



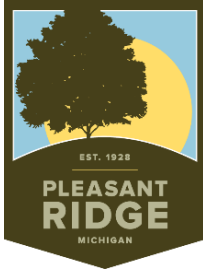
Regular Planning Commission Meeting
Monday, February 5, 2018

Members of the Planning Commission, and Residents: This shall serve as your official notification of the Regular Meeting of the Planning Commission to be held Monday, February 5, 2018, 7:00 P.M., in the City Commission Chambers, 23925 Woodward Avenue, Pleasant Ridge, Michigan 48069. The following items are on the Agenda for your consideration:

REGULAR PLANNING COMMISSION MEETING-7:00 P.M.

1. Meeting Called to Order.
2. Roll Call.
3. Consideration of the following minutes:
 - a. Regular Planning Commission Meeting held Monday, December 11, 2017.
4. **PUBLIC DISCUSSION** – Items not on the Agenda.
5. Introduction of new member.
6. Special Land Use – 23701 Woodward Avenue, Pleasant Ridge, Michigan.
 - a. **PUBLIC HEARING** –Sunoco gas station located at 23701 Woodward to gain Planning Commission special land use approval for the sale of packaged liquor.
 - b. Request by the owner of the Sunoco gas station located at 23701 Woodward to gain Planning Commission special land use approval for the sale of packaged liquor.
7. 2018 Appointment of the following for Planning Commission/DDA:
 - a. Chair.
 - b. Vice Chair.
 - c. Secretary.
8. Consideration of the Capital Improvement Plan.
9. City Manager’s Report.
10. Other Business.
11. Adjournment.

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the City at least seventy-two (72) hours in advance of the meeting, if requesting accommodations.



City of Pleasant Ridge
23925 Woodward Avenue
Pleasant Ridge, Michigan 48069

**Planning Commission Meeting
December 11, 2017**

Having been duly publicized, Chairman Treuter called the meeting to order at 7:01 p.m.

Present: Commissioners Martin-Campbell, Stiffman, Schlesinger, Treuter, McAuliffe, Corrigan, Wilkinson.
Also Present: City Manager Breuckman, City Commission liaison Perry.
Absent: Commissioner McCutcheon.

Minutes

PC-2017-1543

Motion by Commissioner Corrigan, second by Commissioner Schlesinger, to approve the minutes of the Regular Planning Commission meeting held Monday, October 23, 2017.

Adopted: Yeas: Commissioner Corrigan, Schlesinger, Wilkinson, McAuliffe, Martin-Campbell, Stiffman, Treuter.
Nays: None.

Public Discussion - Items not on the Agenda

None.

Zoning Ordinance Amendment – Elimination of Section 82-197(b)(1)(m)

City Manager Breuckman gave an overview of the ordinance amendment. Sunny Singh, owner of the Sunoco Station, has applied to the State for a SDM (Specially Designated Merchant) liquor license. This would allow him to sell packaged beer and wine at his gas station for consumption off the premises. These liquor licenses are not subject to quotas. The proposed ordinance would eliminate subsection m, allowing for gas stations to engage in SDM sales under the provisions of Section 82-197(b)(9) of the Pleasant Ridge zoning ordinance. The most notable restriction is that the hours of SDM sales are limited to 9am to 10pm. The gas station complies with all other standards applicable to SDM sales. The Planning Commission will make a recommendation to the City Commission regarding any proposed amendment.

Chairman Treuter opened the public hearing at 7:02 p.m.

Mr. David Smith, 38 Oxford, questioned if the application is for beer and wine only and not for liquor. Questioned if most other gas stations sell beer and wine in the area. Chairman Treuter responded that he believed that most of the surrounding gas stations do sell beer and wine. He feels that allowing the sales at the Pleasant Ridge Sunoco station would be a fair move and allow the owner to remain competitive.

With no further comments or discussion, Chairman Treuter closed the public hearing at 7:03 p.m.

