



PLANNING COMMISSION MEETING
Monday, March 13, 2023 – 7:00 p.m.
City Council Chambers
23600 Liberty Street
Farmington, MI 48335

AGENDA

- 1. Roll Call**
- 2. Approval of Agenda**
- 3. Approval of Items on the Consent Agenda**
 - A. February 13, 2023 Minutes**
- 4. Public Hearing - 2024-2029 Capital Improvement Program**
- 5. Update - Current Development Projects**
- 6. Public Comment**
- 7. Planning Commission Comment**
- 8. Adjournment**

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
February 13, 2023

Vice Chairperson Perrot called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, February 13, 2022.

ROLL CALL

Present: Crutcher, Kmetzo, Mantey, Perrot, Westendorf
Absent: Majoros, Waun
A quorum of the Commission was present.

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

APPROVAL OF AGENDA

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

APPROVAL OF ITEMS ON CONSENT AGENDA

A. January 9, 2023 Minutes

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

PUBLIC HEARING AND SPECIAL LAND USE SITE PLAN REVIEW – SHELL GAS STATION, 37375 GRAND RIVER

Vice Chairperson Perrot introduced this item and turned it over to Staff.

Director Christiansen stated there's a staff report and materials for this item. This item is a Public Hearing for Special Land Use, site plan review, for the Shell Gas Station at 37375 Grand River Avenue. The owner of the existing Shell Gas Station, Freedom Road Investment, LLC, is proposing changes, improvements and upgrades to the existing service station building and to the service station site. The project plans are to remove all structures on the existing service station site and to construct a new gas station facility. The proposed improvements include a new fuel canopy area with six fuel islands, a new 4,766 square foot masonry service station building, replacement of all existing pavement and reconfiguration of existing parking and loading areas, a new dumpster enclosure, site landscaping and replacement of the existing site retaining wall on both the east and south sides of the property are also proposed. New lighting and signage is included with this

and approval of the Planning Commission is required. The existing commercial property is zoned C-3, General Commercial, gas stations are a Special Land Use in the C-3 General Commercial District. Public Hearing and site plan approval are required. If you recall at the December 12, 2022 Planning Commission meeting, the Commission scheduled the required Public Hearing and the Special Land Use site plan review for Shell Gas Station for February 13th, this evening. A copy of the minutes of that meeting are attached with your staff packet.

The Applicant has submitted a Special Land Use application and site plan package as I indicated for the proposed changes and improvements. An aerial photo of the site is also attached with your packet. The following additional information is attached as well: Special Land Use site plan review letter from OHM Advisors dated 12-9-22 and an engineering review letter from OHM Advisors dated 12-9-22. The Applicant, Grand Convenience, Inc., Mr. Jack Knowles, is in attendance this evening to present the SLU application and site plan to the Commission.

The purpose this evening of this item is to review the submitted SLU application and submitted plans for Shell Gas Station. Director Christiansen went through the items as they appeared on the screen. He stated this is the subject property, the Shell Gas Station, located on Grand River, at the corner of Grand River and Freedom Road which is the road to the west. It is also bounded by just to the left of that you know that the M-5 bridge is there and the M-5 connector. To the north of this property is the City of Farmington Hills, this is the southeast corner. You see in this corner the existing site bounded in red, you see the existing gas station canopies up front along Grand River, you see the service station building in the middle of the site and you'll note to the south side of the site is the existing car wash. All these structures have been on this site and facility for quite a period of time. You might recall there was an upgrade to this site which was one of several since the initial construction back in 1968. The last improvement to the site was in 2015 and at that time there were interior changes to the existing building, some interior modifications, also exterior façade modifications to the building and there was some site improvements as well including landscaping and signage, again, that was in about 2015. The Petitioner as indicated in the application has indicated the removal of all of these structures and reconstruction of these facilities. So, a new building which will be located in the southeast corner of the site, so the car wash is to be removed and the new building is to be put in the southeast corner and the canopy area is about to be doubled. Again, other site improvements are shown on this submitted site plan. You'll note, too, that there is an existing wall that is around the site on the east and south sides, that's the retaining wall, I know you're familiar with that, based upon its life cycle period of existence and the existing condition that wall is going to be removed and be reconstructed in order to accommodate the retaining needs of the site. With that, Mr.

Chairman, I don't want to steal the thunder of the Petitioner who is here to present this this evening.

Vice Chairman Perrot thanked Christiansen for the review and called the Petitioner to the podium.

Jack Knowles, 3420 Woodlea Drive, Ann Arbor, 48013, representing Grand Convenience, as well as Freedom Road Investments, came to the podium. He stated Kevin has done his usual excellent job of summarizing the project and I understand that the Special Land Use is really the topic of the Public Hearing, I believe, so I'm going to concentrate on that to begin with and then we'll get into the site plan after that if that's okay.

Knowles stated for the Special Land Use there is five criteria in the ordinance that sort of outlines what needs to be met for the SLU. I provided a written statement relative to each of those, I will go through those, just for the record, but I'm pretty much going to be summarizing what I have submitted to you.

So, the first is the proposed Special Use shall be compatible with and in accordance with the general goals, objectives and policies of the City of Farmington Master Plan. So, this site is depicted on your Future Land Use Plan as Community Commercial. In the Master Plan narrative, it notes that this district is intended for medium to large scale uses adjacent to primary arterial roads. Well, this project site is not large, it's three-quarters of an acre. It is an existing use that serves a larger community, your travel area, and directly fronts to primary arterial roads. As the Master Plan and narrative states, the proposed building has been well-designed and has architectural character that we believe it has and we believe that the continuation of the current use as proposed with the significant site changes and improvements is compatible with the goal, objectives and policies of the Master Plan.

The second criteria is the SLU shall promote the intent of the Zoning District in which the use is proposed. The Zoning Ordinance states that the C-3, General Business District, is intended to accommodate commercial businesses that serve community wide shopping and service needs. It also notes that the C-3 District is intended to create commercial areas that take advantage of access provided by the City's transportation system. We believe that an automotive related business like a fuel station or service station and associated convenience store, fully fits within and promotes this intent.

The third criteria, the Special Land Use shall be compatible with the existing or intended character of the general vicinity and shall not change the essential character of the area of which it is proposed. The proposed land use is the same as it currently exists with the exception of the elimination of the drive-thru carwash. We believe that the proposed

improvements will continue to be in character with the general vicinity and the only changes will be positive and improve the character of the area with updated and approved structures and new and additional landscaping which will benefit the area as a whole.

The fourth criteria, the Special Land Use, shall be served amicably by public facilities and services such as traffic operations, police and fire protection, drainage structures, water and school facilities and schools. The property is currently developed and consists of an existing fuel area as a canopy, convenience store building, and a separate drive-thru car wash building. The site or the business is currently served by all the items noted within the question. The redevelopment of the site will not have any substantial impact upon traffic operations, police and fire protection and/or schools. The reason noted within the project narrative, adequate drainage structures exist and will continue to provide adequate service and the use is actually being reduced. The demand on the water and sewer utilities will also likely be reduced with the elimination of the car wash.

And the fifth and final criteria is the proposed Special Land Use shall not involve uses, activities, processes, materials, equipment or conditions of operation that in comparison to the uses permitted in the district will be detrimental to the natural environment, public health, safety or welfare. This is the redevelopment of an existing land use and business that has existed as approved by the City at this location for many years, I think it dates back to 1968, something in that range. The operational side of the business currently involves automotive fuels, motor fuels, is highly regulated by the State and the site and the business is current with all State standards. The site does not pose any issue or detrimental in any way to the health, safety and/or the welfare of the general public or the natural environment.

So, those are the criteria outlined for the Special Land Use, I'm curious whether we have any questions relative to those particular criteria statements or whether we should go to the site plan, Mr. Chairman.

Vice Chairman Perrot opened the floor for questions from the Commission. Hearing none, Knowles continued that Kevin gave an excellent summary of what is there and what is going to happen. We talked about this at the last meeting, I don't want to really reiterate too much of what was said at that time but I would like to address a few things that are in the reviews. So, the first being the comment about the driveways and we do have four access driveways to the site, two off of each road. We have to keep in mind this is a very small site, it's less than an acre, it's roughly three-quarters of an acre and when we start to eliminate access ways it can cause internal circulation issues. And so it's my strong opinion that if we begin to eliminate driveways we're going to have internal circulation issues. In addition, the only way we can get a fuel truck in to service the site is to come in the westerly GR driveway, you'll be coming from the west because the fuel depot is in

Novi, so they'd be coming from the west, going east, turn in that driveway, come along the west property line and that drive and offload into the tanks which are at the west side of the building then you'll exit out of Freedom on the south driveway on Freedom Road. We looked at this from every angle and that's the only one we can service the site with the trucks. So, I just think that I certainly understand the intent of the statement and it is not an uncommon situation with older stations, particularly older stations that are on very tight sites. So, that is the first thing I want to note.

