

City Commission Work Session

Agenda

July 14, 2021 @ 1:30 pm

Commission Chambers

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at <u>cityofwinterpark.org/bpm</u> and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office (407-599-3277) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

agenda time

- 1. Call to Order
- 2. Discussion Item(s)
 - a. Strategic Planning Initial Discussion of Project Priorities 2 hours
- 3. Adjournment



item type Discussion Item(s)	meeting date July 14, 2021
prepared by Peter Moore	approved by Michelle Neuner, Randy Knight
board approval Completed	
strategic objective Fiscal Stewardship	

subject

Strategic Planning - Initial Discussion of Project Priorities

motion / recommendation

background

The Mayor and City Manager will start off this strategic planning session with a discussion of capital planning priorities.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

DRAFT- Non-Recurring Prioritized Project List 7-8-21 - for worksession.pdf

Strategic Planning- Capital Projects Agenda For Today

- Lessons from Metro-Plan (Create 5 Year Plan ("TIP") from 45 year Project List)
- Overview of Funding Shortfalls, Context to Total Budget
- Review and Mark-up Line Item Budgeting (Similar to American Rescue Plan Act Process)
 - Top 5 Major Projects- (Central Park, Progress Point, MLK Park, Other Parks, Old Library)
 - Which phases or projects be pushed out to 6-25 year horizon?
 - Establish Target Budget
 - Other Funding Sources to be pursued?
 - Other Major Projects/Categories (Traffic, Safety, and Internet/Smart Cities)
 - Which phases or projects be pushed out to 6-25 year horizon?
 - Establish Target Budget
 - Should we establish Investment Targets, rather than specific projects? (e.g. allocate 10% of Non-Recurring Project Spending to Traffic?)
 - Other Funding Sources to be pursued?
- Next Steps

STRATEGIC PLANNING FOR NON-RECURRING PROJECTS

Next 5 Year Overview "Big Picture"

5 Year Plan- Costs	\$	100,936,000
Funding Identified	\$	61,428,000
Unfunded in 5 Years	\$	39,508,000
Future Funds Available 2027-2047 For "Non-Recurring" P	rojects	
CRA "Reversion" back into the General Fund	\$	37,308,000
General Fund	\$	17,500,000
Potential Bond Referendum- City Hall	\$	12,500,000
Parks Acquisition and Maintenance Fund	\$	2,000,000
Total	\$	69,308,000

Options to Closing the Gap

- Put off some projects until after 5 years (e.g. Move "unfunded" projects to 2027-2047)
- Reduce the Cost of the Project
 - Simplify/Change Scope
 - Eliminate "Over the Top" elements
 - Add Phasing
- Find More Money (e.g. Borrow, Capital Campaign, Lease to Developer, Grants, State/Federal)
 - Non-Profit Capital Campaign
 - Grants from State or Federal Government
 - Lease or Partner with a User/Developer
 - Borrow Funds

Major Projects (Central Park, Progress Point, MLK,Other Parks, Old Librar	Total Project Costs	5 Year Plan- Costs	Unfunded in 5 Years	6-25 Year Plan- Costs
1 Central Park/Post Office Expansion Note: Assumes "Parks Acquisition Debt"	15,000,000	15,000,000	0	0
2 Progress Point Park and Parking	10,150,000	10,150,000	6,650,000	0
3 MLK Park (Excl Sports Fields)	7,700,000	7,700,000	0	0
4 Other Parks and Land (Swope/Golf Course, Mead, Tree Farm, Wa	18,673,090	8,178,090	800,000	10,495,000
5 Old Library	7,800,000	7,800,000	7,500,000	0

	Total Project Costs	5 Year Plan- Costs	Unfunded in 5 Years	6-25 Year Plan- Costs
6-8 Traffic, Parking and Fairbanks Ave	46,760,348	38,071,348	21,750,000	8,689,000
9 Programs and Operations, Small Projects	4,804,000	4,804,000	400,000	0
10 Internet- Broadband, Smart Cities	2,212,000	2,212,000	0	0
11-12 Other Capital and New Library	7,020,920	7,020,920	2,408,000	0
13 City Hall	12,500,000	0	0	12,500,000