Commissioner Corrigan commented that if this section is eliminated, would it allow for liquor to be sold. City Manager Breuckman responded this could allow for the sale of liquor if this provision is eliminated. This would be a state regulated license, obtained from the State of Michigan. There will be a second step to Mr. Singh's application process through the City to sell beer and wine only, if this proposed ordinance to eliminate Section 82-197(b)(1)(m). He will have to request permission for a special land use in order to sell the beer and wine. The special land use will also require a public hearing at the Planning Commission level, with notices mailed to properties within 300' of the gas station. If Mr. Singh would like to expand his license to allow for the sale of liquor, an additional special land use hearing would be held at that time.

PC-2017-1544

Motion by Commissioner Martin- Campbell, second by Commissioner McAuliffe, that ordinance to amend Chapter 82, Zoning, of the Pleasant Ridge City Code by the elimination of Section 82-197(b)(1)(m), be recommended to the City Commission for action.

Adopted: Yeas: Commissioner Martin-Campbell, McAuliffe, Schlesinger, Corrigan, Stiffman, Treuter, Wilkinson.
Nays: None.

Zoning Ordinance Amendment – Section 82-204 - Solar Panels

City Manager Breuckman gave an overview of this item. There have been some inquiries from homeowners regarding residential solar installations. The current ordinance allows for solar panels, however, they are prohibited from front facing facades. The proposed ordinance would allow a front facing installation. The challenge is that this type of installation may change the character of the home. The Planning Commission has been reviewing since summer. The proposed ordinance has style and solid black color requirements. Since solar panels are removable, this would be treated as an installation similar to roofing materials.

Chairman Treuter opened the public hearing at 7:14 p.m.

Mr. David Smith, 38 Oxford, understands that there are some panels that are cost prohibited, such as the "Tesla" panel. Feels some owners would be interested in installing flat panels if they are allowed, and flat panels should not be excluded. Solar panels use to be very cost prohibitive but feels the cost has come down. Breuckman stated that the "Tesla" shingles are not prohibited, under the proposed ordinance.

City Commissioner Ann Perry read a comment she received. The comment is from Ms. Cindy Chouinard, 18 Poplar Park. Ms. Chouinard is objecting to the proposed ordinance which would allow solar panel installations on the front of homes. She lives in a home that faces the north side of the street and could easily place the panels on the garage roof. Feels there could have been more resident participation regarding this item and would like it tabled and wait for more visually appealing panel technology, as well as broader public participation. Breuckman commented that the current standards also prohibit a garage installation. This item has been published on Facebook, the *Ridger*, and in the Daily Tribune.

With no further comments or discussion, Chairman Treuter closed the public hearing at 7:18 p.m.

Commissioner McAuliffe requested additional information regarding setbacks and the accessory building language. City Manager Breuckman commented accessory structures must be at least three feet from the lot line and fifteen feet tall. Ms. McAuliffe commented that she has seen panels attached to the front of homes and there is a funnel system. Would this ordinance still prohibit this installation on the front façade and not an actual roof installation. Breuckman commented that language specifies roof mounted systems. Ground mounted systems need to be installed in the rear yard. Accessory structures are required to be in the rear yard.

Commissioner Martin-Campbell commented regarding the surrounding communities and how they handle solar installation. Huntington Woods – no reference to solar, Ferndale and Birmingham – allow solar panels on the rear inside facing roofs, unless proof can be made that this installation would be ineffective, it can be reviewed, Royal Oak – allowed. Currently, Pleasant Ridge is more restrictive. Commissioner McAuliffe would like the guidelines set forth up front. Breuckman commented that the installation requires a building and electrical permit application. These applications are reviewed by the Administration. Corrigan questions how specific the requirements need to be. Treuter commented that the ordinance as written, since it is specific. It gives the City something solid to work with. The other communities do not have a National Historic designation. Breuckman commented that he will rewrite item 3 regarding the replication of standard building materials – designed to replicate the appearance of standard building materials or be designed to minimize glare and be uniform in color. Mr. Smith commented that there will be an additional opportunity for public comment at the City Commission level.

