

Attachment

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**CITY OF NORTH PORT
COMMISSION AGENDA ITEM**

Item No. _____
(City Clerk's Use Only)

MEETING FOR:

Regular
Fire Rescue District
Road & Drainage District
Solid Waste District
Other: _____

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Meeting of: November 9, 2010
Department: City Manager's Office
Prepared by: Daniel Schult
Date Prepared: November 3, 2010
Exhibits: Project Matrix

AGENDA SUBJECT: Discussion and action regarding Commission priorities on projects and funding.

RECOMMENDED ACTION: Review and provide direction on project priorities and funding.

SUMMARY:

APPROVED BY:

Department Director:

City Manager:

Initial

Date

| | |
|------------|----------------|
| <u>DPS</u> | <u>11/3/10</u> |
| <u>DPS</u> | <u>11/3/10</u> |



City of North Port
Finance Department
4970 City Hall Boulevard
North Port, FL 34286
Phone (941) 429-7107
Fax (941) 429-7209

TO: Steve Crowell, City Manager
FROM: Terri Gould, Finance Director
DATE: May 25, 2010
SUBJECT: Warm Mineral Springs

Over the last few months, the City's Management Team has met to discuss the Capital Improvement Program (CIP) and possible funding sources for the acquisition of Warm Mineral Springs. During these meetings each project's funding status, in the CIP, was evaluated to determine: if project monies were available for other uses, if project savings were anticipated/would be realized and if identified available funding sources were eligible for use in acquiring Warm Mineral Springs. Based on these evaluations, the available, eligible funding totaled \$6,181,069. Following is a detailed breakdown of the funding sources comprising this amount:

Fiscal Year 2007 Appropriations

| | |
|--|-------------|
| Fund 144 Escheated Lots – Land | |
| Myakkahatchee Creek Corridor (project savings) | \$1,708,354 |
| Fund 305 Surtax II | |
| Fire Station 82 (project savings) | \$114,767 |

Fiscal Year 2009 Appropriations

| | |
|--|-------------|
| Fund 144 Escheated Lots - Land | |
| Myakkahatchee Creek Corridor (project savings) | \$2,708,788 |

Fiscal Year 2010 Appropriations

| | |
|---|---------------------------|
| Fund 305 Surtax II | |
| Replacement Rescues (Ambulances) (project savings) | \$30,000 |
| Fund 306 Surtax III | |
| Future Parks (available funds) | \$438,091 |
| Water Transmission Service Improvements (available funds) | \$750,000 |
| Sewer Line Extensions (available funds) | \$226,066 |
| Fund 420 Utility Fund | |
| Sewer Line Extensions (available funds) | <u>\$205,003</u> |
| Total | <u>\$6,181,069</u> |

| Project/Priority | Est. Cost | Funding | | Est. Operating (1st 3 years) | Project Status |
|---|-----------------------------------|-----------|---------|---------------------------------|---|
| | | 2010-11 | 2011-12 | | |
| Warm Mineral Springs | Unknown | 5,000,000 | 0 | Unknown | Negotiations underway per City Commission direction Possible partnership with Sarasota County Extremely short timeframe (close by mid-December) Note: Previous option to buy included water/sewer improvements by City -- \$1,181,069 |
| NCAA Baseball Fields | 5,885,647 | 4,500,000 | 0 | 355,763 205,013 215,264 | Pending financial/feasibility study -- est. \$30,000 Compressed timeline to meet March 2012 completion RFQ was tentatively set to go out 11/8/10 |
| Aquatic Center/Pool | 5,000,000 4,300,000 | 3,220,000 | 500,000 | 719,129 755,085 792,839 | If water park referendum fails--family aquatic center w/25 meter pool if water park referendum passes--50 meter pool only Some restricted funding -- \$896,000 parks/\$500,000 water recreation |
| Blueways Phase I | 415,150 | 450,000 | 0 | 6,000 9,000 12,000 | Applied for \$60,000 grant for construction (reimbursable) Phase IA could cover Blue Ridge to Mckibben -- est. \$100,000 Some restricted funding -- \$20,000/water recreation |
| Big League Dreams | 20,000,000 | 0 | 0 | BLD USA | License Agreement effective July 26, 2010 -- \$450,000 Requires planning and design phase implementation Initial research for acreage -- up to \$8 million w/no utilities Notice to terminate agreement for 100% refund must be no later than April 26, 2011 |
| Economic Development immediate needs future opportunities | 2,400,000 1,500,000 | 0 | 0 | N/A N/A | Incentives that could bring over 200 jobs to North Port Establish funding source for future incentives |

**NORTH PORT CITY COMMISSION
MINUTES OF SPECIAL MEETING
TUESDAY, NOVEMBER 9, 2010**

PRESENT: Commissioner Blucher, Chair; Commissioner Jones, Vice-Chair; Commissioners Garofalo, Treubert, and Yates; Commission Intern Demkovskiy; Interim City Manager Lewis; City Attorney Robinson; City Clerk Raimbeau; Deputy City Clerk Adkins; and Interim Police Chief Vespia.

The North Port City Commission Special Meeting was called to order in City Chambers at 1:00 p.m. by Chair Blucher.

