

City of Port St. Lucie

121 SW Port St. Lucie Blvd.
Port St. Lucie, Florida 34984



Meeting Agenda

Summer Workshop Day 2

Thursday, July 24, 2025

8:30 AM

Port St. Lucie Community Center, 2195 SE Airoso Blvd., Port St. Lucie, FL 34984

City Council Workshop

Shannon M. Martin, Mayor

Jolien Caraballo, Vice Mayor, District IV

Stephanie Morgan, Councilwoman, District I

Dave Pickett, Councilman, District II

Anthony Bonna, Sr., Councilman, District III

Please visit www.cityofpsl.com/tv for new public comment options.

1. **Meeting Called to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Public to be Heard**
5. **Workshop Business**
 - 5.a Hear and Approve Updated Parks & Recreation Master Plan [2025-706](#)
 - 5.b Approve the Development of the Naturally PSL Land Bank to Acquire, Conserve, and Activate Land for Parks, Conservation, and Passive Recreation [2025-712](#)
 - 5.c Demonstration of PSL in Progress [2025-686](#)
 - 5.d Provide a Review of the City's Debt Portfolio. [2025-682](#)
 - 5.e Hear a Review Regarding the City's Investment Portfolio. [2025-680](#)
 - 5.f Tentative Approval of the City Manager's Proposed Fiscal Year (FY) 2025-26 Budget and Establish the Tentative Millage Rate, which Represents the Maximum Property Tax Rate that May be Adopted for the Upcoming Fiscal Year. [2025-674](#)
6. **Adjourn**

Notice: No stenographic record by a certified court reporter will be made of the foregoing meeting. Accordingly, if a person decides to appeal any decision made by the City Council, board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need 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)

Notice: Public and Press are invited to review all the backup for Council Meetings. Copies are available in the City Clerk's Office on Wednesday, Thursday, Friday, and Monday before Council Meetings. On Meeting nights, a copy of backup material is available in the reception area of City Hall for public review. Please leave the agenda and backup material in good order for others to review.

Notice: Anyone wishing to speak during Public to be Heard is asked to fill out a yellow Participation Card and submit it to the City Clerk. Anyone wishing to speak on any Agenda Item is asked to fill out a green Participation Card and submit it to the City Clerk. Participation Cards are available on the side table in Council Chambers, at the reception desk in City Hall lobby, and in the City Clerk's Office.

Notice: In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's Office at 772-871-5157.

As a courtesy to the people recording the meeting, please turn all cell phones to silent or off. Thank you.



Agenda Summary

2025-706

Agenda Date: 7/24/2025

Agenda Item No.: 5.a

Placement: New Business

Action Requested: Motion / Vote

Hear and Approve Updated Parks & Recreation Master Plan

Submitted Bobby Chenier, Accreditation & Performance Manager, Parks & Recreation Department

Strategic Plan Link: The City's Goal to enjoy culture, nature and fun activities.

Executive Summary (General Business): A presentation to cover the Implementation Plan within the updated Parks & Recreation Master Plan, as the final step of the Plan's update.

Presentation Information: Presentation with Slide Deck by Parks & Recreation Department's consultant, Carlos Perez, of Perez Planning & Design

Staff Recommendation: Move that the Council hear the presentation and adopt the updated Parks & Recreation Master Plan

Alternate Recommendations:

1. Move that the Council amend the recommendation and provide staff direction.
2. Move that the Council not approve and provide staff direction.

Background: The Parks & Recreation Department has worked closely over the past year with Caros Perez of Perez Planning & Design to complete a mid-cycle update to the 10-Year Parks & Recreation Master Plan. Having completed and presented all other project initiatives over the past year, the project has now reached its conclusion with the completion of the Implementation Plan. With this, the updated Parks & Recreation Master Plan is now complete and ready for Council's acceptance and adoption.

Issues/Analysis: Completes the Parks & Recreation Master Plan update process, and also provides necessary compliance with fundamental CAPRA Accreditation standards.

Financial Information: N/A for the presentation & adoption of the Master Plan. Financial impacts of the Master Plan itself are discussed within the document.

Special Consideration: N/A

Location of Project: N/A

Business Impact Statement: N/A

Attachments: PPT Slide Deck of presentation

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: N/A

Legal Sufficiency Review:
N/A



Parks and Recreation 10-Year Master Plan Update

DRAFT Implementation Presentation
July 2025

Agenda



- Overview of Project Purpose and Goals
- Overview of Project Scope and Schedule
- Overview of Needs Assessment Summary Findings + Vision
- Implementation Strategy
- Next Steps
- Discussion

Project Purpose



- Refresh previous 10-Year Parks and Recreation Master Plan (2019 PRMP):
 - Policies found 2019 PRMP
 - City's Strategic Plan
 - City's High-Performance Public Spaces (HPPS) Strategies

Project Goals



- Ensure parks and recreation system is addressing community needs, considering a rapidly changing community and focused resources – identify what is still relevant and what should change from 2019 PRMP.
- Staff has implemented phase 1 recommendations from 2019 PRMP- develop phase 2 recommendations strategically.
- Identify funding sources, including exploring Public Private Partnerships (PPP) and other resources – ex. repurposing or re-activating existing City assets and properties
- Complete Program Assessment
- Prepare the City for CAPRA Re-Accreditation

Project Scope

- Capital Improvements
- Staffing Improvements
- O&M Funding

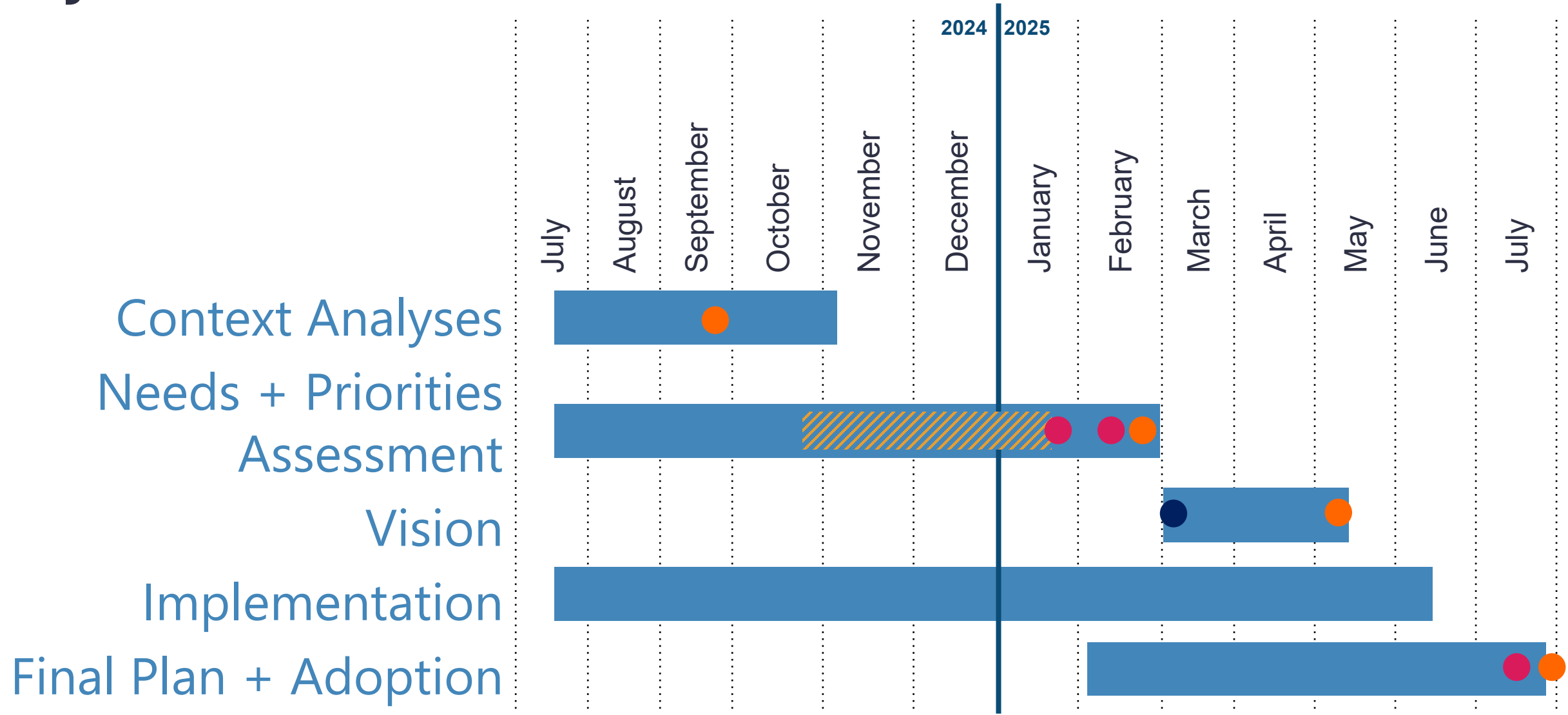
- Draft Final Master Plan
- Final Master Plan