PC-2017-1545

Motion by Commissioner McAuliffe, second by Commissioner Schlesinger, that the ordinance to amend Chapter 82, Zoning, of the Pleasant Ridge City Code, Section 82-204, Solar Panels, as amended regarding replication of similar building materials in item 3 be recommended to the City Commission for action.

Adopted: Yeas: Commissioner McAuliffe, Schlesinger, Wilkinson, McCutcheon, Corrigan, Martin-Campbell, Stiffman, Treuter.
Nays: None.

City Manager's Report

None.

With no further business or discussion, Chairman Treuter adjourned the meeting at 7:37 pm.

Chairman Treuter

Martha Schlesinger, Secretary



City of Pleasant Ridge

James Breuckman, City Manager

From: Jim Breuckman, City Manager
To: Planning Commission
Date: January 31, 2018
Re: Special Land Use Request – SDM Sales at 23701 Woodward (Sunoco Station)

Overview

The City Commission approved the Zoning Ordinance amendment that allows the owner of the Sunoco Station to request a special land use permit for SDM package liquor sales. He has applied for a special land use permit, which has been noticed accordingly.

Background

The request to add SDM liquor sales does not include any physical changes to the site. Therefore, site plan approval is not required. The site complies with all physical requirements of the Ordinance (setbacks and parking being the most notable ones).

The proposed use will have to comply with the operational requirement of Section 82-197(b)(9) that limits the sale of package liquor to the hours of 9:00 a.m. to 10:00 p.m. Mr. Singh's letter indicates that the site will comply with this by using timed door locks on the beer coolers. Wine from the shelves is not proposed to be secured, but the store staff will be instructed to not sell wine outside of normal hours.

Criteria for Approval of a Special Land Use

Section 82-197(a)(4) sets forth a series of decision criteria for special land use requests. Those are listed below:

- a. The use shall be designed, constructed, operated and maintained in a manner harmonious with the character of adjacent property and the surrounding area. *No physical changes are proposed to the site, and the proposed special land use is not expected to materially change the operational characteristics of the use.*
- b. The use shall not inappropriately change the essential character of the surrounding area. *No physical changes are proposed.*
- c. The establishment of the special land use will not impede the normal and orderly development and improvements of the surrounding property for uses permitted in the district. *No physical changes are proposed.*

- d. The use shall not interfere with the general enjoyment of adjacent property. *It is unlikely that the addition of SDM package liquor sales will generate any negative impacts on surrounding property.*
- e. The use shall represent an improvement to the use or character of the property under consideration and the surrounding area in general, yet also is in keeping with the natural environment of the site. *No physical changes are proposed.*
- f. The use shall not be hazardous to adjacent properties, or involve uses, activities, materials or equipment which will be detrimental to the health, safety, or welfare of persons or property through the excessive production of traffic, noise, smoke, odor, fumes, glare, or dust. *The essential character of the use will remain the same, and is not expected to generate any of the above off-site impacts.*
- g. The use shall be adequately served by essential public facilities and services, or it shall be demonstrated that the person responsible for the proposed use shall be able to continually provide adequately for the services and facilities deemed essential to the use under consideration. *The proposed special land use will not generate any additional impact on public facilities or services.*
- h. Adequate utilities, access roads, drainage, parking, lighting, storage, refuse removal, easements, play areas, open space, landscaping and snow removal and all necessary facilities as determined by the city have been or are being provided. *No physical changes are proposed.*
- i. Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets. *While traffic circulation is not perfect on and adjacent to the site currently, the proposed special land use is not expected to increase traffic congestion.*
- j. The use shall not place demands on public services and facilities in excess of current capacity. *No increased service demands are expected.*
- k. The use shall meet the provisions of the zoning district provisions in which said special land use is located and other applicable standards contained in provisions of this or other applicable ordinances or laws. *The most notable provision is the hours of operation limitation for SDM package liquor sales.*

Requested Action

Planning Commission consideration of the special land use request following the public hearing.

SUNNY'S FOOD MART, INC.

23701 Woodward Avenue
Pleasant Ridge, MI 48069
248-398-4650

City of Pleasant Ridge
23925 Woodward Avenue
Pleasant Ridge, MI 48069

RE: Beer and wine sales.

