



City Commission Work Session

Agenda

August 10, 2021 @ 3:00 pm

Virtual

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at 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.

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1. Call to Order
 2. Discussion Item(s)
 - a. Strategic Planning/Capital Planning Discussion 2 hours
 3. Adjournment



City Commission **agenda item**

item type Discussion Item(s)	meeting date August 10, 2021
prepared by Michelle del Valle	approved by Michelle del Valle, Randy Knight
board approval Completed	
strategic objective	

subject

Strategic Planning/Capital Planning Discussion

motion / recommendation

background

The City Commission met on July 14th to begin the strategic planning/capital planning process. Mayor Anderson introduced a spreadsheet to categorize projects into two groups: planned funding within 1-5 years and long term planning for 6-25 years. The spreadsheet also included many potential funding sources.

The City Commission had a healthy discussion about the process and many of the major funding sources and projects. At the conclusion of the meeting the Commission was tasked with, "...identifying projects for a 5-year plan and 6-25-year plan, address cost/budget for specific projects, and then identify strategy to address funding deficit to discuss at next work session," to prepare for the next work session.

Attached are the documents provided at the previous meeting to serve as a guide for the discussion.

alternatives / other considerations

fiscal impact

ATTACHMENTS:

[Capital Planning Spreadsheet.pdf](#)

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)

Total 5 Year Available
Committed
Balance Available

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

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

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	0
"Top 6"	Neighborhood Traffic Calming	500,000	500,000	0	0
"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
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Discuss	Traffic Enhancements	2,000,000	2,000,000	1,250,000	0
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Discuss	Pedestrian/Bike Bridge alongside SunRail at north 17-92	1,000,000	1,000,000	1,000,000	0
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	Ravaudage Roadway Improvements	400,000	400,000	0	0
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	Traffic Signalization (See Also Smart Cities/Internet)	0	0	0	0
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	Hannibal Sq Connectivity	200,000	200,000	0	0
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	Trees and ROW for 17/92 Project	5,185,228	5,185,228	0	0
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	Lakemont Ave "Complete Streets"	8,000,000	8,000,000	8,000,000	0
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	Downtown Circulator	450,000	0	0	450,000
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	Fairbanks Denning Traffic Improvements -Pedestrian Crossing???	1,000,000	0	0	1,000,000
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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
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Discuss	Fairbanks /Orange Ave/Pennsylvania at RR track - "Quick Solve" lane reduction	50,000	50,000	0	0
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	Aloma (426) at Lakemont	3,000,000	3,000,000	3,000,000	0
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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)	1,000,000	1,000,000	1,000,000	0
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	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
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	Glenridge Intersection	1,239,000	1,000,000	1,000,000	239,000
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Discuss	East/West Intersection Denning at Fairbanks- See MLK Park	3,000,000	0	0	3,000,000
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	Westbound Morse onto 17-92	4,000,000		0	4,000,000
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Parking Expansion

7.0	CRA-Comstock at MLK Parking Project Carryover 2021	175,000	175,000	0	0
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	Parking Garages (expand for detail)	8,000,000	8,000,000	0	0
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Fairbanks Improvement

Discuss	Killarney Annexation - Fire Station	0	0	0	0
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	Park Land and Parking	0	0	0	0
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"Smart City" -Fiber/Broadband Future Phases

9.0	Public Wifi	250,000	250,000	0	0
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	Phase 1 Connect Facilities with Fiber	962,000	962,000	0	0
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	Phase 2 Smart City	0	0	0	0
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"Top 6"	Phase 2 Smart City - Traffic Signal Upgrades and Master Plan	1,000,000	1,000,000	0	0
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	Phase 3 - Fiber to the Home- WP Elec Customers	0	0	0	0
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	Phase 4 - Fiber to the Home- Duke Power Customers	0	0	0	0
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2,699,994	837,350	0	200,000	0	0

"Non-Recurring" Project Priorities					5 YEAR PLAN FY 2022/2026					
	Total Project Costs	5 Year Plan- Costs	Unfunded in 5 Years	6-25 Year Plan- Costs	CRA- Thru 2027	Amercan Recovery Act	General Funds- CIP Plan 22/26	Parks Acquisition Fund	Other Misc Funded Sources	Borrowed Funds/Sale of Assets
Non-Recurring Project Funding (Excluding FDOT and Utility Funds)										
	Total 5 Year Available	65,165,702		69,308,848	34,209,262	12,953,350	5,103,090	2,200,000	4,225,000	6,475,000
	Committed	(61,428,358)		(31,684,000)	(31,509,268)	(12,116,000)	(5,103,090)	(2,000,000)	(4,225,000)	(6,475,000)
	Balance Available	3,737,344		37,624,848	2,699,994	837,350	0	200,000	0	0
Subtotal- Non-Recurring Costs (Excluding FDOT, Utility Funds)										
	132,620,358	100,936,358	39,508,000	31,684,000						
10.1	General Fund - Programs and Operations									
	Offset Revenue Losses	800,000	800,000	0	0	800,000				
	2016 Vision and Village Charm Character Design and Survey	100,000	100,000	50,000	0	50,000				
	Community Survey		0							
10.2	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							
10.3	Households and Small Businesses									
Discuss	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				
10.4	Tourism, Travel and Hospitality									
Discuss	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		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			
11.0	Library									
	Ampitheater	750,000	750,000	0	0				750,000	
	Library Art and Furnishings	800,000	800,000	0	0	800,000				
	Computers		0	0	0					
	Start-Up Deficit		0	0	0					
12.0	Other Capital Investments									
	City Hall Roof (Use Facility Maint Reserves)	0	0	0	0					
	Cyber-Security	500,000	500,000	0	0	500,000				
	CRA Stormwater Carryover from 2021	562,920	562,920	0	0	562,920				
	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					
13.0	City Hall									
	City Hall- Reimagine/Replace	12,500,000	0	0	12,500,000					
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	6,475,000