On the signage, I had a discussion with Kevin and he pointed out the ordinances to me that require the elimination or the removal of the sign on the corner, it's a nonconforming sign, apparently it was supposed to be, it was grandfathered in for a while but that grandfather classification kind of went by the wayside, it was supposed to be removed by a certain date per the ordinance and it hasn't been so it will be. So, we'll be submitting a separate sign package to the City that will conform with the ordinance. That has not been done to date, but it will be and it will be in conformance with whatever the standards are, so I wanted to note that.

I had a discussion this evening with Mr. Duke who is in the audience and he developed the property next door where the office building is and I hadn't met him before this evening and he was asking me some questions before the meeting started because he has an interest in the appearance and the area in general. So, he asked me if we would be open to possibly create a little more green space along the north and the west edge between the parking and the sidewalk and whether we'd be open to installing low knee walls along in those areas to help buffer a little bit of what's going on inside just as an attractive measure to kind of spruce up the area and I said we have no objection to that, we'd be glad to do that if that meets with the City's approval also but I wanted to mention that.

I was a little mistaken at the last meeting in regard to the food operation that is going to happen in the building. It will be a chicken and pizza type operation, Siroki's I believe is the name of it, it's a basically they lease that out, it's a different operation and they will have approximately 3-4 employees working that operation. That is different than what I told you before, I thought it would be internal and there wouldn't be that many extra employees, so I wanted to clarify that with you. With that, I'm open to questions and any comments you might have. I neglected to talk about the building which I should have. You've got black and white elevations of it and I downloaded some color photos of color choices that we're thinking of. They're lighter sort of earth tones, the second page shows it a little better than the first page, has more detail and is a closer photo and that is the color scheme that we're looking at. So, the building would be primarily brick on the north, east and west sides, it's split face block on the back which will be a similar color to what the brick is and the columns on the canopy will be stone of the same color as the brick. I'm happy to try and answer any questions.

Vice Chairman Perrot opened the floor for questions from the Commissioners.

MOTION by Crutcher, supported by Westendorf, to move to open the public hearing.
Motion carried, all ayes.

(Public Hearing opened at 7:25 p.m.)

PUBLIC HEARING

Thomas Duke came to the podium and stated he is the developer of the office building across Grand River from this which is 90,000 feet, I also tore down the K-Mart building and developed the entire fourteen acres of space. If I could have bought the Shell Station at that time I would have scrapped it and you'd never see it again but I wasn't able to. So I came here tonight armed with some criticism of what might be redeveloped here but speaking to the architect, I'm comfortable that should you decide to vote in favor of this development that it include ka knew wall on both Freedom Road on the corner and on Grand River. And if you could take a look at your sign ordinance and eliminate all the myriad of paper signs in the windows of this building I think the front door to the City of Farmington would be greatly enhanced. So, I look at this building every day, it's been in terrible repair for decades and it's nice to see the redevelopment take place and I hope you take these two steps and make sure that it really looks first class.

MOTION by Kmetzo, supported by Crutcher, to close the Public Hearing.
Motion carried, all ayes.

(Public Hearing closed at 7:26 p.m.)

Vice Chair Perrot stated the second half of this item is the SLU site plan review and approval as required and Christiansen replied that is correct and what I may suggest, if I may, that if the Commission decides to take action that they would include any comments that were made this evening by the Applicant and also to include most importantly the two review letters from OHM Advisors and their recommendations in those review letters, short of anything that the Applicant or Commission are comfortable with, one of those items was the second driveway that already exists along GR. If I'm correct, the Applicant indicated that although I think there was a suggestion in the OHM review letter, to possibly closing one of those two, the Applicant indicated based upon their station's needs, circulation, access by delivery vehicles, by gasoline tanks, that they need to keep those open and so that comment was made. The other is the comment regarding signage, that all signage be in compliance with current ordinance requirements so that would include signage throughout the site, the pylon signs, any new wall signage, any signage for the building, window signs are regulated, etc., so those two items were

specific in terms of comments made and my suggestion would be to include language to that effect again as well as the recommendations in the two OHM letters and also reference in accordance with any action with the submitted site plan and support materials provided by the Applicant.

Commissioner Crutcher asked staff about the question from the public regarding window signs and asked if the ordinance addresses that Christiansen replied there is a certain percentage that may be utilized but there is a 50% limitation so there is that limitation and how they're placed, so that would have to comply. Wall signage is permitted but there are limitations on that, and the nonconforming sign will have to be removed and any ground type signage would have to be a monument sign in accordance with the City's requirements. Crutcher asked if the window signage is in compliance currently and Christiansen replied it may or may not be but this will give them an opportunity to address that issue.

Commissioner Mantey discussed the comment in the OHM review letter regarding that there should be a model of how the largest vehicle will maneuver the site and Christiansen replied that during plan review they will be taking a look at turn radiuses and the comments in the letter.

MOTION by Kmetzo, supported by Crutcher, to move to approve the Special Land Use Site Plan Review, Shell Gas Station, 37375 Grand River, contingent upon site plan comments provided in the two OHM review letters; in addition that the signage be in compliance with any current ordinance of the City of Farmington, and that the Petitioner be allowed to retain the two driveways proposed in the site plan.
Motion carried, all eyes.

Perrot thanked the Petitioner.

**PLANNED UNIT DEVELOPMENT (PUD) PREAPPLICATION CONFERENCE –
LEGION SQUARE, 31775 GRAND RIVER AVENUE**

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

Director Christiansen stated this is item is a preapplication conference, a discussion and review with the Planning Commission on a proposed Planned Unit Development Concept Plan for the redevelopment of the American Legion Hall located at 31775 Grand River Avenue. Article X, PUD Development, Section 35-135, Approval Procedure of the Zoning Ordinance provides PUD applicants an opportunity to request an optional preapplication conference with the Planning Commission. The purpose is to discuss the appropriateness of a PUD and the concept plan to solicit feedback and to receive requests

for additional materials supporting the proposal. An applicant desiring such should request placement on a Planning Commission agenda. The Grand River Corridor Improvement Authority, CIA, held a preapplication conference regarding same as requested by Applicant at their February 9, 2023 meeting. The Applicant, Cervi Construction, has submitted a PUD concept plan and support materials for the redevelopment of the American Legion Hall property. The concept plan and support materials include a project narrative dated February 2, 2023, an overall project concept plan showing 32 townhouse condominium style attached three story residential units which are to be located in four buildings of eight units each. Also submitted is a proposed sample building elevation and a proposed floor plan for the proposed Legion Square. An aerial photo of the site is also attached. The Applicant, Mr. Fabio Cervi, is at the meeting this evening to present this to the Commission.

The Grand River Corridor Authority which was established in 2012 developed a Vision Plan for the corridor for redevelopment along Grand River from the east end of downtown east of the east end of the City of Farmington. That Vision Plan was recently amended in 2022. There is also in place a development and TIF plan created by the GRCIA adopted in 2014 that is part of the focus of redevelopment of the corridor. The GRCIA also created and was adopted by the City as it went through the process and City Council as part of the Zoning Ordinance the Grand River Corridor Overlay District. The property which is shown in red, you can see Grand River, you can see the Legion Hall property, you can see the hall and you can see the parking which occupies probably about three quarters of the site, Brookdale Condominium to the west and to the east is the Dolphin Center which is a four-unit commercial center located on Grand River Avenue. Then you'll see Sherwood Avenue and also if we were to go back up, Shaw Street is to the east, these are single family homes that are adjacent to the Legion Hall property to its east and to the south.

Director Christiansen went through the concept plan on the screen. It shows 32 units in four buildings of eight units each, so the intent of Mr. Cervi is to raze, to demolish the existing Legion Building and to repurpose the site and to move forward with this residential redevelopment.

Vice Chair Perrot called the Petitioner to the podium.

Fabio Cervi, Cervi Construction, 12410 Stark Road, Livonia, came to the podium. He thanked the Commission for allowing him the opportunity to present this preliminary conference for the American Legion Building. This is something we've done previously in Farmington at the Orchards, so basically, we're taking something that is working for us

there and applying it to this location, very similar layout, very similar building styles and etc., and again these are high end luxury townhomes.