To Whom It May Concern:

Upon receiving the appropriate approval from the City of Pleasant Ridge and the State of Michigan, I will be selling packaged beer and wine at my location.

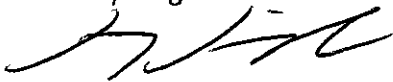
The beer will be stored inside the walk-in coolers and the wine will be stored on shelving inside the store.

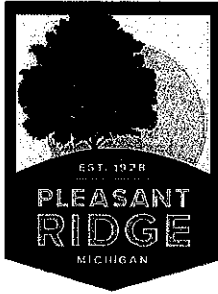
I plan on using timed door locks on the beer coolers to prevent sales outside of the permitted time slots. If I am unable to get automatic door locks, I will install regular locks on the cooler doors and have a member of my staff lock them up at the appropriate times.

The wine will be placed on shelves inside the store and there will not be locks on those shelves. I can assure you that my staff will NOT sell any wine or beer outside of the time slots as mandated by the City of Pleasant Ridge.

If you have any questions or concerns, feel free to contact me at any time.

Sunny Singh





City of Pleasant Ridge

23925 Woodward Avenue, Pleasant Ridge, Michigan 48069
Phone: 248-541-2901 • Web: www.cityofpleasantridge.org

City Commission
Kurt Metzger, Mayor
Jason Krzysiak
Ann Perry
Bret Scott
Amanda Wahl

City Manager
James Breuckman

January 17, 2018

Re: Public Hearing Notice – SDM Package Liquor Sales Request at 23701 Woodward (Sunoco)

Dear Resident,

The Pleasant Ridge Planning Commission will hold a Public Hearing on Monday, February 5, 2018, at 7:00 p.m. at City Hall, 23925 Woodward Avenue, to consider the request by the owner of the Sunoco gas station located at 23701 Woodward to gain Planning Commission special land use approval for the sale of packaged liquor.

Specifically, this request would allow the Sunoco station to sell beer and wine for consumption off the premises. Package liquor sales are limited to the hours of 9 a.m. until 10 p.m. by Pleasant Ridge ordinance. No changes or expansions to the building are proposed as part of this request. Approval of the request would allow the business owner to sell beer and wine out of the existing convenience store.

The purpose of the public hearing will be to solicit public input regarding the proposed special land use. You are welcome to attend the meeting. If that is not possible, please feel free to contact me by telephone at (248) 541-2901 to discuss this matter, or via email at citymanager@cityofpleasantridge.org. If you cannot make the meeting you may submit your comments in writing to my attention and I will forward them to the members of the Planning Commission

Notice of this public hearing is being mailed to all properties within 300 feet of 23701 Woodward, as specified by State Law. Please feel free to invite or inform any neighbors who may have an interest in this request that are more than 300 feet from the property. Notice has also been published in the Daily Tribune on January 21, and on the City website.