- Funding Alternatives
- Prioritization

- Implementation Strategy Summary Document



Project Schedule



Schedule Legend

- Task
- Advisory Committee Meeting
- Council Presentation
- Mail + Online Surveys
- Visioning Workshop

Agenda



- Overview of Project Purpose and Goals
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City of Port St. Lucie Parks and Recreation System | Accomplishments



City of Port St. Lucie

10-Year Parks and Recreation System Master Plan

July 2019



Barth Associates

PUBLIC REALM PLANNING, DESIGN, AND FACILITATION

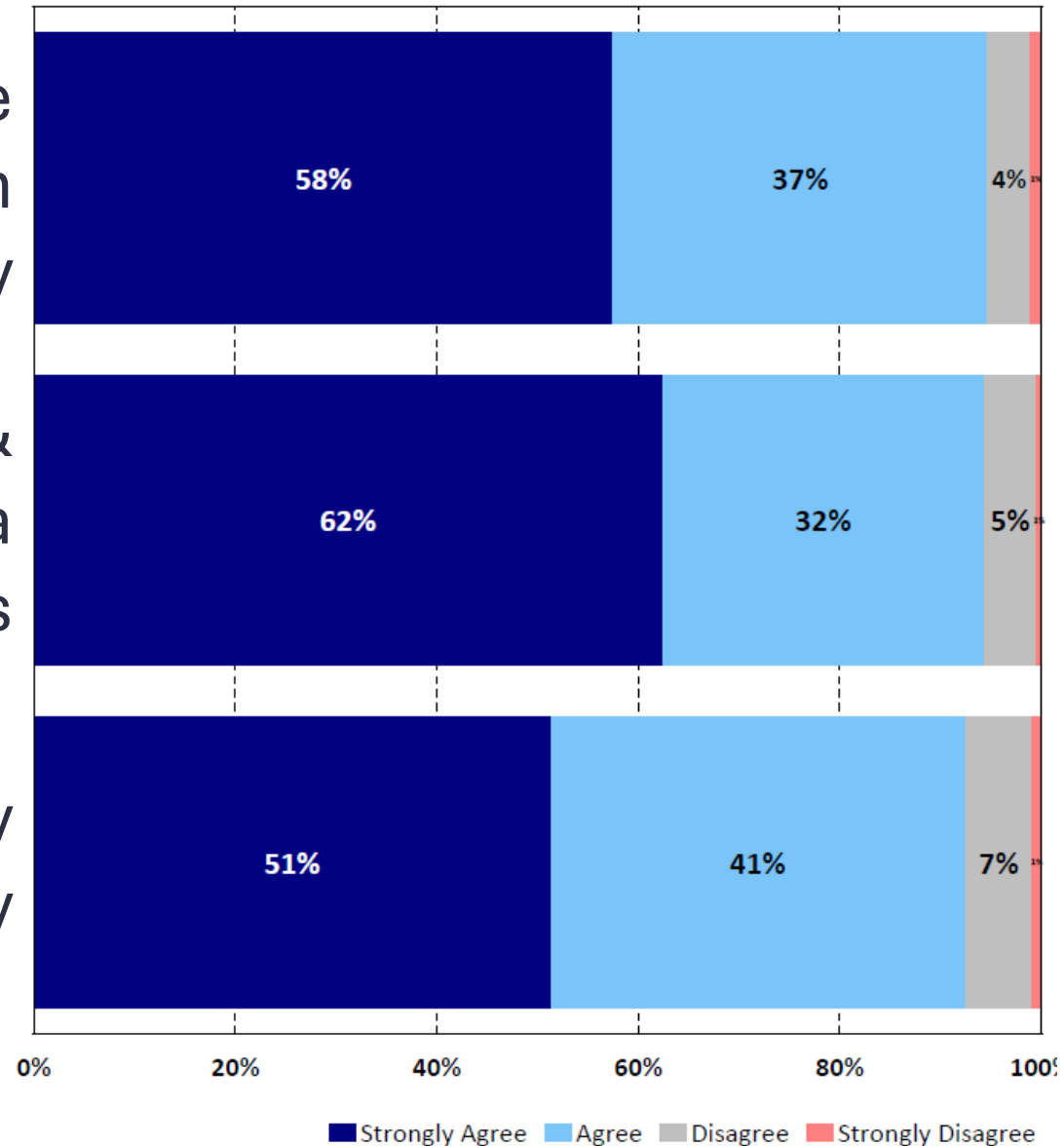


Benefits of Parks and Recreation System

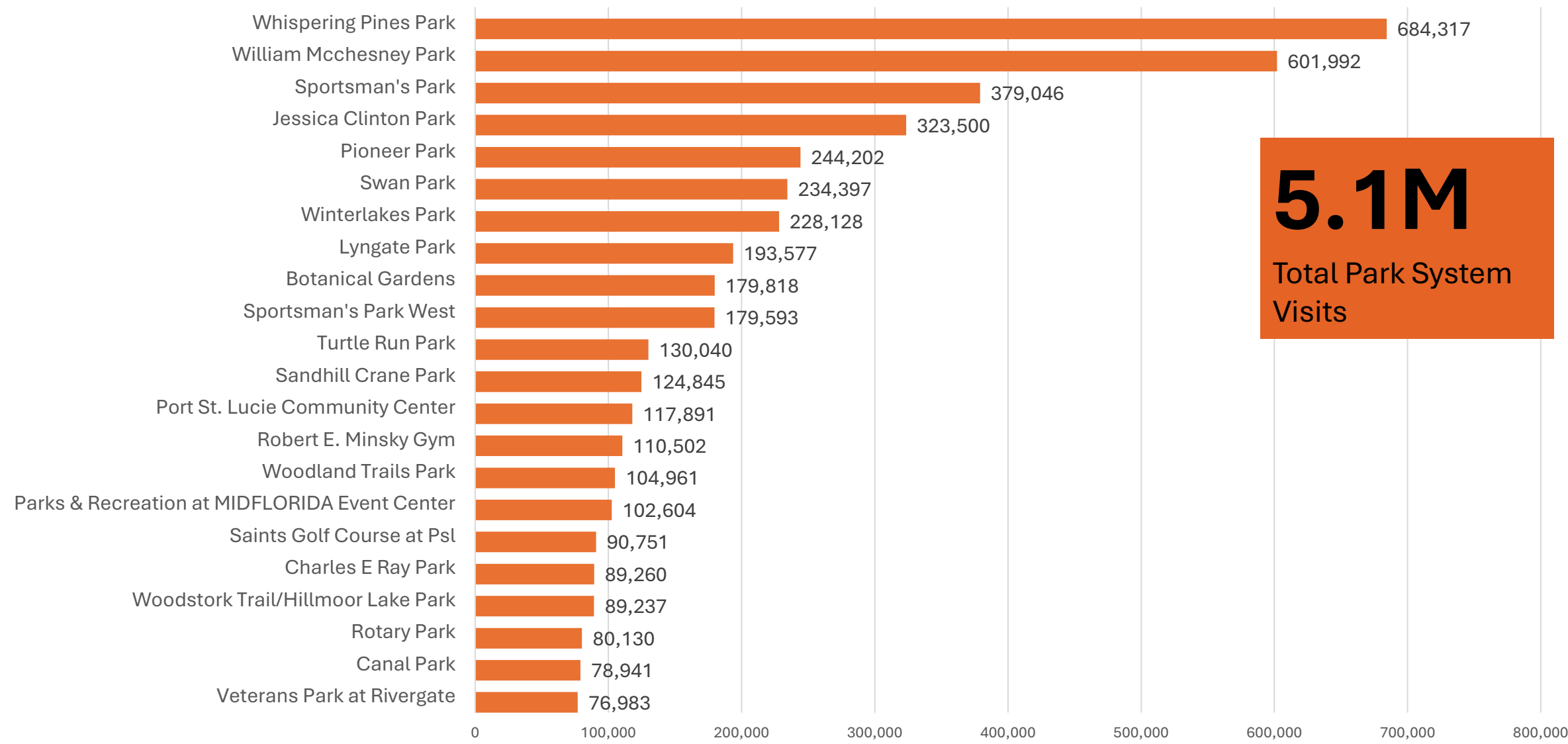
PSL Parks enhance the quality of life for residents in the community

It is important to connect parks & public green spaces through a system of trails & pathways