Todd Craft came to the podium and stated this plan meets with the Vision Plan when it was developed for the Corridor as well as the zoning requirements of the property. He stated they have had great success in Farmington with their eleven units rented at \$2,000 to \$2,200 a month. He stated these are built as condos which means the level of finish is higher, the level of separation is higher so we can charge a higher level of rent, right now we're getting \$1.25 a foot in the Orchards project. So, overall we think it will be a catalyst project for that corridor and hoping it will spark additional improvements.

Vice Chair Perrot opened the floor for questions from the Commissioners.

Commissioner Kmetzo inquired about the timeline of construction and Cervi replied with the steps required for the PUD, they are working towards breaking ground no later than the spring of 2024, if approval is earlier they'll break ground in fall, and start to finish it should take two years. We just completed one in Farmington Hills, the Brownstones at Eldon Creek, and we started those right at Covid and with the supply chain issues we completed that in 2.5 years.

Kmetzo then asked if the units will be rented or leased and Cervi replied yes, but down the road they can be converted to condos.

Perrot asked if the property has been purchased yet and Cervi replied it is under contract subject to approval.

Crutcher asked if the property would be developed in phases or will all 32 units be developed simultaneously and Cervi replied we'll probably start with the first two closest to Grand River and then the next two but it will be continuous construction.

Kmetzo asked what the Planning Commission's responsibility is for tonight's agenda and Christiansen replied this preapplication conference is really an opportunity for a developer, investor or applicant to take the temperature of the Planning Commission, how you feel what their interest is, what their proposal is, and to ask questions, whatever they might be and there is no action to take place, but they can make a decision if they want to move forward to the next step, Step 2, which is submittal of the formal PUD application, required materials and information required as well as fees and escrow money required. And then that moves forward. Because it is in the Grand River Corridor, they also have the responsibility of reviewing all materials, applications, plans, and making

recommendations to you. You then have that same responsibility and are requested to schedule the required PUD Public Hearing. That's Step 3 when you hold that Public Hearing and property owners within 300 feet are sent notice, which is also placed on the City's website and published in our newspaper. The Public Hearing then is held and the Planning Commission is responsible for taking action on the preliminary plan and forwarding that action to the City Council. The City Council is the fourth step and they are responsible for approving the development agreement and then it comes back to the Planning Commission for approval of the final site plan.

Crutcher addressed the number of units and the number of guest parking spaces for the site as well as the green space on the site.

Cervi stated there will be a decent amount of landscaping in the back where we plan to do underground retention.

Perrot thanked the Petitioners.

DISCUSSION OF 2024-2029 CAPITAL IMPROVEMENT PROGRAM AND REQUEST TO SCHEDULE PUBLIC HEARING

Vice Chair Perrot introduced this item and turned it over to staff.

Director Christiansen stated that in the December Planning Commission meeting Steve Majoros was appointed to serve on the CIP Steering Committee and that three meetings have been held to date discussing the current and future needs of the City as part of the City's Master Plan process. He stated the CIP is a six-year plan which serves as a guide for the City as far as projects. The purpose of this item is to schedule the required Public Hearing for the March meeting.

MOTION by Mantey, supported by Crutcher, to schedule the Public Hearing for the 2024-2029 Capital Improvement Program for the March Planning Commission meeting.
Motion carried, all ayes.

UPDATE – CURRENT DEVELOPMENT PROJECTS

Vice Chair Perrot introduced this item and turned it over to staff.

Director Christiansen gave an update on the continuing development projects in the City.

PUBLIC COMMENT

The following audience members spoke during Public Comment:

Kim Campbell, 31622 Shaw
Bev Mamayek, 31708 Sherwood
James and Julie Misaros, 31702 Sherwood

PLANNING COMMISSION COMMENT

Commissioner Kmetzo thanked the audience members who spoke candidly and openly and thanked them for attending the meeting.

Director Christiansen informed the Commissioners about the availability of training sessions.

ADJOURNMENT

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

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Secretary

Farmington Planning Commission Staff Report	Planning Commission Date: March 13, 2023	Reference Number 4
Submitted by: Kevin Christiansen, Economic and Community Development Director		
Description Public Hearing – 2024-2029 Capital Improvement Program		
<p><u>Background</u></p> <p>This item is to hold the required public hearing for the 2024-2029 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 13, 2023 meeting. At the February 13, 2023 Planning Commission meeting, the Commission scheduled the Public Hearing for the Capital Improvement Program for the March 13, 2023 Planning Commission meeting. Public notice was published and the draft 2024-2029 Capital Improvement Program is attached for your review.</p> <p>Attachments</p>		

**CITY OF FARMINGTON
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
MONDAY, MARCH 13, 2023
7:00 P.M.**

Please take notice, the Farmington Planning Commission will hold a Public Hearing on Monday, March 13, 2023 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 2024-2029 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 2024-2029 Capital Improvement Program shall be received and considered.

The Draft 2024-2029 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.

Kevin P. Christiansen, AICP, PCP, Planning and Building Department Director

Publish: February 26, 2023, Oakland Press

City of Farmington



Capital Improvement Program FY 2024-2029

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Appendix A: Schedule of Capital Improvement Projects

Planning Commission Members

Steering Committee

Steven Majoros
Chair

Geof Perrot
Vice Chair

Miriam Kmetzo
Secretary

Cathi Waun

Dan Westendorf

Julia Mantey

Kenneth Crutcher

Organization Representatives

Steven Majoros
Planning Commission Representative

Sara Bowman
City Council Representative

Kate Knight
Downtown Development Authority
Representative

Patrick Thomas
Corridor Improvement Authority
Representative

City Staff

David M. Murphy
City Manager

Kevin P. Christiansen
Planning and Building Department
Director

Paul (Bob) Houhanisin
Director of Public Safety

Charles J. Eudy
Superintendent of Public Works

Christopher M. Weber
Director of Finance & Administration

CITY OF FARMINGTON
OAKLAND COUNTY, MICHIGAN

PLANNING COMMISSION RESOLUTION

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

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

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

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

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

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

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

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

AYES: All

NAYS: None

ABSTENTIONS: None

Transmittal Letter

City of Farmington
Planning Commission

March 13, 2023

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

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

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

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

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

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

Respectfully Submitted,

The City of Farmington Planning Commission

Introduction

What is a Capital Improvement Program (CIP)?

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

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

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

CIP vs City Budget

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

Why Create a CIP?