Respectfully,

James Breuckman
City Manager

Occupant
23880 Woodward
Pleasant Ridge MI 48069

Occupant
23716 Woodward
Pleasant Ridge MI 48069

Occupant
23690 Woodward
Pleasant Ridge MI 48069

Occupant
23634 Woodward
Pleasant Ridge MI 48069

Occupant
23675 Woodward
Pleasant Ridge MI 48069

Occupant
23701 Woodward
Pleasant Ridge MI 48069

Occupant
10 Sylvan
Pleasant Ridge MI 48069

Occupant
5 Fairwood
Pleasant Ridge MI 48069

Occupant
4 Fairwood
Pleasant Ridge MI 48069

Occupant
10 Fairwood
Pleasant Ridge MI 48069

Occupant
23810 Woodward
Pleasant Ridge MI 48069

Occupant
23712 Woodward
Pleasant Ridge MI 48069

Occupant
23650 Woodward
Pleasant Ridge MI 48069

Occupant
23622 Woodward
Pleasant Ridge MI 48069

Occupant
23701 Woodward
Pleasant Ridge MI 48069

Occupant
6 Sylvan
Pleasant Ridge MI 48069

Occupant
1 Fairwood
Pleasant Ridge MI 48069

Occupant
7 Fairwood
Pleasant Ridge MI 48069

Occupant
6 Fairwood
Pleasant Ridge MI 48069

Occupant
12 Fairwood
Pleasant Ridge MI 48069

Occupant
23760 Woodward
Pleasant Ridge MI 48069

Occupant
23708 Woodward
Pleasant Ridge MI 48069

Occupant
23646 Woodward
Pleasant Ridge MI 48069

Occupant
23647 Woodward
Pleasant Ridge MI 48069

Occupant
23733 Woodward
Pleasant Ridge MI 48069

Occupant
8 Sylvan
Pleasant Ridge MI 48069

Occupant
3 Fairwood
Pleasant Ridge MI 48069

Occupant
9 Fairwood
Pleasant Ridge MI 48069

Occupant
8 Fairwood
Pleasant Ridge MI 48069

Occupant
1 Woodward Heights
Pleasant Ridge MI 48069



Occupant
3 Woodward Heights
Pleasant Ridge MI 48069

Occupant
9 Woodward Heights
Pleasant Ridge MI 48069

Occupant
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Occupant
12 Woodward Heights
Pleasant Ridge MI 48069

Occupant
5 Oakland Park
Pleasant Ridge MI 48069

Occupant
2 Cambridge
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5 Oxford
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Occupant
7 Oxford
Pleasant Ridge MI 48069

Occupant
722 Oakridge
Ferndale MI 48220

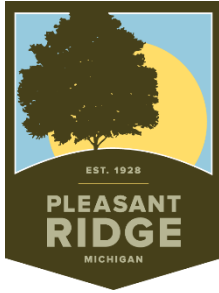
Occupant
732 Oakridge
Ferndale MI 48220

Occupant
742 Oakridge
Ferndale MI 48220

Occupant
752 Oakridge
Ferndale MI 48220

Occupant
762 Oakridge
Ferndale MI 48220

Occupant
774 Oakridge
Ferndale MI 48220



City of Pleasant Ridge

23925 Woodward Avenue, Pleasant Ridge, Michigan 48069
Phone: 248-541-2901 • Web: www.cityofpleasantridge.org

City Commission
Kurt Metzger, Mayor
Jason Krzysiak
Ann Perry
Bret Scott
Amanda Wahl

City Manager
James Breuckman

City of Pleasant Ridge Planning Commission Notice of Public Hearing

Notice is Hereby Given that a Public Hearing and Regular Planning Commission Meeting will be held on Monday, February 5, 2018 at 7:00 p.m., in the City Commission Chambers, 23925 Woodward Avenue, Pleasant Ridge, Michigan, to solicit public comments on the following:

Special Land Use Approval
for 23701 Woodward Avenue
(commonly known as Sunoco Gas Station)

The petitioner is proposing to obtain a State of Michigan SDM Liquor License for the sale of packaged beer and wine, not for consumption on the premises. Information regarding this request may be obtained from City Hall during regular business hours - 8:00 am to 5:00 pm, Monday through Thursday, or by calling (248) 541-2901. Written comments concerning this request will be received by the City of Pleasant Ridge at the above listed address.

Published: The Daily Tribune
Sunday, January 21, 2018
AFFIDAVIT REQUESTED



City of Pleasant Ridge

James Breuckman, City Manager

From: Jim Breuckman, City Manager
To: Planning Commission
Date: February 1, 2018
Re: Capital Improvements Plan

Overview

Attached to this memo is the proposed 2018-2024 City of Pleasant Ridge Capital Improvements Plan.