PSL Parks increase property values in the community



Placer Ai. | High - Moderate Number of Visits, Ranked by PSL Residents



High/ Medium-Priority Needs | Summary Findings

Facilities/ Amenities

- **Walking & hiking trails**
- **Natural areas/ nature parks**
- **Paved bike/ multi-purpose trails**
- Fitness center/ spa
- Outdoor stage/ amphitheater
- Community gardens
- Outdoor pool/ aquatics
- Splash pad/ spray grounds
- Picnic shelters/ picnic areas
- Indoor pool
- Dog parks
- Senior center
- Children's indoor play area
- Community recreation center

Programs/ Activities

- **Adult Fitness/ Wellness**
- **Nature programs**
- **Senior programs**
- Adult sports programs
- Youth sports programs
- Circuit exercise programs
- Teen programs
- Youth art/ dance/ performing arts classes
- Youth fitness & wellness programs
- Youth summer camps

Allocation of \$100 | Summary Findings

Capital

ACTION:	Statistically Valid Survey
Development of new walking & biking facilities	\$20.70
Improvements/ maintenance of existing parks & recreation	\$16.78
Development of new/additional park facilities in existing parks	\$13.40
Acquiring new park land	\$13.07
Improvements/maintenance of existing walking & biking facilities	\$11.22
Development of new indoor recreation centers	\$10.50
Improvements/maintenance of existing indoor recreation centers	\$7.42
Other	\$6.91

Programs/ Operations

ACTION:	Statistically Valid Survey
Increase staff to improve maintenance of parks and facilities	\$19.62
Additional adult recreation programs and/ or classes (excluding athletics)	\$15.81
Additional senior recreation programs and/or classes (excluding athletics)	\$14.96
Additional youth recreation programs and/ or classes (excluding athletics)	\$14.66
Increase frequency of programs/ classes/and/or extended hours of programming	\$12.27
Additional youth athletic program/leagues	\$10.62
Additional adult athletic program/leagues	\$6.98
Other	\$5.35

An Integrated Parks and Recreation System Vision

1



REALIZE previously identified high-priority parks and recreation projects.



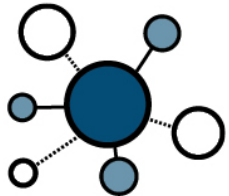
2



REINVIGORATE aging parks, recreation facilities, and programs.



3



CONNECT the community to parks, recreation facilities, and programs.



4



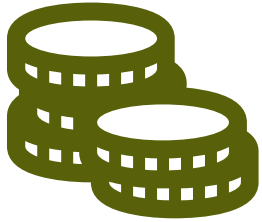
GROW the City's parks and recreation system.

Agenda



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Implementation Strategy



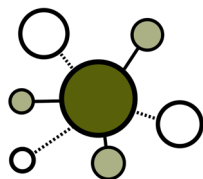
- **Funding**
- **Prioritized Projects**

Funding

Capital Funding Sources	Potential 10 Year Projections
General Fund CIP	~\$30,000,000
Impact Fees	~\$32,500,000
Parks and Recreation Grants	~\$1,000,000
Total	~\$63,500,000

Project Prioritization Criteria

- Improvements to Existing Parks and Recreation Facilities
- Development of New Parks and Recreation Facilities
- Development of Walking and Biking Facilities
- Acquiring Park Land



Goal	Criteria
Realize	Project History
	Priority Facility Need
Reinvigorate	Park Condition
	Availability of Space/ Land
	Park Program Delivery
	Access to Athletic Facilities
Connect	Park Visits
	Universal Accessibility
	Multi-generational/ Multi-purpose Gathering
Grow	Level of Service Gap
	Partnership
	Staffing and Financial Resources

Draft Preliminary Summary of Top Prioritized Projects

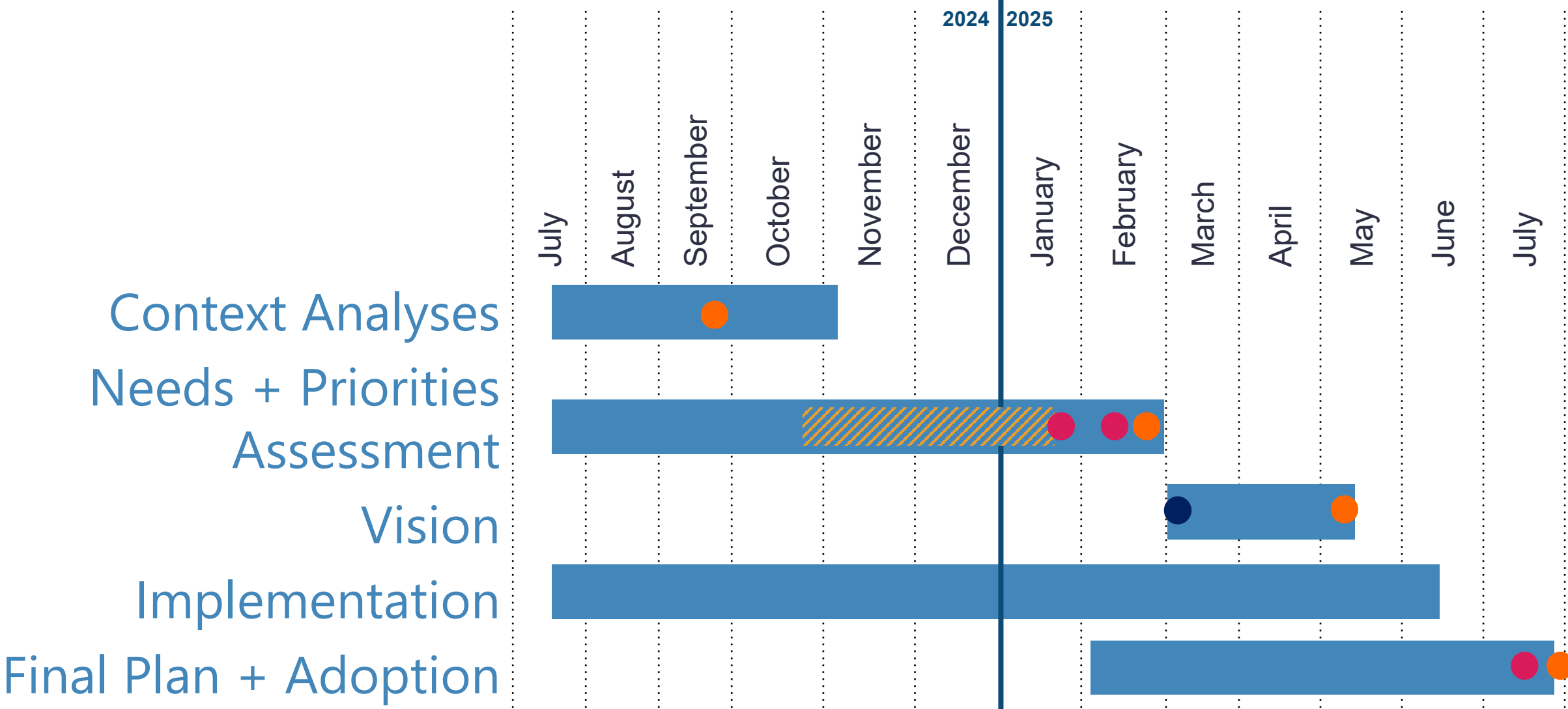
Project Name	Planning Level Capital Costs	Annual Planning Level Operations Costs
1. FY 26 projects + FY 27-35 repair/ replacement/ improvement Parks and Recreation Capital Projects (e.g., playground replacements, security upgrades, maintenance buildings , etc. but not including Walton & One Center)	\$22,700,000	-
2. Activation and improvements to public access for 198 acres of natural areas	\$10,000,000	\$675,000
3. Park land acquisition	\$11,500,000	-
4. Light 14 school athletic fields (7 rectangle and 7 diamond fields in appropriate locations).	\$7,000,000	\$210,000
5. Sportsman’s Park – Phase 1 (~20 Acres)	\$30,000,000	\$300,000
6. Community Center Hub – Torino Regional Park	\$30,000,000	\$1,225,000
7. Community Center Hub – Tradition Regional Park	\$30,000,000	\$1,225,000

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Parks and Recreation 10-Year Master Plan Update

DRAFT Implementation Presentation
July 2025



Agenda Summary

2025-712

Agenda Date: 7/24/2025

Agenda Item No.: 5.b

Placement: New Business

Action Requested: Motion / Vote

Approve the Development of the Naturally PSL Land Bank to Acquire, Conserve, and Activate Land for Parks, Conservation, and Passive Recreation

Submitted By: Kate Parmelee, Deputy City Manager/Chief Innovation Officer

Strategic Plan Link: The City's Goal of planning for a thriving future.

Executive Summary (General Business): The Naturally PSL Green Spaces & Places Initiative was developed in response to resident feedback requesting increased access to parks and green spaces. Several components of the initiative launched at the 2025 Citizen Summit. A critical next component of the initiative that has been recommended by the innovation team is the development of the Naturally PSL Land Bank.