The Pledge of Allegiance was led by the Commission

1. DISCUSSION, AND ACTION, REGARDING COMMISSION PRIORITIES ON PROJECTS AND FUNDING.

Interim City Manager Lewis reported the reasoning for scheduling the meeting. Thereafter, Assistant City Manager Schult provided a summary of the costs and funding sources of each proposed Commission priority: (1) Warm Mineral Springs; (2) NCAA Baseball Fields; (3) **Aquatic Center/Pool at Butler Park;** (4) Blueways Phase I; (5) Big League Dreams; and (6) Economic Development (incentives).

Questions and concerns ensued: (1) clarification was provided that items 1 through 4 are included in the City's Capital Improvement Program; (2) the Escheated Lot funds for the Aquatic Center can be switched with the Surtax III funds; (3) some of the costs expended have been in-house however, approximately \$90,000 has been expended thus far in appraisal, survey costs, and legal costs; \$10,000 in negotiating the original licensing agreement for Big League Dreams; \$450,000 for the licensing payment and for consulting fees for the Aquatics Master Plan; \$5,800 on the NCAA Baseball Fields; and \$4,000 on the aquatic center/pool; (4) an economic impact report on the City's investments is in the process of being compiled for the proposed projects; (5) the cost for the NCAA fields was confirmed to be \$5.8 million; (6) a study will be made on the Level of Service impact of Price Boulevard traffic in connection with the anticipated attendance at the proposed NCAA ball fields; (7) the opportunity to purchase Warm Mineral Springs has changed to a Fee Simple Sale of property; (8) with the most recent sale offer of Warm Mineral Springs, the City and Sarasota County operating roles and costs need to be determined; (9) Commissioner Yates recommended adding road resurfacing to the list of priorities; and (10) clarification was provided that Sarasota County is partnering with the City in the Economic Development priority, and their financial contribution and participation are in addition to the estimated costs stated in the backup material. Thereafter, public comment was held.

Commissioner Jones moved to approve the Commission priorities as follows: Priority #1 for the Economic Development funds to be set aside as proposed. Priority #2, the Aquatic Facilities to be pursued as a 50 meter pool. Priority #3 to continue with the Blueways Project as proposed. Priority #4 to bring back a proposal for Warm Mineral Springs. No other projects on the list shall be pursued. Lastly, to send letter to Big League Dreams requesting a refund of the City's money; seconded by Commissioner Blucher. Motion failed on a one-to-four (1-4) vote. Commissioners Garofalo, Blucher, Treubert, and Yates dissenting for reasons stated during discussion.

Discussion ensued: (1) Commissioner Garofalo could not support the motion because it was all-inclusive; (2) Commissioner Blucher agreed with the 50 meter pool but disagreed with the Blueways and did not support the motion the way it was stated; (3) Commissioner Treubert did not support the motion

due to not including all of the proposed projects and as funding comes in, projects could change; and (4) Commissioner Yates expressed concern that North Port residents did not want to purchase Warm Mineral Springs, that road rehabilitation in the community was an economic driver, and the City could apply the funds currently earmarked for the purchase of Warm Mineral Springs toward road resurfacing.

Commissioner Garofalo moved to approve \$3.5 million in the fund for Economic Development for current projects and establishing a future fund; to move forward with 50 meter pool with the amenities at Butler Park for approximately \$4.3 million; to move forward with Warm Mineral Springs and the savings from all projects not on the list of priorities shall be allocated to an additional road fund. The motion died for lack of a second.

Commissioner Jones moved to approve \$4 million for the Economic Development fund to be allocated from funds previously allocated to the NCAA Baseball Fields project; seconded by Commissioner Garofalo. Motion carried on a three-to-two (3-2) vote. Commissioner Blucher, Commissioner Treubert dissenting. No reasons were stated.

Commissioner Garofalo moved to approve the 50 meter swimming pool, by using its current funding; moving the Blueways Phase I project from the Surtax funding for 2010-2011 to the 2011-2012 Fiscal Year and allocating the 2010-2011 funding of \$450,000, as well as the \$3.7 million savings from the NCAA Baseball fields to be applied to the 50 meter pool at Butler Park for the 2010-2011 funding year; seconded by Commissioner Jones. Motion carried unanimously.

Commissioner Treubert moved to put all priority projects listed on hold with no further staff time devoted, until a decision is made on Warm Mineral Springs; seconded by Commissioner Garofalo. Motion carried on a four-to-one (4-1) vote. Commissioner Yates dissenting.

Commissioner Yates opposed the City's acquisition of Warm Mineral Springs due to the current difficult economic times and that this use of public funds does not benefit North Port residents directly and it would be a mistake to pursue something that North Port citizens oppose. A town hall meeting was recommended.

2. **PUBLIC COMMENT:** 3:37 p.m. – 3:42 p.m.

3. **ADJOURNMENT:**

Chair Blucher adjourned the North Port City Commission Special Meeting at 3:43 p.m.

CITY OF NORTH PORT, FLORIDA

ATTEST:

BY: _____
JIM BLUCHER, COMMISSION
CHAIR

HELEN M. RAIMBEAU, MMC
CITY CLERK

APPROVED NOVEMBER 22, 2010

Minutes approved at the Commission Regular Meeting
this _____ Day of _____ 2010.