

FARMINGTON PLANNING COMMISSION PROCEEDINGS
23600 Liberty Street
Farmington, Michigan
February 10, 2025

Chairperson Perrot called the meeting to order in Council Chambers, 23600 Liberty Street, Farmington, Michigan, at 7:00 p.m. on Monday, February 10, 2025.

ROLL CALL

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

A quorum of the Commission was present.

OTHER OFFICIALS PRESENT: Chris Weber, Assistant City Manager; Brian Belsky, Director of Media, Brian Golden, Director of Media, Bonnie Murphy, Recording Secretary.

APPROVAL OF ITEMS ON CONSENT AGENDA

A. January 13, 2025 Minutes

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

APPROVAL OF AGENDA

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

UNFINISHED BUSINESS

a. Discussion of 2026-2031 Capital Improvement Program and Request to Schedule Public Hearing

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

Weber stated that what we're looking for today is for the Planning Commission to set a Public Hearing for Monday, March 10th at 7:00 p.m. so the public can come and weigh in on the Capital Improvement Program. The Capital Improvement Program draft is available on the website as well as City Hall if someone would like to come look it up, but before you talk about a motion, I just want to give an overview of the Capital Improvement Program. As you know, this has been in the works for the last couple of months, it's been a joint project, there's a Capital Improvement Program Steering Committee that meets that is comprised of a variety of different individuals throughout the City, they go through all the City's plans and pull out pieces of that that would need to be funded through capital dollars and then the administrative members of government also weigh in on what their

needs are. So, all this information gets compiled and put into the report that we have in draft here today, so that's up on the screen, let's go through a few pages, strictly a high level overview of what is currently in the draft.

The first page, the cover page, typically we like to display a project that's of particular significance to the City, this is the promenade park and Hillside Townes project, so on the left you have the conceptual park that runs along Grand River Avenue to Thomas Street, it is where the two homes were taken down and it will be a linear park that will feature different art installations and allow access back towards Shiawassee Park. So that development will be a Downtown Development project and they're in the design phases of that right now.

After you cross Thomas Street you'll be at the Hillside Townes development, but the Hillside Townes development accommodates this pathway that will connect up to the art promenade, take you through the development, at which point you'll take a right at the back of the development and head towards the staircase and then to Shiawassee Park. So, a big project underway and we chose it for the cover of the report.

So, as you can see this Capital Improvement Program is for the fiscal years 2026-2031, a six-year period of proposed capital improvements. Scrolling back a couple pages, you have all the members of the Steering Committee on the right, there are nine people that make up the committee and it has the list of all of the Planning Commission members. Scrolling a few pages back from there there's an introduction to what our Capital Improvement Program is for those people that may not know and then there's executive summary. So, there's a bunch of things on this page, on the right there's a quick view, you can see there's a total of 120 projects that are proposed in this Capital Improvement Program for a total of \$59,302,854, obviously that's more dollars than the City can afford but it is a list of all of the things that they're talking about so we have it all in one place. And then it shows the amount of dollars per year for the program. On the left you have a pie chart, the pie chart shows the different categories of capital projects that we have, I will go through all the different categories but the two largest categories in this year's plan

are water and sewer system, totaling \$60,689,000 and vehicles and equipment which totals \$17,326,000,

The next page is the continuation of the executive summary, it shows, it compares last year's plan with this year's plan, so unless the previous year's plan had a total project cost of \$55,555,571. This year's plan adds another \$11,968,000 of projects, it recognizes the completion of \$9,391,000 of projects and then there are changes in project estimates, increase in project estimates of \$823,000,000 and a decrease in project estimates of \$1,652,000 and that's you get to the current year program which is \$59,302,000.

