



# 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 [cityofwinterpark.org/bpm](http://cityofwinterpark.org/bpm) 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](tel: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.

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



# City Commission **agenda item**

<b>item type</b> Discussion Item(s)	<b>meeting date</b> July 14, 2021
<b>prepared by</b> Peter Moore	<b>approved by</b> Michelle Neuner, Randy Knight
<b>board approval</b> Completed	
<b>strategic objective</b> 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" Projects

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

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

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

"Non-Recurring" Project Priorities

Non-Recurring Project Funding (Excluding FDOT and Utility Funds)

Total 5 Year Available  
Committed  
Balance Available

Subtotal- Non-Recurring Costs (Excluding FDOT, Utility Funds)

Total Project Costs	5 Year Plan- Costs	Unfunded in 5 Years	6-25 Year Plan- Costs
	65,165,702		69,308,848
	(61,428,358)		(31,684,000)
	3,737,344		37,624,848
132,620,358	100,936,358	39,508,000	31,684,000

5 YEAR PLAN FY 2022/2026					
CRA- Thru 2027	Amercan Recovery Act	General Funds- CIP Plan 22/26	Parks Acquisition Fund	Other Misc Funded Sources	Borrowed Funds/Sale of Assets
34,209,262	12,953,350	5,103,090	2,200,000	4,225,000	6,475,000
(31,509,268)	(12,116,000)	(5,103,090)	(2,000,000)	(4,225,000)	(6,475,000)
2,699,994	837,350	0	200,000	0	0

1.0	Central Park/Post Office Expansion								
Discuss	Land- Replacement Combined USPS Facility	15,000,000	15,000,000	0	0	7,525,000	0	1,000,000	6,475,000
	Note: Assumes "Parks Acquisition Debt"	6,475,000							
	Note: Northern 0.75 acre Valued at 3-4 million								
2.0	Progress Point Park and Parking								
	Park- Phase 1 - (incl UG exfiltration)	2,000,000	2,000,000	0	0		2,000,000		
	Palmetto Re-Alignment + Stormwater Phase 1	1,000,000	1,000,000	0	0			1,000,000	
	Connectivity South Phase 1- Progress Point to Mead to Orland Urban Trail	500,000	500,000	0	0		500,000		
Discuss Design/Budget	Park- Phase 2	2,100,000	2,100,000	2,100,000	0				
Discuss Design/Budget	Connectivity South Phase 2- Progress Point to Mead to Orland Urban Trail	1,600,000	1,600,000	1,600,000	0				
Discuss Design/Budget	Denning North of Palmetto	1,200,000	1,200,000	1,200,000	0				
By City???	"Activation" Pad Ready Improvements	750,000	750,000	750,000	0				
By City???	Arrival Court	1,000,000	1,000,000	1,000,000	0				
By City???	City Buildings/Stage	0	0	0	0				
By Others	Progress Point Garage	0	0	0	0				
By Others	Commercial/Non-Profit Buildings	0	0	0	0				
3.0	MLK Park (Excl Sports Fields)								
	MLK Park Improvements FY 23/24??CIP had 3 mill	3,000,000	3,000,000	0	0	3,000,000			
	Land - On Fairbanks, near Denning	3,000,000	3,000,000	0	0	3,000,000			
	Land - Cleaners, Spa Denning at Fairbanks- (Include 250k for Demo)	1,700,000	1,700,000	0	0	1,700,000	0		
4.0	Other Parks and Land (Swope/Golf Course, Mead, Tree Farm, Ward, Sports Fields)								
	WP 9 Hole/Swoope- Maint Facilities	800,000	800,000	800,000	0				
	Mead Garden "Advance Funding" Phase 1 - 2021-2031 (563,000 carryover; 500,000 repaid from GF to Water and Sewer)	638,090	638,090	0	0		638,090		
	Mead Gardens- Phase 2	495,000	0	0	495,000				
	Ward Park "Advance Funding" Sports Fields 2021-2031	2,300,000	2,300,000	0	0		2,300,000		
	Showalter, Tennis, Pavillion, Cady Way, Lake Baldwin- 5 yr CIP Plan-	1,540,000	1,540,000	0	0		1,540,000		
	Stadium Lighting - 5 yr CIP Plan	1,000,000	1,000,000	0	0		625,000		375,000
	Cemetery - 5 yr CIP Plan	1,600,000	1,600,000	0	0				1,600,000
	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	1,500,000	0				
	Building Improvements	6,000,000	6,000,000	6,000,000	0				
	Note: Value on Sale \$6-10 million								



"Non-Recurring" Project Priorities

Non-Recurring Project Funding (Excluding FDOT and Utility Funds)

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Traffic, Multi-Modal and Calming Priorities (Excluding FDOT Funded Projects)