Total Year Available Commerting Commer											
Conts		"Non-Recurring" Project Priorities		ı	_	I					
Non-Recurring Project Funding (Loudinary Profit Funding (Loudinary P				1	·						<u>Borrowed</u>
Total S Year Available			Costs	Costs	Years	Costs	<u>2027</u>	Recovery Act			
				65.465.700			24 200 262	42.052.250			of Assets
Subbatal Ren Recurring Costs (Excluding FDOT, Utility Funds) 12,200,269 12,20				1							6,475,000
1.0					<u>_</u>						(6,475,000) 0
1.0 Central Parkly/rost Office Expansion Land-Replacement Combined USPS Spality 15,000,000 15,000,000 15,000,000 0 7,525,000 0 1,000,000		balance Available		3,/3/,344		37,024,046	2,099,994	837,330	0 200,	000 0	
Land-Replacement Combined USPS Facility 15,000,000 15,000,000 10,000,000 1,000,0		Subtotal- Non-Recurring Costs (Excluding FDOT, Utility Funds)	132,620,358	100,936,358	39,508,000	31,684,000					
Land-Replacement Combined USPS Facility 15,000,000 15,000,000 10,000,000 1,000,0	1.0	Control Book/Doct Office Funcacion									
Note: Assumes *Park Acquisition Debt* 6,475,000 Note: Notember 0.75 acro Valued at 3-4 million		<u> </u>	15 000 000	15 000 000	0		7 525 000	0	1.000	000	C 475 000
Note: Note	DISCUSS	•		15,000,000	U	U	7,525,000	U	1,000,	000	6,475,000
Power			U								
Park-Plase 1- Incl. Use - with tatlon 2,000,000 1,000,000 0 0 2,000,000		Note: Northern 0.75 acre valued at 3-4 million									
Park- Phase 1 - Incl US critination 2,000,000 2,000,000 0 0 2,000,000 1,000,000	2.0	Progress Point Park and Parking									
Palmetto Re-Alignment - Stormwater Phase 1			2,000,000	2,000,000	0	0		2,000,000			
Docume Design Flower Park - Phase 2 Park - Phase 2 Progress Point to Mead to Orland Urban Trail 1,200,000 1,200,00			1,000,000	1,000,000	0	0				000	
Discuss Design/Fluides		Connectivity South Phase 1- Progress Point to Mead to Orland Urban Trail	500,000	500,000	0	0		500,000			
Denning North of Palmetto	Discuss Design/Budge	et Park- Phase 2	2,100,000	2,100,000	2,100,000	0					
Variable	Discuss Design/Budge	et Connectivity South Phase 2- Progress Point to Mead to Orland Urban Trail	1,600,000	1,600,000	1,600,000	0					
Note Secretary	Discuss Design/Budge	et Denning North of Palmetto	1,200,000	1,200,000	1,200,000	0					
No Charge City Buildings/Stage 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	By City???	"Activation" Pad Ready Improvements	750,000	750,000	750,000	0					
Progress Point Garage Commercial/Non-Profit Buildings Commercial/Non			1,000,000	1,000,000	1,000,000	0					
Commercial/Non-Profit Buildings			0	0	0						
3.0 MLK Park (Excl Sports Fields) MLK Park (Improvements FY 23/24???CIP had 3 mill			0	0	0	1					