Presentation Information: A 15-minute presentation will be provided by Deputy City Manager and Chief Innovation Officer Kate Parmelee and Nikki Zheng, Civic Designer and Bloomberg Harvard City Fellow

Staff Recommendation: Move that the Council authorize staff to move forward with initiating the development of the Naturally PSL Land Bank and a city-affiliated 501(c)(3) entity to allow for private contributions to support land acquisition and activation activities for the purpose of increasing access to green space to residents; and 2. Authorize Staff to return with draft incorporation documents, governance framework, and an initial funding strategy for approval within 60 days, in consultation with the City Attorney's Office and Finance Department.

Alternate Recommendations:

1. Move that the Council amend the recommendation and authorize staff to move forward with initiating the development of the Naturally PSL Land Bank and a city-affiliated 501(c)(3) entity to allow for private contributions to support land acquisition and activation activities for the purpose of increasing access to green space to residents; and 2. Authorize Staff to return with draft incorporation documents, governance framework, and an initial funding strategy for approval within 60 days in consultation with the City Attorney's Office and Finance Department..
2. Move that the Council provide direction.

Background: Naturally PSL was launched in 2025 following a year-long innovation project supported by the Bloomberg Harvard City Leadership Initiative, Bloomberg Center for Public Innovation at Johns Hopkins and the Centre for Public Impact. The team identified the need for a flexible mechanism to secure scarce parcels before the City fully develops. Community engagement in designing Naturally PSL highlighted strong resident support for preserving open space and adding neighborhood parks; the proposed land bank seeks to directly

address these needs.

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Project: N/A

Business Impact Statement: N/A

Attachments: 1. Naturally PSL Land Bank Program

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: N/A

Legal Sufficiency Review:
N/A

Naturally PSL Proposed Land Bank Program

07/24/2025 – Summer Workshop



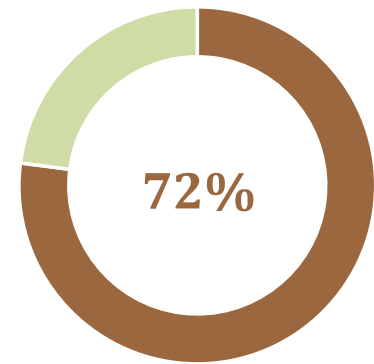
The Context



Residents ranked **Neighborhood Parks/Natural Preserves** as top priorities since 2023

+ 49,108
new residents

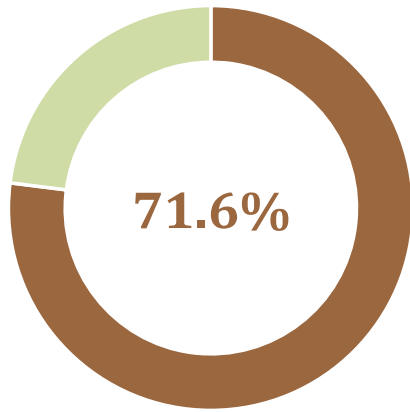
have moved to the City of
Port St. Lucie since 2020
(2024 BEBR Estimate)



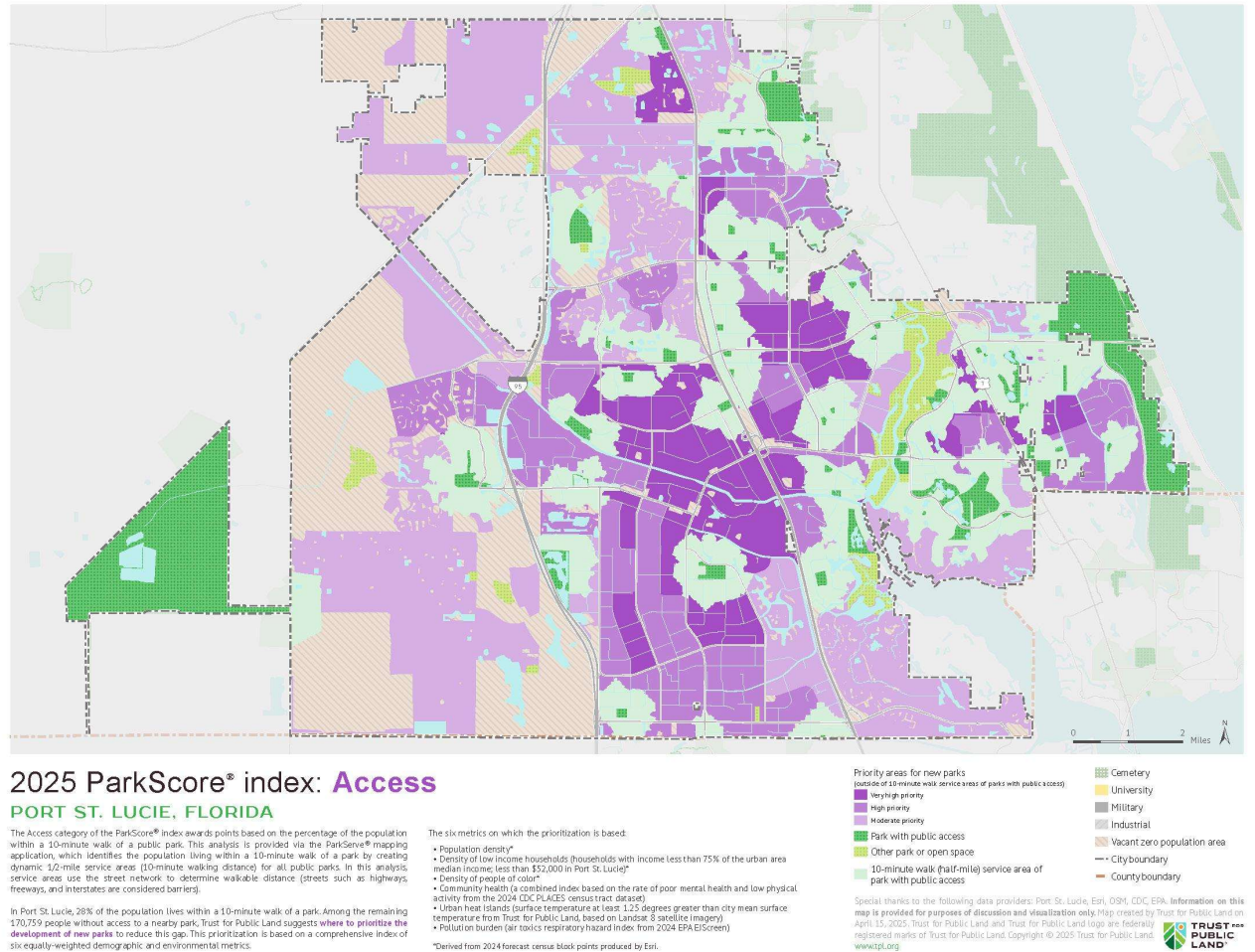
Out of total developable land
per city land use and zoning,
72% has been developed.

Port St. Lucie is growing faster than its green spaces

Needs for Public Spaces

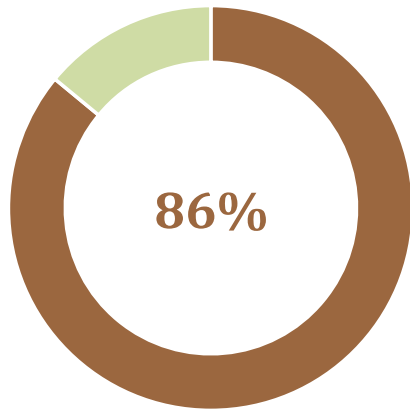


of residents in Port St. Lucie
don't have close to home
access (10-min walk) of a
public park