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

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

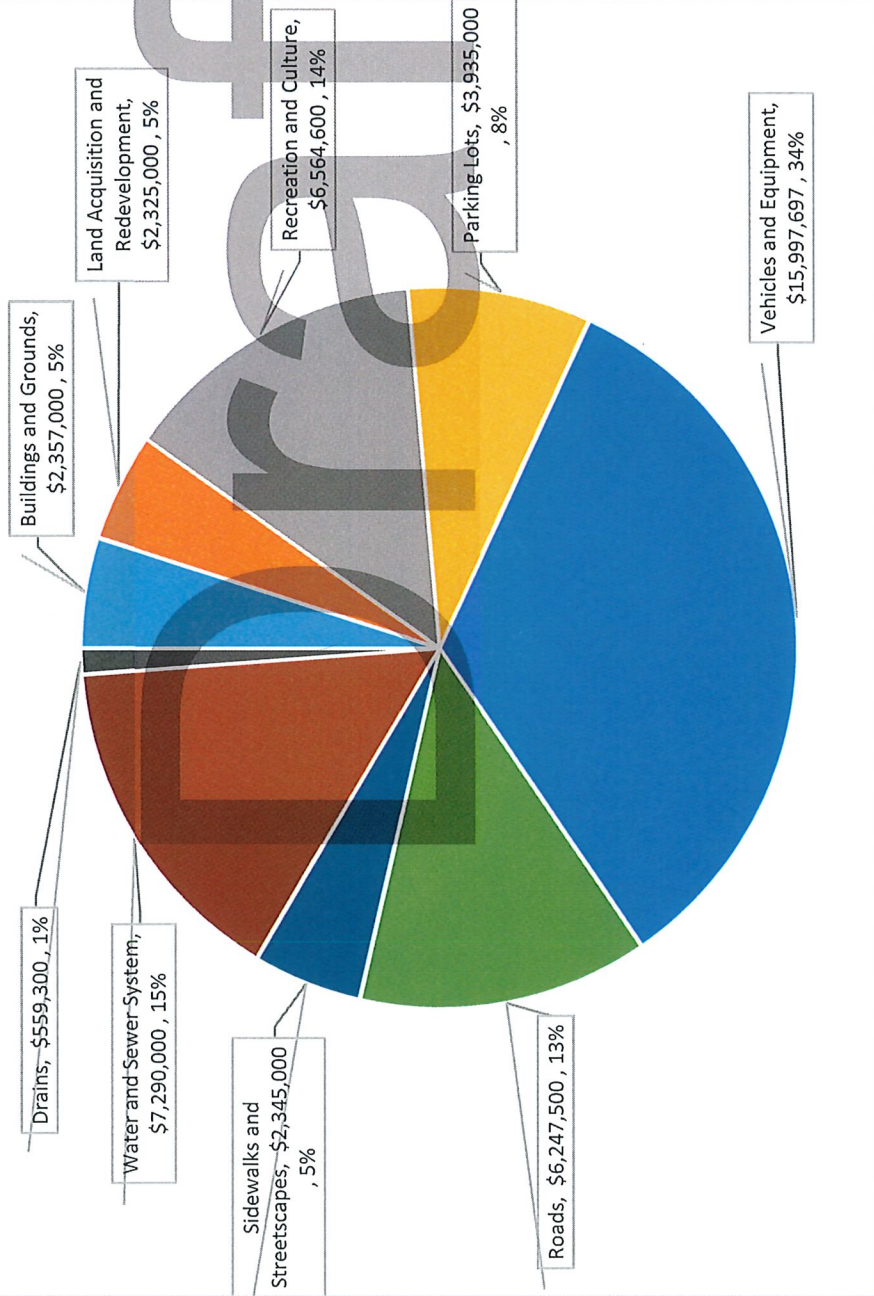
Benefits of the CIP

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

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

Executive Summary

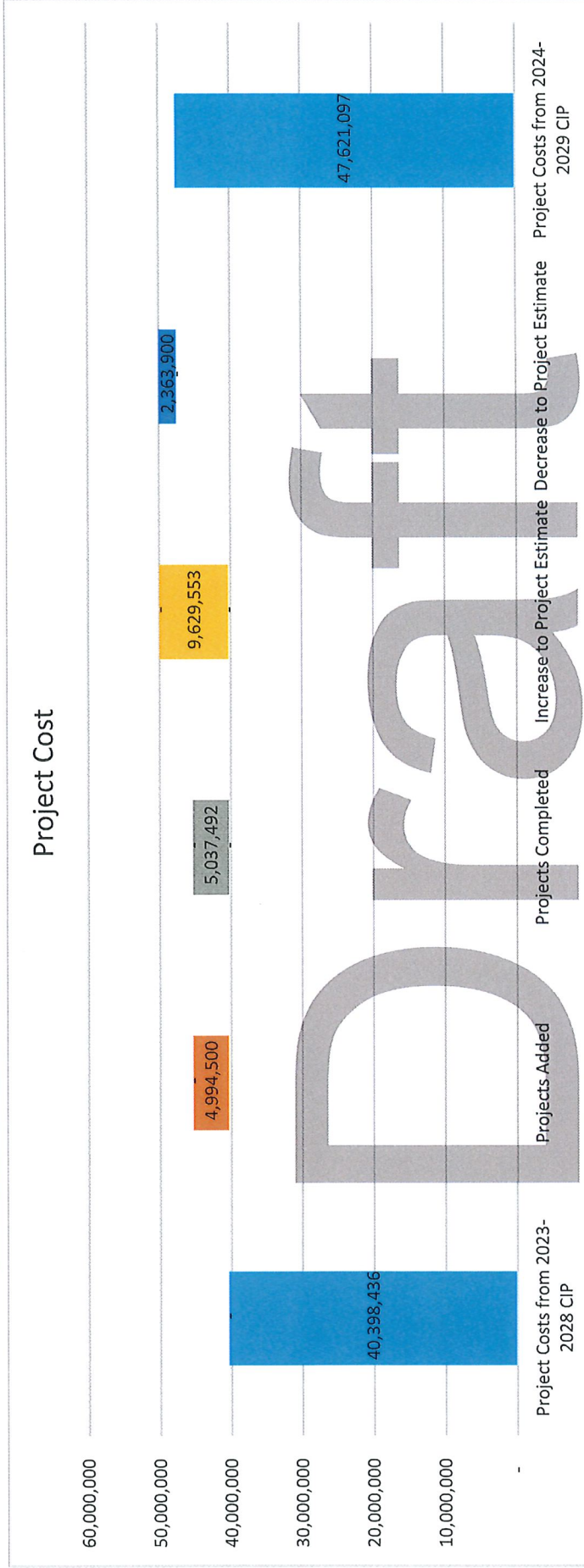
2024-2029 Funding Need



Quick View

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

Executive Summary



Significant Projects Added Include:

- Winery Roof Mitigation - \$500,000
- Renovation of Firearms Range - \$1,000,000
- North Parking Lot Reconfiguration - \$115,000
- Alta Loma, Wilmarth, Cass - \$310,000

Significant Projects Completed Include:

- Farmington Road Streetscape - \$3,295,500
- Glenview, James Ct., Conroy Ct., Cass Ct. Moore, Fleming, Alta Loma, Yoder - \$1,000,000
- Sidewalks - \$150,000

* - Estimated completion through June 30, 2023

Program Summary

The CIP identified 108 projects across 9 different categories. Some will generate revenue for the City and others will not, but they will all benefit the City. The CIP is guided by the plans and policies that the City has in place, as well as studies, reports and public input. The following plans were used as a basis for this CIP:

- [City of Farmington Master Plan \(2020\)](#)
- [Grand River Corridor Vision Plan \(2013\)](#)
- [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.

Funding Sources

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

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

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

Project Prioritization

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

Capital Improvement Program

The Capital Improvement Program is broken down into nine categories:

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

Draft

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

Buildings and Grounds

Significant Building and Grounds projects include:

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



Quick View

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

Buildings and Grounds - Continued

Significant Building and Grounds projects include:

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



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

Drain System

Significant Drain System projects include:

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



Quick View

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

Drain System-Continued

Significant Drain projects include:

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



Land Acquisition and Redevelopment

Significant Land Acquisition and Redevelopment projects include:

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



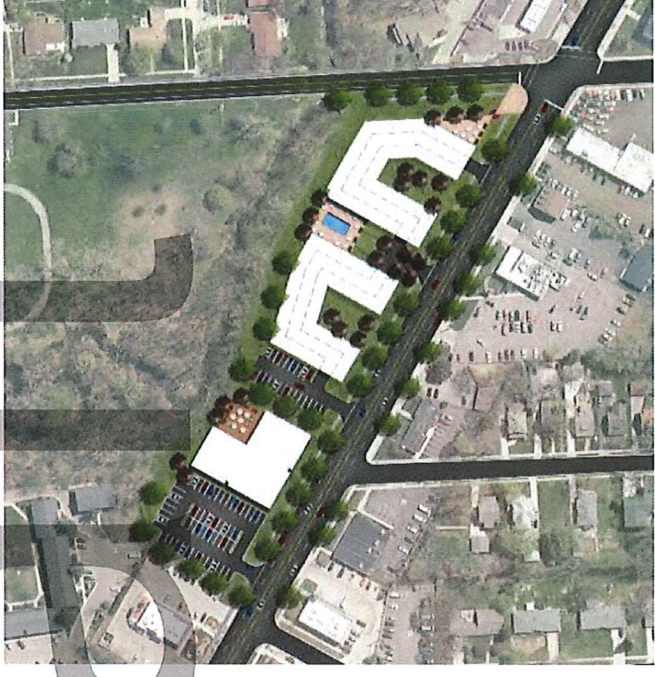
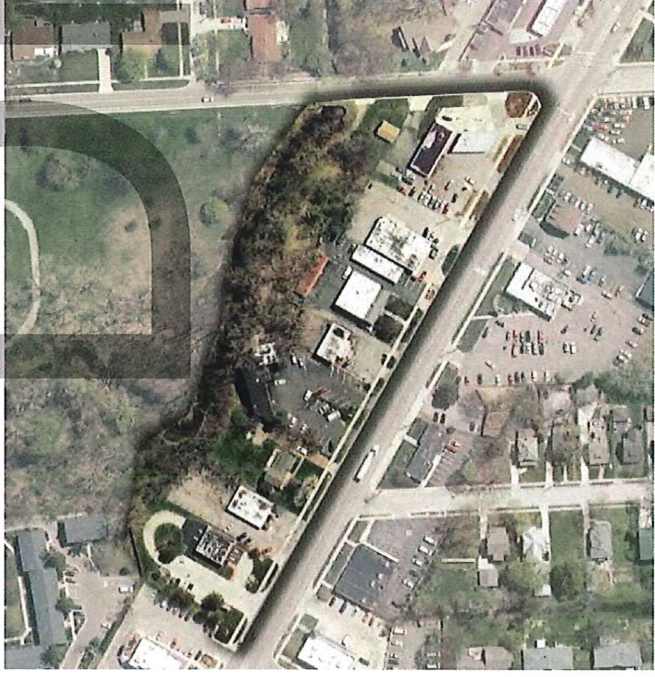
Quick View