MIK Park Improvements Pt 23/24727CIP had 3 mill	By Others	Commercial/Non-Profit Buildings	0	0	0	0					
MIK Park Improvements Pt 23/24727CIP had 3 mill	3.0	MLK Park (Excl Sports Fields)									
Land - On Fairbanks, pear Denning Land - Cleaners, Spa Denning at Fairbanks. (Include 250k for Demo) Land - Cleaners, Spa Denning at Fairbanks. (Include 250k for Demo) Land - Cleaners, Spa Denning at Fairbanks. (Include 250k for Demo) Land - Cleaners, Spa Denning at Fairbanks. (Include 250k for Demo) Land - Cleaners, Spa Denning at Fairbanks. (Include 250k for Demo) Land - Cleaners, Spa Denning at Fairbanks. (Include 250k for Demo) Land - Cleaners, Spa Denning at Fairbanks. (Include 250k for Demo) WP 9 Hole/Swoope. Maint Facilities Mead Gardens - Nature Funding Phase 1 - 2021-2031 (563,000 carryover; 500,000 repaid from GF to Water and Sewer) Mead Gardens - Phase 2 Ward Park "Advance Funding" Sports Fields 2021-2031 Land - Cleaners, Pawillion, Cady Way, Lake Baldwin - 5 yr CIP Plan Land, Cady Way, Lake Baldwin - 5 yr CIP Plan Land - Cleaners, Sy CIP Plan Land - Additional Park Space (WP Pines, Killarney) Old Library Old Library Old Library Suilding roof and A/C Garage (60 at 25k per space) Building Improvements South Park Improvements Land - Cleaners, Complex Land - Cleaners, Carlon Complex Land - Cleaners, Carlon Carl	3.0		3.000.000	3.000.000	0	0	3.000.000				
Land - Cleaners, Spa Denning at Fairbanks- (Include 250k for Demo)											
WP 9 Hole/Swoope- Maint Facilities 800,000 800,000 800,000 800,000 0				1 1	0			0	ı		
WP 9 Hole/Swoope- Maint Facilities 800,000 800,000 800,000 800,000 0	4.0	Other Parks and Land (Swope/Golf Course, Mead, Tree Farm, Ward, Sports Fields)									
to Water and Sewer) 638,090 638,090 0 0 0 638,090 495,000 0 0 495,000 0 495,000 0 495,000 0 495,000 0 0 495,000 0 0 495,000 0 0 495,000 0 0 495,000 0 0 0 495,000 0 0 0 0 2,300,000 5,000,000 5,000,000 5,000,000 1,540,			800,000	800,000	800,000	0					
Mead Gardens- Phase 2		Mead Garden "Advance Funding" Phase 1 - 2021-2031 (563,000 carryover; 500,000 repaid from GF	:		-						
Ward Park "Advance Funding" Sports Fields 2021-2031 2,300,000 2,300,000 0 0 2,300,000 1,540,000 1,		to Water and Sewer)	638,090	638,090	0	0			638,090		
Showalter, Tennis, Pavillion, Cady Way, Lake Baldwin- 5 yr CIP Plan 1,540,000 1,540,000 0 0 1,540,000 375,000 1,000,000 1,000,000 0 0 0 625,000 375,000 1,600,000 0 0 0 0 0 0 0 0		Mead Gardens- Phase 2	495,000	0	0	495,000					
Stadium Lighting - 5 yr CIP Plan 1,000,000 1,000,000 0 0 625,000 375,000				1 1	0	0					