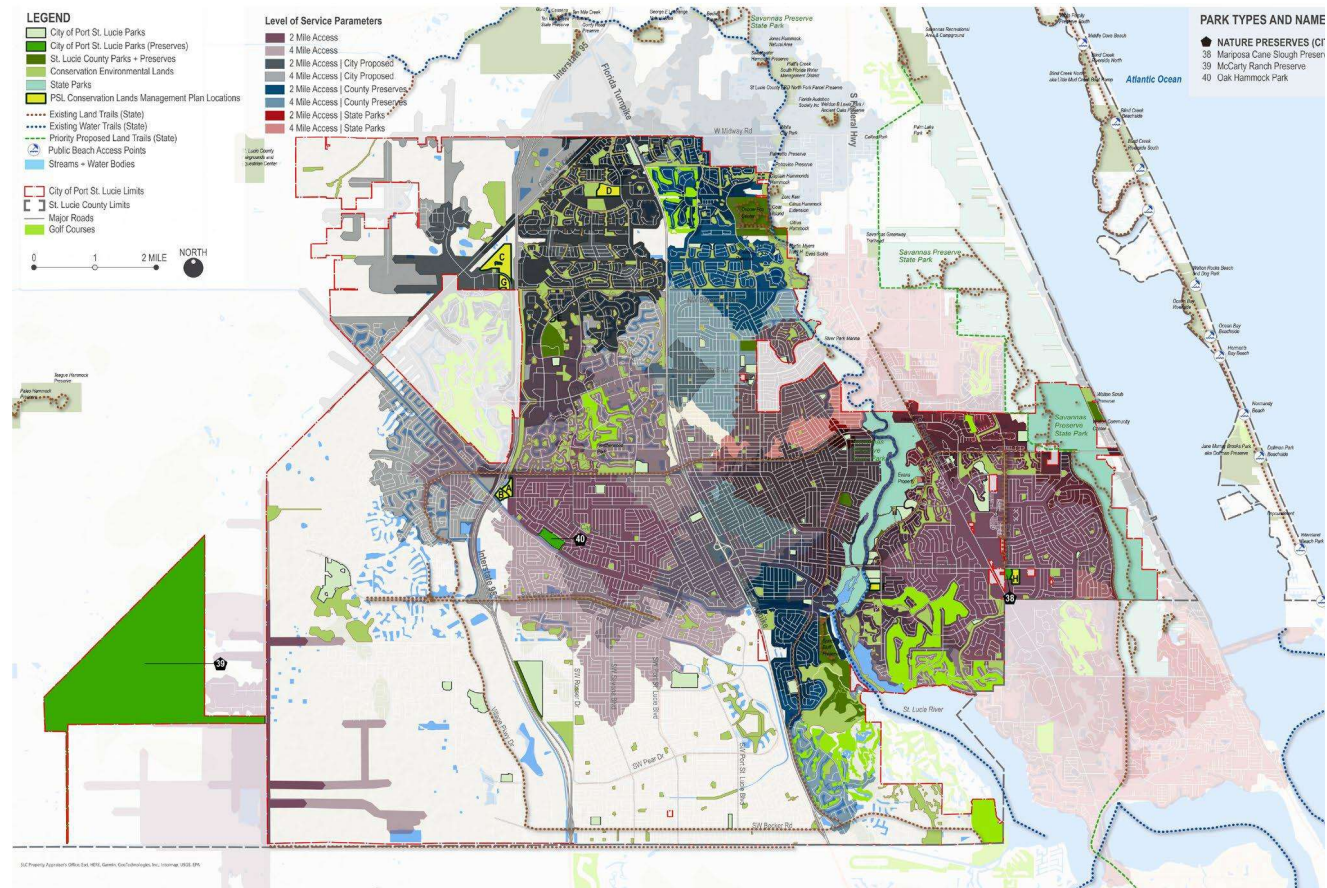
Source: Trust for Public Land, 2025 ParkScore Ranking

Needs for Public Spaces



of residents in Port St. Lucie
don't have a close proximity
(2-mile) to a
Natural Preserve

Source: PSL 10-year Parks Master Plan, 2025 update



Need for Resiliency Planning

Hurricane Ian (2022)



Heavy Rain Events (Sep 2024)



Due to heavy rains, the canals around the intersection of SW Savona Blvd. and SW California Blvd. have completely flooded into the roadway making traffic flow impossible for compact vehicles. Public Works will be placing signage to divert traffic at SW Venus St. at SW California Blvd., SW Plantation St. at SW California Blvd., and SW Parma St. at SW Savona Blvd.

Please seek alternate routes if you are able to.



At the intersection of California Blvd & Savona Blvd, a school bus was stuck by flood waters.

Infrastructure must withstand not only hurricane events, but more frequent extreme rainfall events.

Growing Need for Land Acquisition

- Out of the total developable land (per city land use and zoning) **72%** has been developed.
- 2025 NCS reports that **63%** surveyed residents strongly support and **27%** somewhat support a potential sales tax initiative to **acquire land for additional parks, green spaces, water quality, etc.**

Source: 2023 National Land Cover, USGS

Funding Mechanisms In Place for Land Acquisition

Conservation Trust Fund

Impact Fees

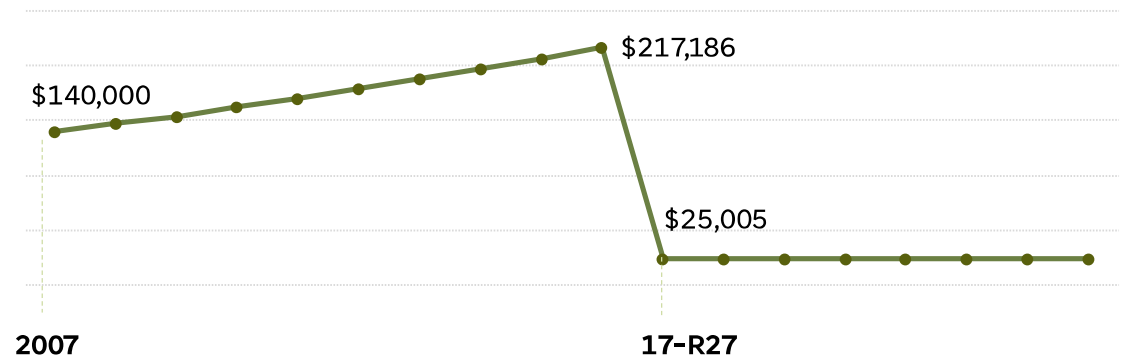
Private Donation

Grants and Bond Programs

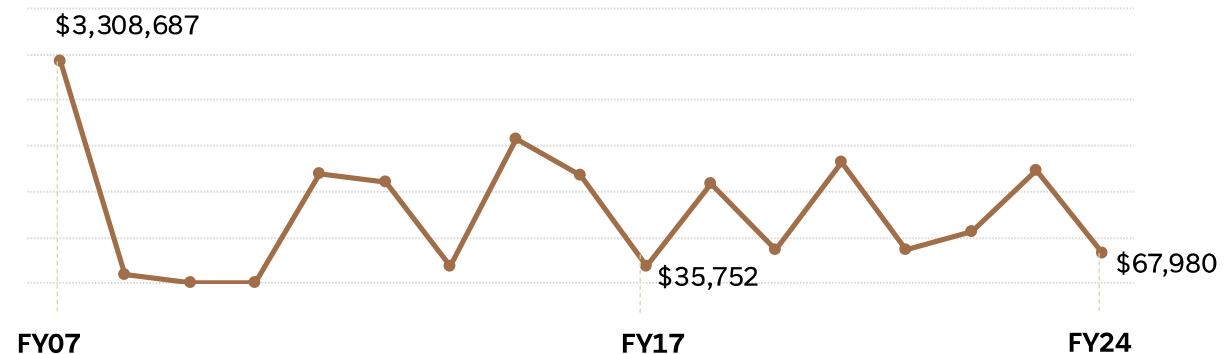
City Funds

- **Conservation Trust Fund** monies are received as *a one-time donation in lieu of preservation* where lands cannot be preserved on developed site of two(2) acres or greater.
 - This policy has been in place since **1996**.
 - Due to the structure of the Conservation Trust Fund, it has only finite potential as a viable funding source for the City of Port St. Lucie's conservation efforts.
- The donation amount is determined by *Upland Mitigation Fee per acre*, which has not been increased since 2017
 - In 2007 the upland mitigation fee was \$140,000/acre with a provision for a yearly 5% adjustment.
 - Prior to 2017 the fee was \$217,186.
 - The fees were reduced by Resolution 17-R27 to \$25,005/acre in 2017
 - The fee is currently being studied to be updated
 - Current fund balance = **\$682,178**