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

Land Acquisition and Redevelopment - Continued

Significant Land Acquisition and Redevelopment projects include:

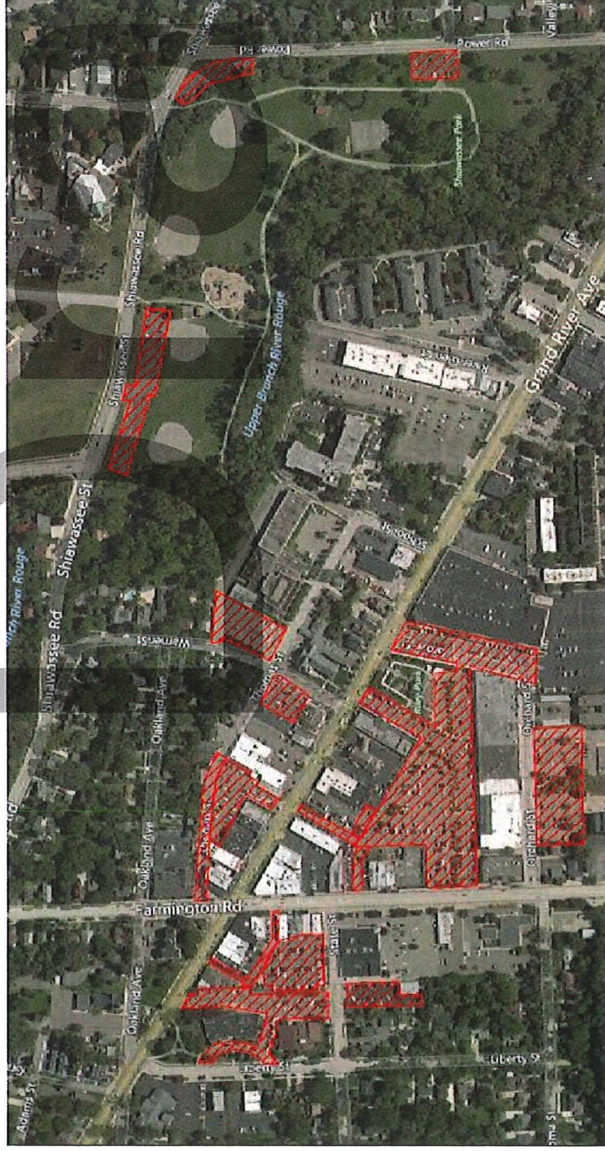
Land Acquisition and Redevelopment – Several studies have been completed in the last several years that have recommended an increase in the density of various commercial areas throughout the City. In order to increase densification, the City may have to purchase parcels in order to facilitate consolidation. 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:	8
Total CIP:	\$3,935,000
Projected cost by year:	
2024	\$405,000
2025	\$2,732,000
2026	\$233,000
2027	\$164,000
2028	\$235,000
2029	\$166,000

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)

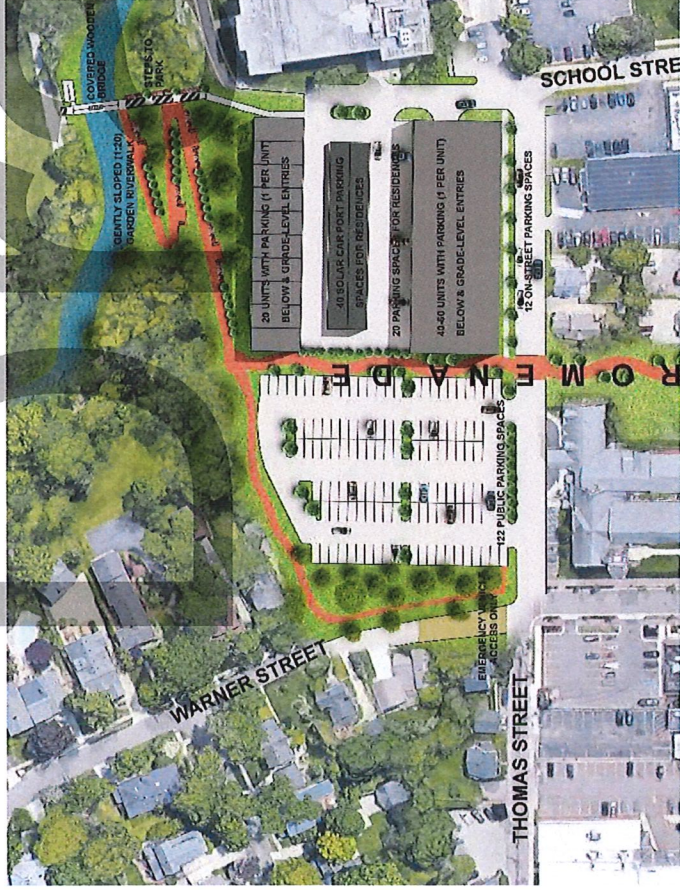
In order to create 429 parking spaces, a parking structure would need to be constructed. Below are the locations suggested for a new parking structure. A new structure is included in the CIP for construction in the next 7-10 years.



Recreation and Culture

Significant Recreation and Culture projects include:

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



Quick View

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

Roads

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

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

Quick View

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

Roads - Continued

Significant Road projects include:

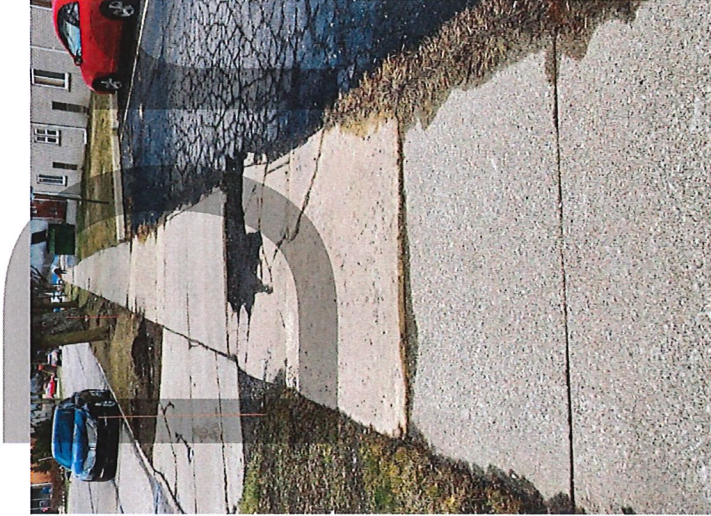
Alta Loma, Wilmarth, Cass – The CIP includes the HMA resurfacing of various streets in the 2023/24 fiscal year. The City selected these streets for reconstruction because the roads could be resurfaced inexpensively. The roads do not require water or sewer work and have good bases.



Sidewalks and Streetscapes

Significant Sidewalks and Streetscapes projects include:

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



Quick View

Total CIP: \$2,345,000

Total Projects: 12

Projected cost by Year:

2024	\$355,000
2025	\$315,000
2026	\$360,000
2027	\$260,000
2028	\$840,000
2029	\$215,000

Vehicles and Equipment

Significant Vehicle and Equipment projects include:

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



Quick View

Total CIP: \$15,997,697

Total Projects: 28

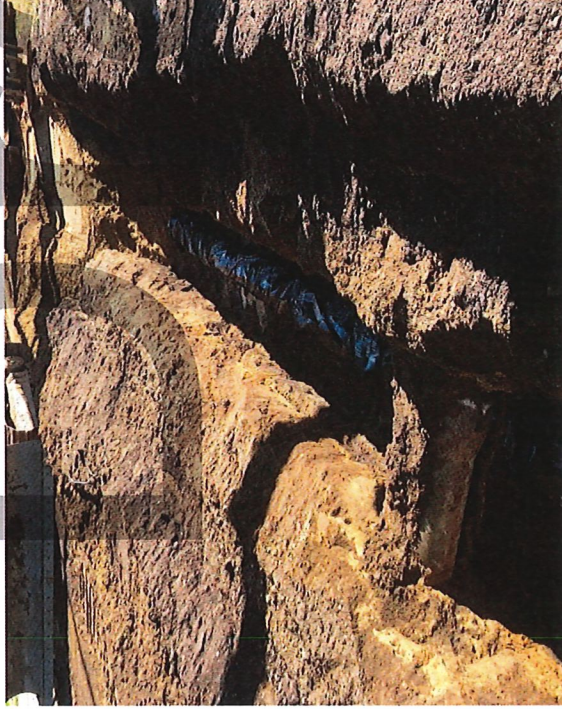
Projected cost by Year:

2024	\$5,127,203
2025	\$5,734,126
2026	\$4,675,333
2027	\$199,000
2028	\$140,034
2029	\$122,000

Water and Sewer System

Significant Water and Sewer projects include:

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



Quick View

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

City of Farmington
 Capital Improvement Plan
 Appendix A
 Overview

Project Category	Project Name	Priority/Financing Bank	City	Fund	Outside	Outside Source	Funding Source										
							Total	Prior Years City Cost	Future Cost	2024	2025	2026	2027	2028	2029	2030-2033	
Recreation and Culture	Dinosaur Park	Necessary, Short Term	50%	DDA	50%	Grant/Da	\$ 300,000	\$ -	\$ 300,000	\$ 300,000							
Vehicles and Equipment	Municipal Broadband Infrastructure	Necessary, Short Term	0%	GF	100%	Private	13,000,000	-	13,000,000	4,333,333	4,333,333	4,333,333					
Vehicles and Equipment	Electric Vehicle Charging Stations	Necessary, Short Term	0%	GF	100%	Private	40,000	-	40,000	40,000							
Land Acquisition and Redevelopment	MTC Demolition and Cleanup of Site	Necessary, Short Term	50%	BR	50%	Grant/Da	1,775,000	-	1,775,000	1,775,000							
Recreation and Culture	Shawassee Park/Downtown Connection (Switchback)	Necessary, Short Term	50%	GF/DDA	50%	veper Grant/	3,980,000	-	3,980,000	980,000	3,000,000						
Recreation and Culture	Comprehensive Improvements to Warner Mansion	Necessary, Short Term	80%	GF	20%	Donation	640,600	102,000	538,600	100,000	100,000	238,600					
Recreation and Culture	Farmington to Riley Park Non-Motorized Pathway	Necessary, Short Term	50%	DDA	50%	Grant	300,000	-	300,000	10,000	290,000						
Parking Lots	Additional Surface Parking (50 spaces @ \$20k per spot)	Necessary, Short Term	0%	N/A	0%	N/A	1,000,000	-	1,000,000	1,000,000							
Sidewalks and Streetscapes	Sidewalk Improvements, Grand River West of Farmington Road, Thomas Street, Center Parking Lot	Necessary, Short Term	100%	DDA	0%	N/A	625,000	-	625,000	625,000							625,000
Recreation and Culture	Old Farmington Road Bridge Removal/Replacement	Necessary, Short Term	100%	GF	0%	N/A	275,000	-	275,000	275,000							
Vehicles and Equipment	SMART CIBS Initiatives	Necessary, Short Term	100%	CF	0%	N/A	100,000	-	100,000	100,000							
Recreation and Culture	Masonic Lodge Plaza Development	Necessary, Short Term	50%	DDA	50%	Grant	400,000	-	400,000	400,000							
Recreation and Culture	Winery Roof Mitigation	Necessary, Short Term	50%	GF	50%	CIA	500,000	-	500,000	500,000							
Land Acquisition and Redevelopment	Winery Roof Mitigation	Necessary, Long Term	100%	GF	0%	N/A	9,000,000	-	9,000,000	9,000,000							
Land Acquisition and Redevelopment	City Hall Renewal	Necessary, Long Term	100%	GF	0%	N/A	1,500,000	-	1,500,000	1,500,000							
Land Acquisition and Redevelopment	Strategic Land Acquisition - Long Term	Necessary, Long Term	50%	GF	50%	Grant	1,500,000	-	1,500,000	1,500,000							
Recreation and Culture	Shawassee Park Comprehensive Improvements	Necessary, Long Term	50%	GF	50%	Grant	1,500,000	-	1,500,000	1,500,000							
Sidewalks and Streetscapes	Conversion of Downtown Decorative Streetlights to LED	Necessary, Long Term	50%	DDA	10%	Rebate	150,000	-	150,000	150,000							
Parking Lots	North/West/South Parking Structures (200 spaces @ \$35k per spot)	Desired, Not Necessary	50%	DDA	50%	r Develop	7,000,000	-	7,000,000	7,000,000							
Roads	Grand River East Entrance/Gateway	Desired, Not Necessary	100%	CIA	0%	N/A	50,000	-	50,000	50,000							
Land Acquisition and Redevelopment	Grand River and Violet Property Redevelopment Facilitation	Desired, Not Necessary	100%	CIA	0%	N/A	50,000	-	50,000	50,000							
Recreation and Culture	CIA Rouge River Nature Trail/Park Assessment	Desired, Not Necessary	50%	GF	50%	Grant	29,500	-	29,500	29,500							
Sidewalks and Streetscapes	Grand River East Focus Area Improvement Study	Desired, Not Necessary	100%	CIA	0%	N/A	100,000	-	100,000	100,000							
Sidewalks and Streetscapes	Grand River West Focus Area Improvement Study	Desired, Not Necessary	100%	GF	0%	N/A	50,000	-	50,000	50,000							
Sidewalks and Streetscapes	Farmington Road South Focus Area Improvement Study	Desired, Not Necessary	100%	GF	0%	N/A	50,000	-	50,000	50,000							
Recreation and Culture	Parks and Recreation Plan and City-wide Connected Bike Path Study	Necessary, Short Term	50%	GF	50%	Grant	80,000	-	80,000	80,000							
Sidewalks and Streetscapes	Grand River Sidewalk Improvements - Drake to Halsted	Desired, Not Necessary	100%	GF	0%	N/A	500,000	-	500,000	500,000							
Sidewalks and Streetscapes	Grand River Avenue to Shawassee Park Non-Motorized (Power Rd)	Desired, Not Necessary	100%	CIA	0%	N/A	100,000	-	100,000	100,000							
Sidewalks and Streetscapes	Slocum Street to Grand River Avenue Non-Motorized Pathway	Desired, Not Necessary	100%	DDA	0%	N/A	500,000	-	500,000	500,000							
Water and Sewer System	Construction of Second Watermain Crossing Grand River	Desired, Not Necessary	100%	WS	0%	N/A	2,000,000	-	2,000,000	2,000,000							

City of Farmington
 Capital Improvement Plan
 Appendix A
 Overview

Project Category	Project Name	Priority/ Rank	City	Fund	Outside Source	Total	Prior Years City		Fiscal Year Ended June 30									
							Cost	Future Cost	2024	2025	2026	2027	2028	2029	2030-2033			
Sidewalks and Streetscapes	Grand River Streetscape - Farmington to Oakland	Desired, Not Necessary	100% DDA	-	0%	753,000	-	753,000	-	-	-	-	-	-	-	-	-	753,000
Sidewalks and Streetscapes	Grand River Streetscape - Grow to Mayfield	Desired, Not Necessary	100% DDA	-	0%	1,158,000	-	1,158,000	-	-	-	-	-	-	-	-	-	1,158,000
Sidewalks and Streetscapes	Grand River Streetscape - Mayfield to Power	Desired, Not Necessary	100% CIA	-	0%	1,764,600	-	1,764,600	-	-	-	-	-	-	-	-	-	1,764,600
Sidewalks and Streetscapes	Grand River Streetscape - Power to Brookdale	Desired, Not Necessary	100% CIA	-	0%	1,764,600	-	1,764,600	-	-	-	-	-	-	-	-	-	1,764,600
Sidewalks and Streetscapes	Grand River Streetscape - Brookdale to Orchard Lake	Desired, Not Necessary	100% CIA	-	0%	1,323,000	-	1,323,000	-	-	-	-	-	-	-	-	-	1,323,000
Buildings and Grounds	Building and Grounds Routine Capital Improvements	Various	Various	-	Various	2,357,000	-	2,357,000	170,000	236,000	300,000	1,801,000	-	-	-	-	-	-
Buildings and Grounds	Building and Grounds Routine Capital Improvements	Various	Various	-	Various	500,000	-	500,000	186,433	372,867	-	-	-	-	-	-	-	-
Parking Lots	Parking Lot Routine Capital Improvements	Various	Various	-	Various	3,219,500	-	3,219,500	405,000	1,732,000	233,000	164,000	235,000	166,000	-	-	-	284,500
Parks, Recreation and Culture	Park Routine Capital Improvements	Various	Various	-	Various	1,114,000	-	1,114,000	177,000	254,000	105,000	38,000	38,000	50,000	-	-	-	869,000
Roads	Major and Local Road Routine Capital Improvements	Various	STREET	-	Various	10,197,500	-	10,197,500	757,000	1,440,500	1,000,000	1,000,000	1,000,000	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	Various	-	Various	2,180,000	-	2,180,000	355,000	215,000	210,000	210,000	215,000	215,000	215,000	215,000	215,000	780,000
Vehicles and Equipment	Public Safety Routine Capital Improvements	Various	Various	-	Various	2,086,050	-	2,086,050	104,000	899,000	92,000	139,000	112,000	112,000	112,000	112,000	112,000	628,050
Vehicles and Equipment	DPW Equipment Routine Capital Improvements	Various	Various	-	Various	2,189,469	(102,303)	2,087,166	474,970	426,793	240,000	-	-	18,034	-	-	-	921,469
Water and Sewer System	Water and Sewer System Routine Capital Improvements	Various	Various	-	Various	265,000	-	265,000	300,000	35,000	10,000	60,000	10,000	10,000	10,000	10,000	10,000	500,000
Water and Sewer System	Water and Sewer System Routine Capital Improvements	Various	WS	-	Various	13,030,900	-	13,030,900	320,300	642,300	529,100	3,266,100	1,266,100	1,266,100	1,266,100	1,266,100	1,266,100	5,240,900
TOTAL						89,571,019	704,303	89,381,716	11,592,937	15,461,793	7,203,493	5,412,700	5,412,134	2,789,100	2,789,100	2,789,100	2,789,100	41,760,619
																		47,621,097