Cemetery - 5 yr CIP Plan 1,600,000 1,600,000 0 0 0 0 0 0 0 0		Showalter, Tennis, Pavillion, Cady Way, Lake Baldwin- 5 yr CIP Plan-	1,540,000	1,540,000	0	0			1,540,000		
Shady Park Improvements - 5 yr CIP Plan 300,000 300,000 0 0 300,000 Tree Farm- NW Sports Complex 5,000,000 0 0 5,000,000 Note: Tree Farm 14 acres Value of \$3-5 mill Land- Additional Park Space (WP Pines, Killarney) 5,000,000 0 0 5,000,000 5.0 Old Library Old Library Building roof and A/C 300,000 300,000 0 0 300,000 Garage (60 at 25k per space) 1,500,000 1,500,000 0 0 Building Improvements 6,000,000 6,000,000 6,000,000 0				1 1	0	0			625,000		
Tree Farm- NW Sports Complex Note: Tree Farm 14 acres Value of \$3-5 mill Land- Additional Park Space (WP Pines, Killarney) 5.0 Old Library Old Library Building roof and A/C Garage (60 at 25k per space) Building Improvements One Description 5,000,000 0 0 0 5,000,000 5,000,000 0 0 5,000,000 0 0 0 5,000,000 0 0 0 0 300,000 1,500,000 1,500,000 6,000,000 6,000,000 6,000,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0				1 ' '	0	0				1,600,000	
Note: Tree Farm 14 acres Value of \$3-5 mill Land- Additional Park Space (WP Pines, Killarney) 5,000,000 0 5,000,000 5,000,000 5.0 Old Library Duilding roof and A/C Garage (60 at 25k per space) Building Improvements 300,000 300,000 1,500,000 1,500,000 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0						1	300,000				
Land- Additional Park Space (WP Pines, Killarney) 5,000,000 0 5,000,000 5.0 Old Library Old Library Building roof and A/C 300,000 300,000 0 300,000 Garage (60 at 25k per space) 1,500,000 1,500,000 0 0 Building Improvements 6,000,000 6,000,000 6,000,000 0			5,000,000	0	0	5,000,000					
5.0 Old Library Old Library Building roof and A/C Garage (60 at 25k per space) Building Improvements Old Library Building roof and A/C 1,500,000 1,500,000 1,500,000 0 0 300,000 0 0 0 0 0 0 0 0 0 0 0			F 000 000		0	F 000 000					
Old Library Building roof and A/C 300,000 300,000 0 300,000 Garage (60 at 25k per space) 1,500,000 1,500,000 0 Building Improvements 6,000,000 6,000,000 6,000,000 0		Lang- Additional Park Space (WP Pines, Killarney)	5,000,000	0	0	5,000,000					
Old Library Building roof and A/C 300,000 300,000 0 300,000 Garage (60 at 25k per space) 1,500,000 1,500,000 0 Building Improvements 6,000,000 6,000,000 6,000,000 0	5.0	Old Library									
Garage (60 at 25k per space) Building Improvements 1,500,000 1,500,000 1,500,000 6,000,000 0 0	-		300,000	300,000	0	0		300,000			
Building Improvements 6,000,000 6,000,000 0				- · · · · · · · · · · · · · · · · · · ·	1,500,000	0		-			
						0					
Note: Value on Sale \$6-10 million		Note: Value on Sale \$6-10 million									
						I					