Upland Mitigation Fee per acre



Conservation Fee Revenue



Funding Mechanism In Place for Land Acquisition

Conservation Trust Fund

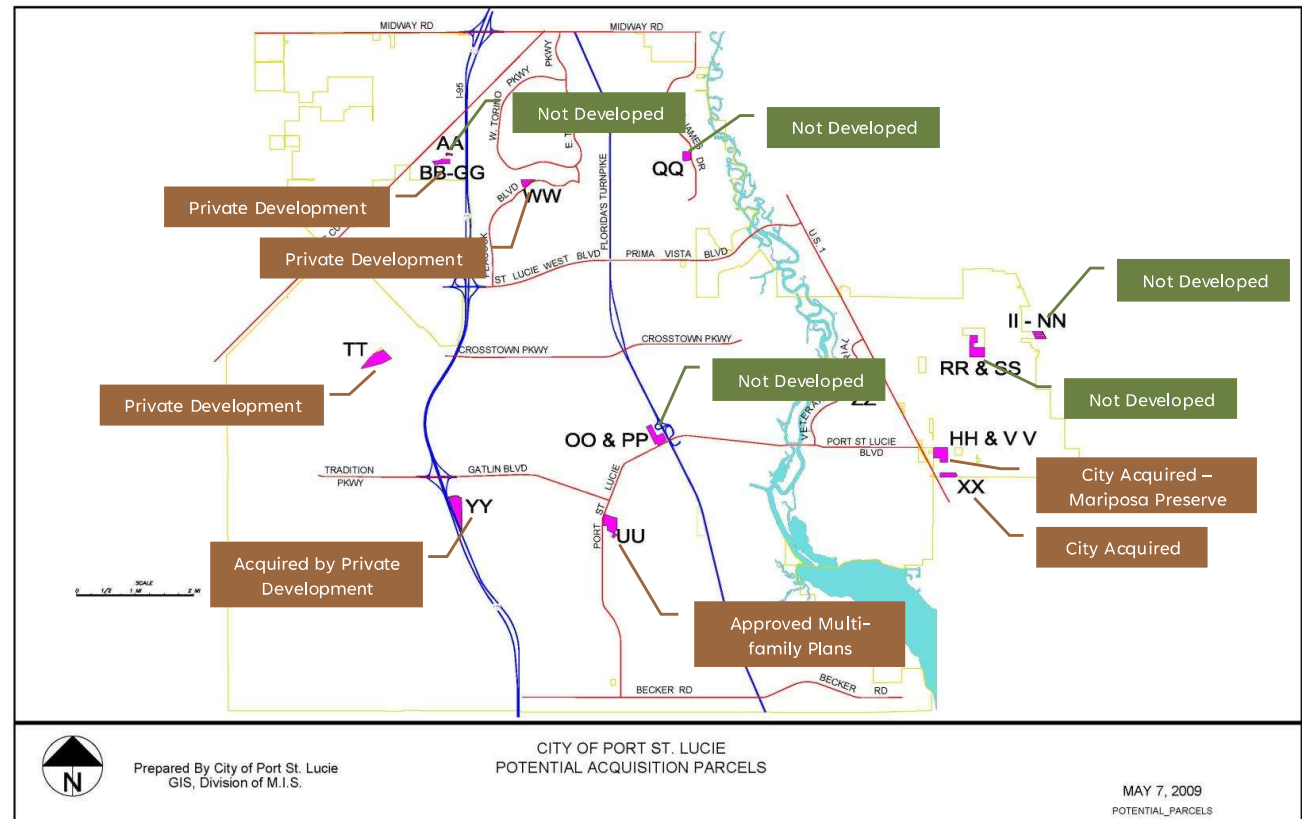
Impact Fees

Private Donation

Grants and Bond Programs

City Funds

- Most private parcels containing native plant communities that were previously identified as *Potential Acquisition Parcels* have either been developed or already acquired by the City
 - Staff are actively working to acquire and conserve the few remaining parcels (AA, RR&SS)
- With limited revenues from new developments, the current priority of the fund is to upkeep existing conservation tract parcels (2015).



Funding Mechanism In Place for Land Acquisition

Conservation Trust Fund

Private Donation

Impact Fees

Grants and Bond Programs

City Funds

- Municipalities **can** receive private donations if the fund is used for a **public purpose**
 - Such as donations of land parcels
- The city has provided tax abatements on property tax in the past in exchange for Parkland Donations, job creation, and other public benefits.
 - For example, Riverland Paseo Park



Funding Mechanism In Place for Land Acquisition

Conservation Trust Fund

Private Donation

Impact Fees

Grants and Bond Programs

City Funds

- New developments **are** contributing impact fees into respective **Special Revenue Funds**

- Relevant funds including Tree Mitigation Fund, Park Impact Fee funds and Capital Project Funds
- These funds **may not** have a focus for land acquisition

FY24/25 - Park Impact Fee Capital Improvement Budget

EXPENDITURES	2024-2025	2025-2026	2026-2027	2027-2028	2028-2029
<u>PARKS & RECREATION DEPARTMENT - #305-7210 & 7202</u>					
O.L. Peacock Sr. Park - Phase 2 & 3 Construction (HPPS) Note: 2 (Prior FY Project)	\$ 3,100,000	\$ 1,000,000	\$ -	\$ 1,163,005	\$ 1,836,995
Torino Regional Park - Phase 2 Design & Construction Note: 3 & 5 (District 1 Community Center FY29/30) (Prior FY Project)	21,375,000	-	1,280,000	-	-
Tradition Regional Park - Shade Structure	500,000				
Land Acquisition	-	-	-	-	-
Tradition Regional Park Note: 5 (District 3 Community Center FY29/30)	-	-	-	-	-
NEW PROJECT -District 4 Community Center Note: 5	-	-	-	-	-
	\$ 24,975,000	\$ 1,000,000	\$ 1,280,000	\$ 1,163,005	\$ 1,836,995

(E) **Tree Preservation Fund.** If it is demonstrated to the satisfaction of the Zoning Administrator, or the Zoning Administrator's designee, that the site is not suitable for on-site mitigation or does not have the capacity to hold all of the required mitigation, then the applicant may contribute a fee established by the City Council by resolution per inch D.B.H. required for mitigation, to be used by the city to **enhance tree canopy coverage**. Tree preservation funds shall be expended, utilized and disbursed for the acquisition, maintenance, and planting of trees on publicly owned lands and any other ancillary costs associated with the planting of trees on public lands. Ancillary costs shall not exceed thirty (30) percent of the cost of the particular tree planting project and may include landscape design services, irrigation, mulch, root barriers, tree grates, or other materials necessary or the proper installation and maintenance of tree planting projects. This fund may also be used for the **relocation of trees to public lands and for periodically distributing saplings to the public to increase tree canopy coverage in association with the City's Keep Port St. Lucie Beautiful tree giveaway** program. Any such monies contributed in satisfaction of the applicant's mitigation requirement shall be placed in a specially designated fund titled "The City of Port St. Lucie Tree Preservation Fund", the use of which must be consistent with this article.

Funding Mechanism In Place for Land Acquisition

Conservation Trust Fund

Impact Fees

Private Donation

Grants and Bond Programs

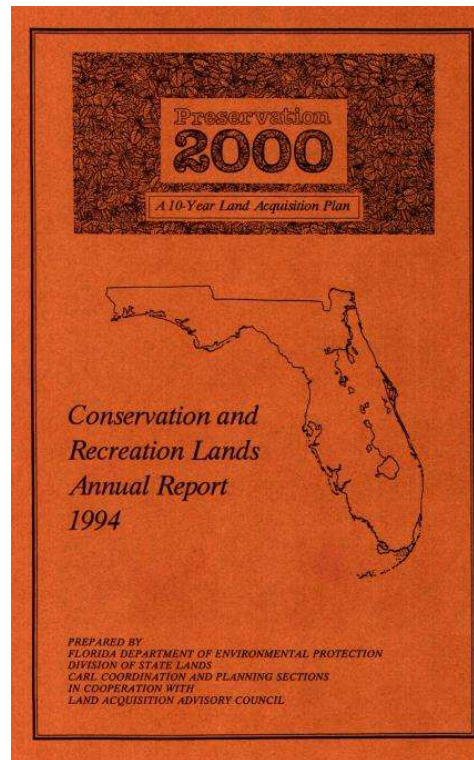
City Funds

- **St. Lucie County Environmentally Significant Lands(ESL) Program:**

- In 1994, St. Lucie County citizens passed \$20 million bond referendum, resulting in the acquisition and management of over **11,000 acres** land for conservation and preservation
- County's ESL funded preserve in Port St. Lucie include **Spruce Bluff Preserve** and **Oxbow Eco-Center**

- **State and Federal Grants:**

- *Florida Communities' Trust* – Florida Forever Program (The Port Preserve, Oak Hammock Park)
- *The Land and Water Conservation Fund*
- *The Florida Recreation Development Assistance Program (FRDAP)*



Land Acquisitions In Progress (Completed Parcels)