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

City of Farmington
 Capital Improvement Plan
 Appendix A
 Buildings and Grounds

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

Draft

City of Farmington
 Capital Improvement Plan
 Appendix A
 Drains

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

Draft

City of Farmington
 Capital Improvement Plan
 Appendix A
 Parking Lots

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

Draft

City of Farmington
 Capital Improvement Plan
 Appendix A
 Recreation and Culture

Project Category	Project Name	Priority/ration Rank	Funding Source		City	Fund	Outside Source	Total	Prior Years		Future City									
			City	Outside					City Cost	Cont	2024	2025	2026	2027	2028	2029	2030-2033			
1 Recreation and Culture	Theater Basement Waterproofing	Urgent	100% CIF	0% N/A	\$	15,000	\$	15,000	\$	15,000	\$	15,000								
2 Recreation and Culture	Shiawassee and Drake Team Bench Area Improvements	Necessary, Short Term	50% GF	50% SFB		28,000		28,000				28,000								
3 Recreation and Culture	Riley Park Wifi	Necessary, Short Term	100% GF	0% N/A		10,000		10,000		10,000										
4 Recreation and Culture	Shiawassee and Drake Ball Diamond Surface Improvements	Necessary, Short Term	50% GF	50% SFB		10,000		10,000		10,000										
5 Recreation and Culture	Theater cinema servers (2)	Necessary, Short Term	100% Theater	0% N/A		21,000		21,000				21,000								
6 Recreation and Culture	Theater Roof Repair	Necessary, Short Term	100% Theater	0% N/A		10,000		10,000		10,000										
7 Recreation and Culture	Theater Overhead Lighting	Necessary, Short Term	100% Theater	0% N/A		20,000		20,000				20,000								
8 Recreation and Culture	Theater Exhaust/AC Downstairs Project	Necessary, Short Term	100% Theater	0% N/A		15,000		15,000		15,000										
9 Recreation and Culture	Public Art - trailheads, murals, and other	Necessary, Short Term	100% DDA	0% N/A		100,000		100,000		100,000		10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	40,000
10 Recreation and Culture	Box Office Reconfiguration	Necessary, Short Term	100% Theater	0% N/A		15,000		15,000		15,000										15,000
11 Recreation and Culture	Women's Park Brickpavers and Landscaping	Necessary, Short Term	100% GF	0% N/A		57,000		57,000		57,000										
12 Recreation and Culture	Riley/Sundquist Pavilion Lighting and Electrical Upgrades	Necessary, Short Term	100% GF	0% N/A		30,000		30,000				30,000								
13 Recreation and Culture	Theater digital projectors (2)	Necessary, Long Term	100% Theater	0% N/A		105,000		105,000												105,000
14 Recreation and Culture	Theater Concessions update	Necessary, Long Term	100% Theater	0% N/A		18,000		18,000												18,000
15 Recreation and Culture	Riley/Sundquist Pavillion Floor Resurfacing	Necessary, Long Term	100% GF	0% N/A		10,000		10,000		10,000										10,000
16 Recreation and Culture	Riley/Sundquist Pavillion Painting	Necessary, Long Term	100% GF	0% N/A		10,000		10,000		10,000										
17 Recreation and Culture	Ice Rink Renovation	Necessary, Long Term	50% GF	50% Grant/Don		250,000		250,000		250,000										
18 Recreation and Culture	Riley/Sundquist Ice Rink Chiller Screen	Desired, Not Necessary	100% DDA	0% N/A		25,000		25,000		25,000										25,000
19 Recreation and Culture	Riley/Sundquist Park Paver and Approaches	Desired, Not Necessary	50% GF	50% Grant		90,000		90,000		90,000										
20 Recreation and Culture	Riley/Sundquist Park North Side Enclosures	Desired, Not Necessary	50% GF	50% Grant		20,000		20,000		20,000										
21 Recreation and Culture	Riley/Sundquist Pavillion East Entryway Arch	Desired, Not Necessary	50% GF	50% DDA		20,000		20,000				20,000								
22 Recreation and Culture	Flanders Park Shelter	Desired, Not Necessary	0% GF	100% Private		25,000		25,000				25,000								
23 Recreation and Culture	Grand River at Shiawassee Bridge Property Acquisition	Desired, Not Necessary	50% CIA	50% Grant		25,000		25,000				25,000								
24 Recreation and Culture	Memorial Park Improvements (Masonic Temple)	Desired, Not Necessary	50% GF	50% Grant		50,000		50,000		50,000										
25 Recreation and Culture	Theater Seating	Under Consideration	100% Theater	0% N/A		105,000		105,000												105,000
26 Recreation and Culture	Drake Park Large Field Outfield Fence	Under Consideration	0% N/A	100% SFB		30,000		30,000				30,000								
TOTAL						\$ 1,114,000		\$ 1,114,000		\$ 1,114,000		\$ 147,000	\$ 254,000	\$ 105,000	\$ 35,000	\$ 130,000	\$ 20,000	\$ 423,000		

City of Farmington
 Capital Improvement Plan
 Appendix A
 Roads

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

Draft

City of Farmington
 Capital Improvement Plan
 Appendix A
 Sidewalks and Streetscapes

Project Category	Project Name	Priority Rank	Funding Source		Fiscal Year Ended June 30												
			City	Outside	Total	Prior Years											
						Fund	Source	City Cost	Future Cost	2024	2025	2026	2027	2028	2029	2030-2033	
1 Sidewalks and Streetscapes	Sidewalk Replacement Program	Necessary, Short Term	100% STREET	0% N/A	\$ 1,350,000	\$ -	\$ 1,350,000	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 600,000
2 Sidewalks and Streetscapes	Power, 10 Mile, Orchard Lake, Grand River	Necessary, Short Term	100% STREET	0% N/A	300,000	-	300,000	300,000	-	-	-	-	-	-	-	-	-
3 Sidewalks and Streetscapes	M-5 and 9 Mile Sidewalk	Necessary, Short Term	100% STREET	0% N/A	10,000	-	10,000	10,000	-	-	-	-	-	-	-	-	-
4 Sidewalks and Streetscapes	Rolling Tree Management Program	Necessary, Short Term	90% STREET	10% Grant	520,000	-	520,000	55,000	10,000	60,000	60,000	60,000	65,000	65,000	65,000	65,000	160,000
TOTAL		4			\$ 2,180,000	\$ -	\$ 2,180,000	\$ 355,000	\$ 215,000	\$ 210,000	\$ 210,000	\$ 210,000	\$ 215,000	\$ 215,000	\$ 215,000	\$ 215,000	\$ 760,000