	"Non-Recurring" Project Priorities					5 YEAR PLAN FY 2022/2026						
	Ţ	Total Project	5 Year Plan-	Unfunded in 5	6-25 Year Plan-	CRA- Thru	Amercan	General Funds	- Parks	Other Misc B	Borrowed	
		Costs	Costs	Years	Costs	2027	Recovery Act	CIP Plan 22/26	Acquisition	Funded Sources	Funds/Sale	
	Non-Recurring Project Funding (Excluding FDOT and Utility Funds)								<u>Fund</u>		of Assets	
	Total 5 Year Available		65,165,702		69,308,848	34,209,262	12,953,350	5,103,09	2,200,000	4,225,000	6,475,000	
	Committed		(61,428,358))	(31,684,000)	(31,509,268)	(12,116,000) (5,103,09	0) (2,000,000	(4,225,000) (6,475,000	
	Balance Available		3,737,344	_	37,624,848	2,699,994	837,350	(200,000	0	(
	Subtotal- Non-Recurring Costs (Excluding FDOT, Utility Funds)	132,620,358	100,936,358	39,508,000	31,684,000							
6.0	Traffic, Multi-Modal and Calming Priorities (Excluding FDOT Funded Projects)											
	Misc Traffic Projects			_								
"Top 6"	New York Streetscape	1,061,120	1,061,120		0	1,061,120						
"Top 6"	Neighborhood Traffic Calming	500,000	500,000		0	250,000	250,000					
"Top 6"	Bike and Mobility Plan Implementation (Excluding Progress Point to Mead)	1,000,000	1,000,000	1,000,000	0							
"Top 6"	Infrastructure Bill Prep- Conceptual Design and Studies-(for example: Lakemont, Aloma, Glenridge)	500,000	500,000	500,000	0							
Discuss	Traffic Enhancements	2,000,000	2,000,000	•	0		750,000					
Discuss	Pedestrian/Bike Bridge alongside SunRail at north 17-92	1,000,000	1,000,000		0			_				
	Ravaudage Roadway Improvements	400,000	400,000	0	0					400,000		
	Traffic Signalization (See Also Smart Cities/Internet)	0	0	0	0							
	Hannibal Sq Connectivity	200,000	200,000	0	0	200,000						
	Trees and ROW for 17/92 Project	5,185,228	5,185,228	0	0	5,185,228						
	Lakemont Ave "Complete Streets"	8,000,000	8,000,000	8,000,000	0							
	Downtown Circulator	450,000	0	0	450,000							
	Fairbanks Denning Traffic Improvements -Pedestrian Crossing???	1,000,000	0	0	1,000,000	0						
	Failing Intersections: "E,F" (See Also FDOT Projects)											
Discuss	Const - North/South Intersection Denning at Fairbanks- See also MLK Park	1,000,000	1,000,000	1,000,000	0							
Discuss	Fairbanks /Orange Ave/Pennsylvania at RR track - "Quick Solve" lane reduction	50,000	50,000	0	0	50,000						
	Aloma (426) at Lakemont	3,000,000	3,000,000	3,000,000	0							
	Note: FDOT Funded Projects are not included. Over \$15 million of projects on Fairbanks, 17-92 and	d Orange Ave are	underway									
	Other Intersections: "C,D"											
"Top 6"	Orange Avenue Traffic Improvements (See also Intersection, below)	1,000,000	1,000,000	1,000,000	0							
	Orange/Denning/Minn-Roundabout? (EB is "F"), see also Traffic Improvements on Orange Ave,											
	Above	4,000,000	4,000,000	4,000,000	0							
	Glenridge Intersection	1,239,000	1,000,000	1,000,000	239,000							
Discuss	East/West Intersection Denning at Fairbanks- See MLK Park	3,000,000	0	0	3,000,000							
	Westbound Morse onto 17-92	4,000,000		0	4,000,000							
7.0	Parking Expansion											
7.0	CRA-Comstock at MLK Parking Project Carryover 2021	175,000	175,000	0	0	175,000						
	Parking Garages (expand for detail)	8,000,000	8,000,000		0	8,000,000						
	6 -	-,,	3,000,000			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,						
8.0	Fairbanks Improvement											
Discuss	Killarney Annexation - Fire Station	0	0	0	0							
	Park Land and Parking	0	0	0	0							
0.0	"Smart City" - Eihar/Broadhand Futura Phases											
9.0	"Smart City" -Fiber/Broadband Future Phases Public Wifi	250,000	250,000	0	0		250,000					
	Phase 1 Connect Facilities with Fiber	962,000	962,000		0		962,000					
	Phase 2 Smart City	302,000	962,000		0		302,000					
"Top 6"	Phase 2 Smart City Phase 2 Smart City - Traffic Signal Upgrades and Master Plan	1,000,000	1,000,000	ū	0		1,000,000					
	Thuse 2 smart city - Hame signal Oppraces and Master Flan	1,000,000	1,000,000	U	ľ		1,000,000					
1000	Phase 3 - Fiber to the Home- WP Elec Customers	0	Λ	Λ	0							