Misc Traffic Projects

"Top 6" New York Streetscape  
"Top 6" Neighborhood Traffic Calming  
"Top 6" Bike and Mobility Plan Implementation (Excluding Progress Point to Mead)

"Top 6" Infrastructure Bill Prep- Conceptual Design and Studies-(for example: Lakemont, Aloma, Glenridge)

Discuss Traffic Enhancements

Discuss Pedestrian/Bike Bridge alongside SunRail at north 17-92

Ravaudage Roadway Improvements

Traffic Signalization (See Also Smart Cities/Internet)

Hannibal Sq Connectivity

Trees and ROW for 17/92 Project

Lakemont Ave "Complete Streets"

Downtown Circulator

Fairbanks Denning Traffic Improvements -Pedestrian Crossing???

Failing Intersections: "E,F" (See Also FDOT Projects)

Discuss Const - North/South Intersection Denning at Fairbanks- See also MLK Park

Discuss Fairbanks /Orange Ave/Pennsylvania at RR track - "Quick Solve" lane reduction

Aloma (426) at Lakemont

Note: FDOT Funded Projects are not included. Over \$15 million of projects on Fairbanks, 17-92 and Orange Ave are underway

Other Intersections: "C,D"

"Top 6" Orange Avenue Traffic Improvements (See also Intersection, below)

Orange/Denning/Minn-Roundabout? (EB is "F"), see also Traffic Improvements on Orange Ave, Above

Glenridge Intersection

Discuss East/West Intersection Denning at Fairbanks- See MLK Park

Westbound Morse onto 17-92

Parking Expansion

7.0 CRA-Comstock at MLK Parking Project Carryover 2021

Parking Garages (expand for detail)

Fairbanks Improvement

Discuss Killarney Annexation - Fire Station

Park Land and Parking

"Smart City" -Fiber/Broadband Future Phases

Public Wifi

Phase 1 Connect Facilities with Fiber

Phase 2 Smart City

"Top 6" Phase 2 Smart City - Traffic Signal Upgrades and Master Plan

Phase 3 - Fiber to the Home- WP Elec Customers

Phase 4 - Fiber to the Home- Duke Power Customers

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2,699,994	837,350	0	200,000	0	0

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General Fund - Programs and Operations

Offset Revenue Losses  
2016 Vision and Village Charm Character Design and Survey  
Community Survey

Non-Profit Support

Library Operations- 18 months  
Recurring Support Non-Profits  
All Other Non-Profits  
Library- See above  
Mead Garden- See above

Households and Small Businesses

Household and Small Business - American Recovery Act Allocation (\$7000 by Commission, specifics TBD)  
Humanitarian Support  
Utility Payment Assistance Program  
Business Façade Program (One time In addition to "Recurring")  
Business Recruitment Program  
CRA Small Scale CIP Improvements- 5 yr CIP (Keep as "Recurring")  
CRA Infrastructure Improvements- 5 yr CIP (Keep as "Recurring")

Tourism, Travel and Hospitality

Central Park Stage (5 yr CIP had 500k in FY 24)  
Downtown Restroom  
Dredge Canal - Boat Tour  
Other  
Dinky Dock

Library

Ampitheater  
Library Art and Furnishings  
Computers  
Start-Up Deficit

Other Capital Investments

City Hall Roof (Use Facility Maint Reserves)  
Cyber-Security  
CRA Stormwater Carryover from 2021  
Station 64 Improvements  
Fire Training Facility  
Sustainability Program- Vehicles and Equipment  
Charging Stations  
Solar Farm/Awning  
Accelerate Housing Authority Capex

City Hall

City Hall- Reimagine/Replace

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800,000	800,000	0	0
100,000	100,000	50,000	0
	0		
600,000	600,000	0	0
300,000	300,000	0	0
200,000	200,000	0	0
	0		
	0		
100,000	100,000	0	0
100,000	100,000	0	0
100,000	100,000	0	0
400,000	400,000	0	0
0	0	0	0
0	0	0	0
1,300,000	1,300,000	0	0
350,000	350,000	350,000	0
100,000	100,000	0	0
200,000	200,000	0	0
154,000	154,000	0	0
750,000	750,000	0	0
800,000	800,000	0	0
		0	0
		0	0
0	0	0	0
500,000	500,000	0	0
562,920	562,920	0	0
2,175,000	2,175,000	2,175,000	0
550,000	550,000	0	0
350,000	350,000	0	0
100,000	100,000	0	0
1,000,000	1,000,000	0	0
233,000	233,000	233,000	0
12,500,000	0	0	12,500,000
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31,509,268	12,116,000	5,103,090	2,000,000	4,225,000	6,475,000