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	Total	Prior Years City Cost	Future City Cost	2024	2025	2026	2027	2028	2029	2030-2033		
1 Vehicles and Equipment	Patrol Vehicles	Urgent	100%	GF	0% N/A	\$ 1,040,000	\$ -	\$ 1,040,000	\$ 92,000	\$ 92,000	\$ 92,000	\$ 92,000	\$ 92,000	\$ 92,000	\$ 112,000	\$ 112,000	\$ 448,000
2 Vehicles and Equipment	Pumper Truck	Necessary, Long Term	100%	GF	0% N/A	750,000	-	750,000	750,000								
3 Vehicles and Equipment	Emergency Siren Controls	Necessary, Short Term	100%	GF	0% N/A	24,000	-	24,000	12,000								
4 Vehicles and Equipment	Administration Vehicles	Necessary, Short Term	100%	GF	0% N/A	141,000	-	141,000	45,000			47,000					49,000
5 Technology	In-Car Computers	Necessary, Long Term	100%	GF	0% N/A	27,000	-	27,000									27,000
6 Vehicles and Equipment	Fire Turnout Gear	Necessary, Long Term	100%	GF	0% N/A	94,050	-	94,050									94,050
7 Vehicles and Equipment	Thermal Imaging Camera	Necessary, Long Term	60%	GF	40% RAS Gran	10,000	-	10,000									10,000
TOTAL		7				\$ 2,086,050	\$ -	\$ 2,086,050	\$ 104,000	\$ 899,000	\$ 92,000	\$ 139,000	\$ 112,000	\$ 112,000	\$ 112,000	\$ 628,050	

Draft

City of Farmington
 Capital Improvement Plan
 Appendix A
 DPW Equipment

Fiscal Year Ended June 30

Project Category	Project Name	Priority Rank	City	Fund	Outside Source	Total	Prior Years		Funding Source									
							City Cost	Future City Cost	2024	2025	2026	2027	2028	2029	2030-2033			
1 Vehicles and Equipment	#1 Pickup	Necessary, Short Term	100%	ISF	0%	N/A	\$ 82,369	\$ -	\$ 82,369									\$ 82,369
2 Vehicles and Equipment	Exmark 60" Laser Mower	Necessary, Short Term	100%	ISF	0%	N/A	18,034	-	18,034									18,034
3 Vehicles and Equipment	#11 Pickup with Plow and Utility Box	Necessary, Short Term	100%	ISF	0%	N/A	60,000	-	60,000									
21 Vehicles and Equipment	2000 GMC Dump Truck, Scaper, Plow & Spreader	Necessary, Long Term	100%	ISF	0%	N/A	395,000	-	395,000				105,000	230,000				
5 Vehicles and Equipment	1998 GMC Dump Truck, Plow, Scaper and Spreader	Necessary, Short Term	100%	ISF	0%	N/A	328,723	(102,303)	226,420									
6 Vehicles and Equipment	#16 Plow and Tool Box	Necessary, Short Term	100%	ISF	0%	N/A	60,000	-	60,000									
7 Vehicles and Equipment	10 Ton Trailer	Necessary, Short Term	100%	ISF	0%	N/A	20,850	-	20,850									
8 Vehicles and Equipment	Cold Patch Hot Box	Necessary, Short Term	100%	ISF	0%	N/A	27,600	-	27,600									
9 Vehicles and Equipment	Sewer Televising Camera	Necessary, Short Term	100%	ISF	0%	N/A	80,000	-	80,000									
10 Vehicles and Equipment	1989 Liberty Landscape Trailer	Necessary, Short Term	100%	ISF	0%	N/A	12,240	-	12,240				12,240					
11 Vehicles and Equipment	Leaf Loader	Necessary, Short Term	100%	ISF	0%	N/A	61,160	-	61,160				61,160					
12 Vehicles and Equipment	2015 Chevy Express	Necessary, Short Term	100%	ISF	0%	N/A	39,893	-	39,893				39,893					
13 Vehicles and Equipment	Caterpillar XA 914M01504	Necessary, Short Term	100%	ISF	0%	N/A	141,780	-	141,780				141,780					
14 Vehicles and Equipment	Steel ROPS Cab/Hydraulic Broom Sweeper	Necessary, Short Term	100%	ISF	0%	N/A	20,850	-	20,850				20,850					
15 Vehicles and Equipment	1984 Ford Tractor	Necessary, Short Term	100%	ISF	0%	N/A	45,870	-	45,870				45,870					
16 Vehicles and Equipment	SCADA Field Equipment	Necessary, Short Term	100%	GF/WS	0%	N/A	10,000	-	10,000				10,000					
4 Vehicles and Equipment	Calcrete Pedestal Calcium Pre-Weather	Necessary, Long Term	100%	ISF	0%	N/A	12,500	-	12,500									12,500
17 Vehicles and Equipment	Ford F350 4x4 Pickup, GMC Pickup w/Plow	Necessary, Short Term	100%	ISF	0%	N/A	75,000	-	75,000									75,000
18 Vehicles and Equipment	GMC Extended Cab 4x4 Pickup w/Plow	Necessary, Short Term	100%	ISF	0%	N/A	60,000	-	60,000									60,000
19 Vehicles and Equipment	Freightliner Step Van (2022)	Necessary, Long Term	100%	ISF	0%	N/A	200,000	-	200,000									200,000
20 Vehicles and Equipment	1994 Bandit Brush Chipper	Necessary, Long Term	100%	ISF	0%	N/A	35,000	-	35,000									35,000
22 Vehicles and Equipment	2014 Freightliner Dump Truck, Scaper, Plow & Spreader	Necessary, Long Term	100%	ISF	0%	N/A	350,000	-	350,000									350,000
23 Vehicles and Equipment	Leaf Loader	Necessary, Long Term	100%	ISF	0%	N/A	70,000	-	70,000									70,000
24 Vehicles and Equipment	2001 Malld185Q6ID Compressor w/Access	Necessary, Long Term	100%	ISF	0%	N/A	25,000	-	25,000									25,000
25 Vehicles and Equipment	Beuthing Mall B-60 Tandem Asphalt Roller	Necessary, Long Term	100%	ISF	0%	N/A	11,600	-	11,600									11,600
Total							\$ 2,183,469	\$(102,303)	\$ 2,081,166	\$ 474,870	\$ 426,793	\$ 240,000	\$ -	\$ 18,034	\$ -	\$ -	\$ 921,469	

City of Farmington
 Capital Improvement Plan
 Appendix A
 General Government Equipment

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

Draft

City of Farmington
 Capital Improvement Plan
 Appendix A
 Water and Sewer

Project Category	Project Name	Prioritization Rank	Funding Source			City Cost	Future City Cost	Fiscal Year Ended June 30														
			City	Fund	Outside			Outside Source	Total	2024	2025	2026	2027	2028	2029	2030-2033						
1 Sewer System	Evergreen Farmington Sewer District	Urgent	100%	WS	0%	N/A	\$	146,000	\$	-	\$	146,000	\$	14,600	\$	14,600	\$	14,600	\$	14,600	\$	58,400
2 Sewer System	9 Mile Retention	Necessary, Short Term	100%	WS	0%	N/A	2,333,000	-	2,333,000	-	2,333,000	432,000	432,000	432,000	432,000	432,000	432,000	432,000	432,000	432,000	432,000	138,000
3 Water System	Water Booster	Necessary, Short Term	100%	WS	0%	N/A	320,000	-	320,000	-	320,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	32,000	138,000
4 Water System	Water line at Dinan Park	Necessary, Short Term	100%	WS	0%	N/A	65,000	-	65,000	-	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	40,000
5 Sewer System	Pump Stations Repairs	Necessary, Short Term	100%	WS	0%	N/A	135,000	-	135,000	-	135,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	100,000
6 Water System	Auto Read Meters	Necessary, Short Term	100%	WS	0%	N/A	507,400	-	507,400	-	507,400	153,700	153,700	153,700	153,700	153,700	153,700	153,700	153,700	153,700	153,700	100,000
7 Water System	Portable Electronic Devices	Necessary, Short Term	100%	WS	0%	N/A	21,000	-	21,000	-	21,000	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500	10,500
8 Water System	Watermain Replacement .5 Miles per Year	Necessary, Short Term	100%	WS	0%	N/A	4,603,500	-	4,603,500	-	4,603,500	742,500	742,500	742,500	742,500	742,500	742,500	742,500	742,500	742,500	742,500	2,376,000
9 Sewer System	Belair Sewer Lining	Necessary, Long Term	100%	WS	0%	N/A	3,200,000	-	3,200,000	-	3,200,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	1,200,000
10 Sewer System	Chesley Lift Station	Necessary, Long Term	100%	WS	0%	N/A	750,000	-	750,000	-	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000
11 Water System	Water Meter Pk Installation	Necessary, Long Term	100%	WS	0%	N/A	950,000	-	950,000	-	950,000	950,000	950,000	950,000	950,000	950,000	950,000	950,000	950,000	950,000	950,000	950,000
TOTAL		10					\$ 13,050,900	\$	\$ 13,050,900	\$	\$ 320,900	\$ 642,300	\$ 529,100	\$ 3,266,100	\$ 1,266,100	\$ 1,266,100	\$ 1,266,100	\$ 1,266,100	\$ 1,266,100	\$ 1,266,100	\$ 1,266,100	\$ 5,740,900

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