots	Downtown Parking Lot	Necessary, Short Term	0%	N/A	100% Private	\$ 700,000	\$ -	\$ 700,000								
2 Parking Lots	Drake Park Parking Lot	Necessary, Short Term	50%	GF	50% Grant	250,000	-	250,000								
3 Parking Lots	City Hall Horseshoe Drive	Necessary, Short Term	100%	GF	0% N/A	15,000	-	15,000								
4 Parking Lots	Mailbox	Necessary, Short Term	100%	GF/DDA	0% N/A	53,000	-	53,000								
5 Parking Lots	Parking Lot Pay Station	Necessary, Short Term	100%	DDA	0% N/A	50,000	-	50,000								
6 Parking Lots	14 Parking Meters on Grand River	Necessary, Short Term	100%	DDA	0% N/A	21,000	-	21,000								
7 Parking Lots	City Hall East Lot	Necessary, Short Term	100%	GF	0% N/A	42,000	-	42,000								
8 Parking Lots	DPW Lot	Necessary, Short Term	100%	GF	0% N/A	150,000	-	150,000								
9 Parking Lots	State Street Lot	Necessary, Long Term	100%	GF/DDA	0% N/A	40,000	-	40,000								
10 Parking Lots	Page's Lot	Necessary, Long Term	100%	GF/DDA	0% N/A	50,000	-	50,000								
11 Parking Lots	Routine Parking Lot Maintenance	Necessary, Short Term	100%	GF/DDA	0% N/A	100,000	-	100,000								
TOTAL						\$ 1,471,000	\$ -	\$ 1,471,000	\$ 260,000	\$ 25,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 160,000	\$ 92,000





City of Farmington  
 Capital Improvement Plan  
 Appendix A  
 Roads

Project Category	Project Name	Prioritization Rank	City	Fund	Funding Source		Total	Prior Years		Fiscal Year Ended June 30						
					City	Outside		City Cost	Future City Cost	2021	2022	2023	2024	2025	2026	2027-2030
1 Roads	Mayfield Road	Necessary, Short Term	100%	Street	0%	N/A	\$ 1,127,400	\$ 400,000	\$ 727,400	\$ 727,400						
2 Roads	Freedom Road	Necessary, Short Term	64%	Street	36%	Grant	2,800,000	945,000	1,855,000							
3 Roads	Road Program	Necessary, Long Term	100%	Street	0%	N/A	8,700,000	-	8,700,000	700,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	4,000,000
<b>TOTAL</b>							<b>\$ 12,627,400</b>	<b>\$ 1,345,000</b>	<b>\$ 11,282,400</b>	<b>\$ 2,582,400</b>	<b>\$ 700,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>	<b>\$ 4,000,000</b>

Draft

City of Farmington  
 Capital Improvement Plan  
 Appendix A  
 Sidewalks and Streetscapes

Project Category	Project Name	Prioritization Rank	City	Fund	Funding Source		Total	Fiscal Year Ended June 30									
					City	Outside Source		City Cost	Future Cost	2021	2022	2023	2024	2025	2026	2027-2030	
1 Sidewalks and Streetscapes	Sidewalk Replacement Program	Necessary, Short Term	100% STREET	STREET	0% N/A	\$ -	\$ 1,300,000	\$ -	\$ 1,300,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 400,000	
2 Sidewalks and Streetscapes	Tree Inventory Study	Necessary, Short Term	20% STREET	STREET	80% Grant	10,000	-	-	10,000	-	-	-	-	-	-	-	
3 Sidewalks and Streetscapes	Rolling Tree Management Program - 15 Trees per Year	Necessary, Short Term	100% GF	GF	0% N/A	-	300,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	120,000	
<b>TOTAL</b>		3				\$ 1,610,000	\$ -	\$ 1,610,000	\$ 180,000	\$ 190,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 180,000	\$ 520,000	

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