Background

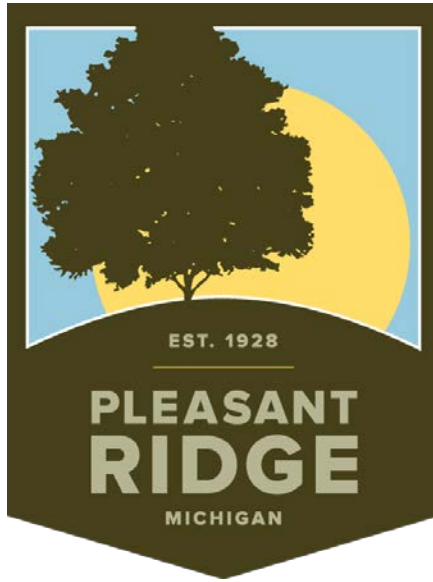
The Plan incorporates recommended capital projects for the City to complete over the coming 6 years, in compliance with the requirements of State Law. By law, the Planning Commission is the approving body for this plan. Once you have approved it, City staff and the City Commission will use this plan in the budget process as they determine which projects the City can and should fund.

This is a living document, and it is common for projects to be pushed back or moved forward by the City Commission as needs change and as financial resources become more or less available. However, a well-crafted CIP is a valuable tool to help the City plan for future capital projects and to prioritize spending over successive budget years.

Should you find the proposed CIP acceptable you may approve it as is or with specific changes by resolution next Monday. Alternately, if there are substantive changes you would like to see, you may postpone approval to give staff time to make your suggested revisions. We can reconsider this item at the February 26 meeting if you would like to postpone approval.

Requested Action

Planning Commission consideration of the proposed 2018-2024 CIP for adoption.



City of Pleasant Ridge

2018-2024 Capital Improvement Plan

Draft: February 5, 2018

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A. Purpose and Overview

1. Purpose of a Capital Improvement Plan

A Capital Improvement Plan (CIP) is a multi-year planning instrument used to identify needs and financing sources for public infrastructure improvements. The purpose of a CIP is to facilitate the orderly planning of infrastructure improvements; to maintain, preserve and protect the City's existing infrastructure system; and to provide for the acquisition or scheduled replacement of equipment to ensure the efficient delivery of services to the community. The CIP is also used to ensure that capital improvements are fiscally sound and consistent with the goals and policies of the City Council and residents of Pleasant Ridge.

2. CIP Process

Preparation of the CIP is done under the authority of the Michigan Planning Enabling Act, PA 33 of 2008. By statute, the Planning Commission is the body charged with completing the CIP. The CIP is required to show those public structures and improvements in the general order of their priority that will be needed or desirable within the ensuing 6-year period. This CIP includes the 6 fiscal years beginning with FY 2018-19 and ending with FY 2023-24.

The CIP is dynamic and is updated annually. Each year a call for new projects is made, and all projects included in the CIP are reviewed. Adjustments may be made to existing projects based on changes in the amount of funding required, conditions, or timeline. A new year of programming is also added each year to replace the year funded in the annual operating budget.

3. CIP and the Budget Process

The CIP provides a vital link between the City's adopted plans and the budget. By identifying a list of capital projects, the CIP assists in creating short range annual budgets and long-range budget planning. The CIP process precedes the budget process and is used to develop the capital portion of the annual budget. Approval of the CIP by the Planning Commission does not mean that final approval is granted to all projects in the CIP. Rather, Planning Commission approval of the CIP is an acknowledgement that the CIP is a reasonable expectation for the future needs and funding availability of the City, and a prioritization of projects that should be completed.

The projects that are completed will also depend on funding availability. For example, a road project may have a lower priority ranking than a park project, but the road project may be funded first because there may be a dedicated funding source for the road project, such as the City's infrastructure millage. A project's funding depends on many factors – not only its merit, but also its location, cost, funding source, and logistics.

4. Submitting and Reviewing of Projects

The CIP process begins with a call for new projects. These projects may be submitted by elected and appointed City officials, City Staff, or residents. Once the projects are submitted, they are reviewed and ranked by City Staff before being presented to the Planning Commission for final review and approval.