Conservation Trust Fund

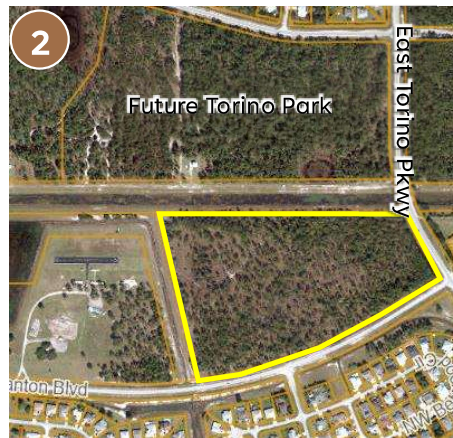
Impact Fees

Private Donation

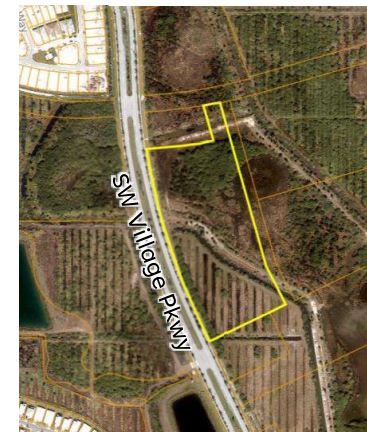
Grants and Bond Programs

City Funds

General Fund

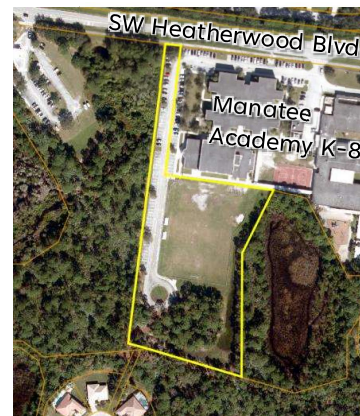


Land Swaps



12

Land Acquisitions In Progress (Completed Parcels)



Project	PSL Elementary School
Address/Location	NW Marion Ave & NW Irving St
Purpose	Park/Open Space
Priority	High
Current Zoning – land use	Institutional
Funding	Two City Parcels
Acres	15 acres
Notes	Purchase and Sale agreement being drafted
Potential Impact(s)	<ul style="list-style-type: none"> • Increase connections to city-owned land Address risk to floodwaters

Land Acquisitions In Progress (Completed Parcels)



Project	Torino Park
Address/Location	W Blanton Blvd & East Torino Pkwy
Purpose	Park/Open Space
Priority	High
Current Zoning – land use	PUD – Medium Density Residential
Funding	13.79 Acre Land Swap
Acres	28 acres
Potential Impact(s)	<ul style="list-style-type: none"> • Increase connections to city-owned land (Torino Park) • Increase green-space access in park-deficit neighborhood

Remaining Acquisition and Activation Gaps

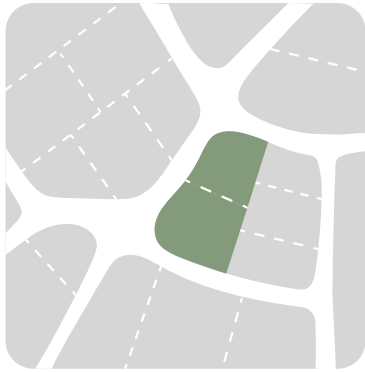
- **Underutilized Land Portfolio:** Nearly half of all City-owned parcels (47 %), including **198 acres of conservation land**, are not yet open or programmed for public use.
- **Open Space Tracts: 17** Open-Space Recreation sites the City purchased with the Conservation Trust Fund in 2005 do not yet have implementation or maintenance plans.

- **In Action:** staff has launched the first pilot neighborhood green space to demonstrate how these parcels can be activated and maintained with the community through Naturally PSL Conservation Corps

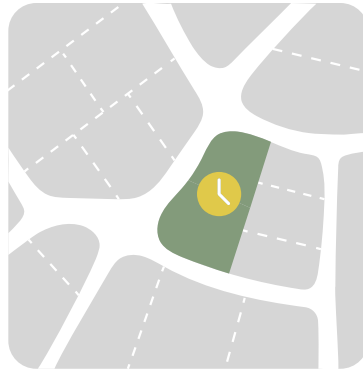


Adapting to PSL Context: Naturally PSL Land Bank

A Land Banking Program to *Acquire*, *Conserve* and *Activate* City Land



Acquire



Conserve



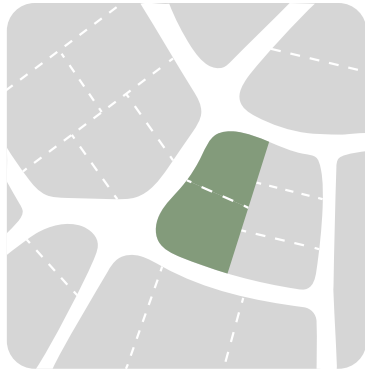
Activate

Adapting to PSL Context: Naturally PSL Land Bank

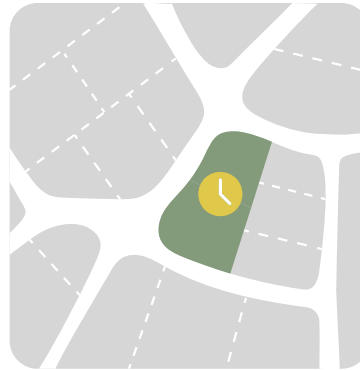
A flexible ***funding structure*** that leverages private donation, grants, and philanthropic contributions to fund activities on city land



Land
Acquisition
Fund



Acquire



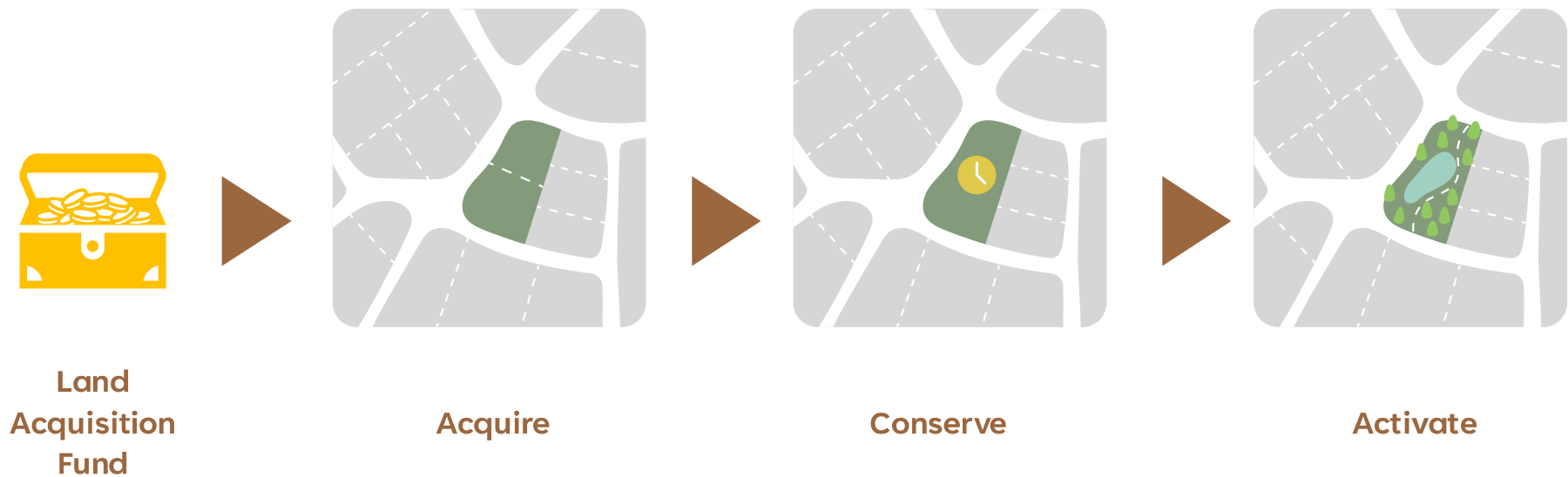
Conserve



Activate

Adapting to PSL Context: Naturally PSL Land Bank

Streamlines acquisition and activation process to ensure **impact** and **transparency**



Potential Impacts on Residents Access to Public Spaces

City-level Park Access Impact

Percent of city population within a 10-minute walk of a park

28.4% → 32.8%

City population outside of a 10-minute walk

Total Population: 238,381

170,759 → 160,186

Project Access Statistics

Total population within a 10-minute walk of the new parks and/or trails:

28,983

Of this total, we calculate the number of people that live within a 10-minute walk of an existing park or trail ("Existing access") and those that do not ("New access"):

Existing access

18,410

New access

10,573

*By increasing 10 additional public spaces from pending land acquisitions, **10,000+ more** residents could walk to a city-park within 10 mins*

STAFF RECOMMENDATIONS

- Council permission to move forward with initiating the development of the **Naturally PSL Land Bank** and **a city-affiliated 501(c)(3) non-profit organization** to allow private contributions to support land acquisition and activation activities for the purpose of increasing enjoyable public spaces for all residents.



Agenda Summary

2025-686

Agenda Date: 7/24/2025

Agenda Item No.: 5.c

Placement: New Business

Action Requested: Discussion

Demonstration of PSL in Progress

Submitted By: Scott Samples, Strategic Communications Manager, Communications Department

Strategic Plan Link: The City's Goal of a Smart & Connected City.

Executive Summary (General Business): Demonstration of a new web page that will provide information to residents about City projects.

Presentation Information: 30 minutes, powerpoint and web demonstration, by Scott Samples and Avi Monina

Staff Recommendation: Request that the Council Hear the presentation and provide feedback on the web tool.