"Non-Recurring" Project Priorities					5 YEAR PLAN FY 2022/2026					
	Total Project	5 Year Plan-	Unfunded in 5	6-25 Year Plan-	CRA- Thru	Amercan	General Funds-		Other Misc	Borrowed
	Costs	<u>Costs</u>	<u>Years</u>	<u>Costs</u>	<u>2027</u>	Recovery Act	CIP Plan 22/26	Acquisition	Funded Sources	
Non-Recurring Project Funding (Excluding FDOT and Utility Funds)								<u>Fund</u>		of Assets
Total 5 Year Available		65,165,702		69,308,848	34,209,262	12,953,350	5,103,090			
Committed		(61,428,358)	-	(31,684,000)	(31,509,268)) (6,475,00
Balance Available		3,737,344		37,624,848	2,699,994	837,350	0	200,000	0	
Subtotal- Non-Recurring Costs (Excluding FDOT, Utility Funds)	132,620,358	100,936,358	39,508,000	31,684,000						
	132,020,336	100,930,338	39,508,000	31,084,000						
General Fund - Programs and Operations	200,000	200,000	0	0		000 000				
Offset Revenue Losses 2016 Vision and Village Charm Character Design and Survey	800,000 100,000	800,000 100,000	50,000	0		800,000 50,000				
Community Survey	100,000	0	30,000			30,000				
Community Survey										
Non-Profit Support										
Library Operations- 18 months	600,000	600,000	0	0		600,000				
Recurring Support Non-Profits	300,000	300,000	0	0		300,000				
All Other Non-Profits	200,000	200,000	0	0		200,000				
Library- See above		0								
Mead Garden- See above		0								
Households and Small Businesses										
Household and Small Business - American Recovery Act Allocation (\$7000 by Commission, specifics	TBD)									
Humanitarian Support	100,000	100,000	0	0		100,000				
Utility Payment Assistance Program	100,000	100,000	0	0		100,000				
Business Façade Program (One time In addition to "Recurring")	100,000	100,000	0	0		100,000				
Business Recruitment Program	400,000	400,000	0	0		400,000				
CRA Small Scale CIP Improvements- 5 yr CIP (Keep as "Recurring")	0	0	0	0	0					
CRA Infrastructure Improvements- 5 yr CIP (Keep as "Recurring")	0	0	0	0	0					
Tourism, Travel and Hospitality										
Central Park Stage (5 yr CIP had 500k in FY 24)	1,300,000	1,300,000	0	0	500,000	800,000				
Downtown Restroom	350,000	350,000	350,000	0	300,000	0				
Dredge Canal - Boat Tour	100,000	100,000	0	0		100,000				
Other	200,000	200,000	0	0		200,000				
Dinky Dock	154,000	154,000	0	0		154,000				
liber										
<u>Library</u> Ampitheater	750,000	750,000	0	0					750,000	
Library Art and Furnishings	800,000		0	-		800,000			, 55,555	
Computers	222,200		0	0		322,200				
Start-Up Deficit			0	0						
Other Control towards										
Other Capital Investments City Hall Roof (Use Facility Maint Reserves)	0	0	0	0						
Cyber-Security Cyber-Security	500,000	500,000	0	0		500,000				
CRA Stormwater Carryover from 2021	562,920	562,920	0	0	562,920	300,000				
Station 64 Improvements	2,175,000	2,175,000	2,175,000	0	,					
Fire Training Facility	550,000	550,000	0	0		550,000				
Sustainability Program- Vehicles and Equipment	350,000	350,000	0	0		350,000				
Charging Stations	100,000	100,000	0	0		-			100,000	
Solar Farm/Awning	1,000,000	1,000,000	0	0					1,000,000	
Accelerate Housing Authority Capex	233,000	233,000	233,000	0						
City Hall										
<u>Сіту Hall</u> City Hall- Reimagine/Replace	12,500,000	0	0	12,500,000						
7 0 7				,===,000						
Subtotal- Non-Recurring Costs (Excluding FDOT, Utility Funds)	132,620,358	100,936,358	39,508,000	31,684,000	31,509,268	12,116,000	5,103,090	2,000,000	4,225,000	6,475,0