5. CIP Policy

A capital improvement project is defined as a major, nonrecurring expenditure that includes one or more of the following:

- a. Any new construction of, addition to, or extension of a facility such as a public building, water/sanitary sewer mains, major/local roadways, or recreational facilities, provided that the cost is \$10,000 or more and that the improvement will have a useful life of three years or more.
- b. Any non-recurring rehabilitation of all or part of a building, its grounds, a facility, or equipment, provided that the cost is \$10,000 or more and the improvement will have a useful life of three years or more.
- c. Any purchase or replacement of major equipment to support City programs, provided that the cost is \$10,000 or more and will be coded to a capital asset account.
- d. Any planning, feasibility, engineering, or design study related to an individual capital improvement project or to a program that is implemented through individual capital improvement projects provided that the cost is \$10,000 or more and will have a useful life of three years or more.
- e. Any planning, feasibility, engineering, or design study costing \$25,000 or more that is not part of an individual capital improvement project or a program that is implemented through individual capital improvement projects.
- f. Any acquisition of land for a public purpose that is not part of an individual capital improvement project or program that is implemented through individual capital improvement projects provided that the cost is \$25,000 or more.
- g. All dollar values in the CIP, both revenues and expenditures, are in current year values.

B. Facilities

1. City Commission Chambers Technology Upgrade

Year: 2018-19	Estimated City Share: 100%
Estimated Project Cost: \$12,000	Estimated City Cost: \$12,000

Project Description:

Retrofit Commission Chambers with technology upgrades to facilitate recording and broadcast of meetings, cable TV equipment upgrades, and built-in video display technology to allow for increased use of digital media during meetings.

Funding Source: General fund, PEG fees

2. City Hall Energy Optimization

Year: 2018-19	Estimated City Share: 100%
Estimated Project Cost: \$25,000	Estimated City Cost: \$25,000

Project Description:

Complete building efficiency improvements to reduce energy usage.

Funding Source: General fund

3. 4 Ridge Large Room Upgrades

Year: 2019-20	Estimated City Share: 100%
Estimated Project Cost: \$150,000	Estimated City Cost: \$150,000

Project Description:

Upgrades/reconstruction of the large meeting room at 4 Ridge.

Funding Source: General fund

C. Infrastructure Projects

1. Sidewalk Repair/Replacement

Year: 2017-2023	Estimated City Share: 100%
Estimated Project Cost: \$15,000	Estimated City Cost: \$15,000
Project Description: Repair and replace public sidewalks. The program is expected to be funded at \$15,000 per year and is on-going.	
Funding Source: General fund	

2. Street Tree Planting

Year: 2017-2023	Estimated City Share: 100%
Estimated Project Cost: \$10,000	Estimated City Cost: \$10,000
Project Description: Conduct street tree planting. The program is expected to be funded at \$10,000 per year and is on-going.	
Funding Source: General fund	

3. Ridge/Indiana/Bermuda Reconstruction

Year: 2018-19	Estimated City Share: 100%
Estimated Project Cost: \$1,400,000	Estimated City Cost: \$1,400,000
Project Description: Repair and resurface Ridge, Indiana, and Bermuda Roads with asphalt. Estimated cost includes design engineering, construction, construction observation, and restoration.	
Funding Source: Infrastructure millage, major street fund, local street fund	

4. Woodward Streetscape Improvements

Year: 2017-21	Estimated City Share: 100%
Estimated Project Cost: \$240,000	Estimated City Cost: \$150,000
Project Description: Refresh the Woodward streetscape to maintain and improve the decorative pavers and sidewalks, incorporate landscaping and plantings, add stormwater infiltration, and improve existing transit stops with shelters and other elements to improve the Woodward streetscape.	
Funding Source: DDA, transportation and/or storm water management grant funding	

5. Woodward Parking Bay Reconstruction

Year: 2020-21	Estimated City Share: 100%
Estimated Project Cost: \$150,000	Estimated City Cost: \$150,000

Project Description:
Repair and reconstruct on-street parking bays along east side of Woodward.