Below this graphic is a list of significant projects that were added, so there's ten of them that we're highlighting, the ten largest. The first one is \$472,000 for fitness courts for Shiawassee and Flanders Park. The next one for \$199,000 for improvements to Riley Park and Sundquist Pavilion, \$200,000 for sidewalks added to the south side of Thomas Street and the west side of School Street, \$300,000 contemplated for Thomas Street running from Warner to Farmington Road, so farther past the Hillside Townes development. There's \$120,000 for Streetscape brick paver repairs over a six-year period, \$480,000 for various DPW equipment. The largest item by far this year is \$8,000,000 for sewer lining. Our City, most of our sewer system was built seventy years ago and it's getting to the point where that's going to need to be replaced, the lining. \$650,000 was added for water main along Gill Road, Gill Road has been targeted for road repairs and when we do road repairs we want to make sure we address the infrastructure underneath, \$250,000 for sewer pumps at our pump stations and a million dollars for a generator that operates at our sewer pump stations.

The next box is projects that have been completed over the course of the year and this may be a little bit misleading so these would be projects that are actually completed or will be completed by June 30, 2025, so it might be in process now.

So, there were a lot of projects that were completed, the Maxfield Training Center, demolition and clean-up of the site, that was completed, improvements to the property there, stormwater, church parking lot, that should all be completed by June 30th. Thomas and School Street, those roads should be repaved in the spring, so that should be completed. There are about \$500,000 of Warner Mansion improvements that should take place. The Masonic Lodge Plaza, you can see that's almost finished now as well, there's a sidewalk project that took place in the fall to repair sidewalks, our Public Safety is getting their new fire truck, it has been built down in Florida and will be delivered to us in the next month or two and then there's a couple of pieces of DPW vehicles and equipment that were purchased. So, that's an overview of the projects.

The next couple of pages after that, we just list significant plans that the Capital Improvement Program is based on and where you would find these on the City website,

these are all linked up if you want to find those different plans and then there's a series of pages where we go category by category taking a look at each of the categories, how much money is contemplated for that and maybe highlighting a specific large project related to that, so that would go on for several pages, a couple pages for each category in the Capital Improvement Plan.

And then finally, at the back of the report, is an excel spreadsheet with all of the projects listed out and their dollar value and where they fall.

Perrot opened the floor for comments and/or questions from the Commissioners.

Majoros stated the process has always been very thorough, the feedback provided historically has always represented, we talk a lot about trusting the subject matter experts, they know the business, the ability to get grants or co-funding type arrangements that will do this, we've talked about a focus on infrastructure and public safety and the fundamental services we provide as a community. Not that recreation and those type of things are not important but you can see the two biggest parts of the pie chart are basically infrastructure related and then core and essential services, you know and a few other things. I just think it's a good process, it's 55 million, you could make it 100 and some million, so it's got that right balance of being somewhat aspirational and a guide and focused and prioritized without being completely outrageous and I think we've got a good thing going. So, yeah, you can always wish for more sidewalks and sewers to be lined and what have you, but you have to prioritize somehow and I think the people that do this and live it every day, I think they do a nice job with it.

Perrot said we walk such a difficult road, too, being essentially completely built out, you know we have such a small footprint that the City is, unless we have plans to build skyscrapers instead of residences, we've got to work with the hand that's dealt.

Majoros stated dealing with aging infrastructure and all those things are real concerns, it's through our great community, the things that have been done, that we have all witnessed and been a teeny tiny part of is what makes this City so great and we've got to keep it going.

Perrot thanked Majoros for his service as representative for the Planning Commission on the Steering Committee.

MOTION by Majoros, supported by Crutcher, move to hold a Public Hearing at the March 10, 2025 City of Farmington Planning Commission meeting presentation and overview of the Capital Improvement Plan for Fiscal Years 2026-2031.
Motion carried, all ayes.

NEW BUSINESS

None heard.

UPDATE – CURRENT DEVELOPMENT PROJECTS

Perrot introduced this item and turned it over to staff.

Weber stated he is excited to announce that Hillside Townes poured their first foundation, so progress is being made.

Majoros asked for an update on the VFW project.

PUBLIC COMMENT

None heard.

PLANNING COMMISSION COMMENT

None heard.

ADJOURNMENT

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

The meeting was adjourned at 7:16 p.m.

Respectfully submitted,

Secretary