Funding Source: Major street fund, infrastructure millage, DDA

D. Parks and Recreation

1. Park Improvements

Year: 2017-23	Estimated City Share: 100%
Estimated Project Cost: \$65,000	Estimated City Cost: \$50,000

Project Description:

Annual capital improvements to parks Citywide. The \$55,000 figure is based on a cost estimate that includes the following projects:

- Repair the Memorial Park fountain (\$15,000)
- Gainsboro Park pathway lighting (\$80,000)
- Victory Park nature play area (\$25,000)
- Gainsboro Park pavilion (\$55,000)
- Community Center big room update (\$150,000)

These projects total \$325,000, which is equal to \$65,000 annually over a 5-year period. Other organizations such as the Garden Club and the Foundation have expressed interest in sponsoring projects, and will likely participate in funding some of the projects. The order in which these projects are completed will be determined in conjunction with the Garden Club and Foundation, and also as part of the upcoming Recreation Master Plan update which will commence in the spring/summer of 2018.

Funding Source: Parks improvement millage, general fund, Garden Club, Foundation

2. Pool Capital Improvements/Repairs

Year: 2018-19, 2020-21, 2022-23	Estimated City Share: 100%
Estimated Project Cost: \$20,000	Estimated City Cost: \$20,000

Project Description:

Ongoing general improvements and maintenance to the pool and associated structures/equipment.

Funding Source: Community center operating millage, general fund

E. Police

1. Capital Improvements

Year: Ongoing	Estimated City Share: 100%
Estimated Project Cost: \$10,000	Estimated City Cost: \$10,000
Project Description: Ongoing upkeep and replacement of police equipment	
Funding Source: General fund	

2. New Police Cruiser

Year: 2020-21	Estimated City Share: 100%
Estimated Project Cost: \$40,000	Estimated City Cost: \$40,000
Project Description: Replace outgoing police cruiser	
Funding Source: General fund	

3. New Police SUV

Year: 2018-19, 2022-23, 2023-24	Estimated City Share: 100%
Estimated Project Cost: \$42,000	Estimated City Cost: \$42,000
Project Description: Replace outgoing police SUV	
Funding Source: General fund	

F. Professional Services

1. Parks and Recreation Master Plan

Year: 2018-19	Estimated City Share: 100%
Estimated Project Cost: \$10,000	Estimated City Cost: \$10,000

Project Description:
5-Year update of parks and recreation master plan.

Funding Source: General fund

G. Water and Sewer

1. Sewer Inspection and Cleaning

Year: 2018-2024	Estimated City Share: 100%
Estimated Project Cost: \$55,000	Estimated City Cost: \$55,000

Project Description:

Inspect and clean combined sewer system. The project has been bid out and will be funded at \$55,000 per year (average) over the period covered by this CIP.

Funding Source: Water and sewer enterprise fund

2. Water Meter Head Replacement

Year: 2019-21	Estimated City Share: 100%
Estimated Project Cost: \$200,000	Estimated City Cost: \$200,000

Project Description:

Replace water meter heads city-wide. The project is anticipated to occur in the summer of 2019, and will be spread across two budget years. Water meter heads were last replaced in the mid-2000's and have about a 15-year lifespan.

Funding Source: Water and sewer enterprise fund

H. Project Summary Table

H. Project Summary Table

			2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Facilities								
F.	1	Commission Room Technology Upgrade	\$12,000					
F.	2	City Hall Energy Optimization		\$25,000				
Infrastructure								
I.	1	Sidewalk Repair/Replacement	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
I.	2	Street Tree Planting	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
I.	3	Ridge/Indiana/Bermuda Reconstruction	\$1,400,000					
I.	4	Woodward Streetscape Improvements	\$10,000	\$230,000				
I.	5	Woodward Parking Bay Reconstruction		\$150,000				
Parks and Recreation								
R.	1	Park Improvements (Ongoing)	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$30,000
R.	2	Pool Capital Improvements/Repairs	\$20,000		\$20,000		\$20,000	
Police								
P.	1	Capital Improvements	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
P.	2	New Police Cruiser			\$40,000			
P.	3	New Police SUV	\$42,000				\$42,000	\$42,000
Professional Services								
PS.	1	Parks and Recreation Master Plan	\$10,000					
Water and Sewer								
W.	1	Sewer Cleaning & Inspection	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000
W.	2	Water Meter Head Replacement		\$100,000	\$100,000			
Total:			\$1,639,000	\$650,000	\$305,000	\$145,000	\$207,000	\$162,000