Background: This has been discussed as a digital tool to provide wide ranging information on infrastructure projects that demonstrate progress across the City in one centralized location.

Issues/Analysis: N/A

Financial Information: No financial implications.

Special Consideration: N/A

Location of Project: N/A

Attachments: Powerpoint presentation

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: N/A

Legal Sufficiency Review:
N/A



PSL IN PROGRESS



Showing the progress PSL is making.

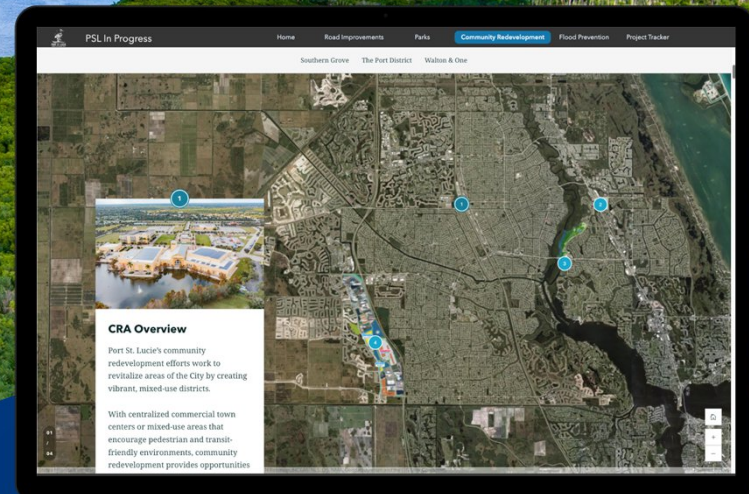
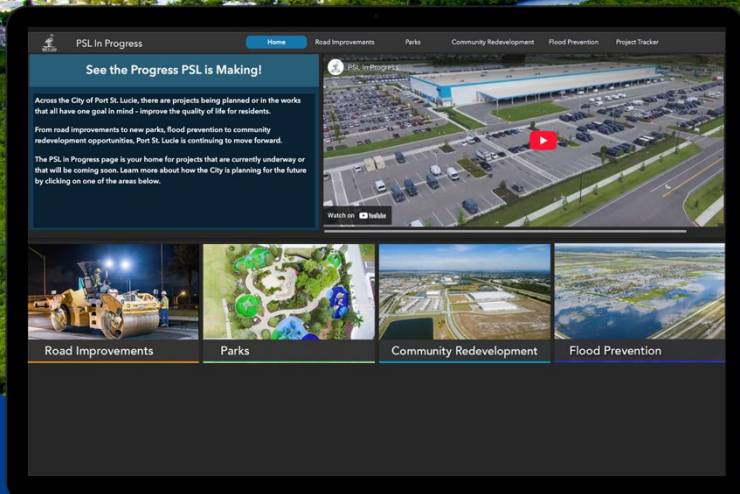
PSL in Progress is a tool to help residents understand our Capital Improvement projects.

A visual tool highlighting roads, parks, major stormwater, utility and CRA projects in a format that is easy to read, understand and digest.

Goal is to provide information while showing how the projects will improve quality of life for residents and provide clarity on what they can expect in the future.

Will be regularly updated.



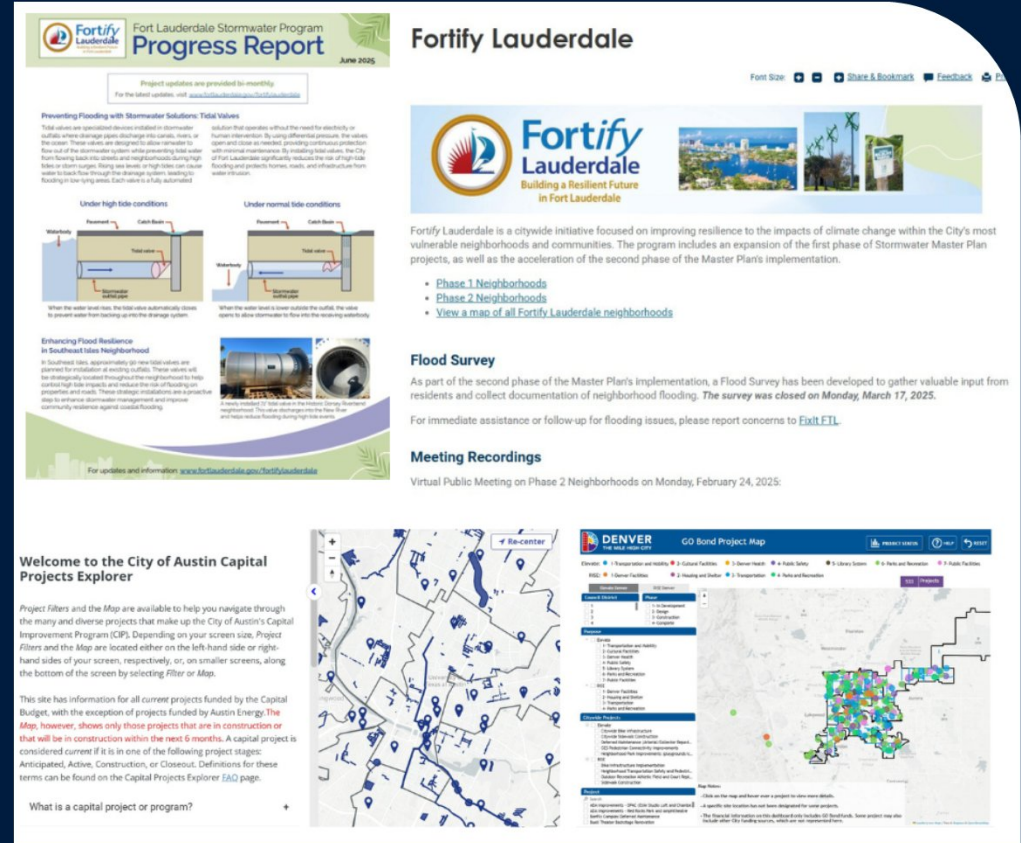


Road Improvements | Parks
Community Redevelopment
Flood Prevention | Utilities
Project Tracker

- Interactive maps with project information.
- Shows where projects are located in the City and specific details.
- Provides holistic look at infrastructure projects.

How are other cities showing their work?

- “Fortify Lauderdale”
 - Website
 - Bond project map
 - Newsletter
- Austin, Texas
 - Projects Explorer
- Other examples include:
 - Interactive maps
 - Video
 - Web assets





Sharing the information

PSL in Progress is a resource for City Council, City staff to share with the public.

- ⚙️ PSL in Progress Branding
- ⚙️ Pushing PSL in Progress to the Public



CRA Overview

Port St. Lucie's community redevelopment efforts work to revitalize areas of the City by creating vibrant, mixed-use districts.

With centralized commercial town centers or mixed-use areas that encourage pedestrian and transit-friendly environments, community redevelopment provides opportunities

St. Lucie

Let's see
PSL in
Progress in
[action.](https://PSLinProgress.com)



Agenda Summary

2025-682

Agenda Date: 7/24/2025

Agenda Item No.: 5.d

Placement: Proclamations and Special presentations

Action Requested: Discussion

Provide a Review of the City's Debt Portfolio.

Submitted By: Charlie Proulx, Deputy Director, Finance.

Strategic Plan Link: The City's Mission to utilize fiscal responsibility.

Executive Summary (General Business): This is a review and update on the City's debt portfolio.

Presentation Information: A PowerPoint presentation by Charlie Proulx, Deputy Director, Finance.

Staff Recommendation: Request that the Council acknowledge the progress made and reaffirm commitment to responsibly managing the City's long-term debt obligations.

Background: Outstanding bonded debt reached a high of \$1.042 billion during FY 2009-10; actual for FY 2023-24 was \$619 million. Total debt projected for FY 2024-25 is \$583 million.

Issues/Analysis: N/A

Financial Information: The City will continue to focus on responsible debt management, ensuring adequate funds are available to meet current obligations while also maintaining flexibility to address future needs.

Special Consideration: N/A

Location of Project: N/A

Attachments: 1. Debt Review PowerPoint

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: N/A

Legal Sufficiency Review:
N/A



Debt Review

Finance Department
City Council Workshop | July 2025

Major Reasons for Debt

- Capital Projects
- Investment in Public Services
- Investment in Public Enterprises
- Refinance Existing Debt



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Benefits of Issuing Debt

- Funding Larger Projects
- Spread Cost Over Time
- Financial Flexibility



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Debt Policy



Debt **must be**
approved by
Council.



Authorized by
Florida Constitution,
State Statutes and
City Charter.



Debt proceeds used
for major capital
projects or refunding
existing debt.

Debt Refunding Requirements:

When net present value savings is
equal or exceeds 3% of refunded
debt

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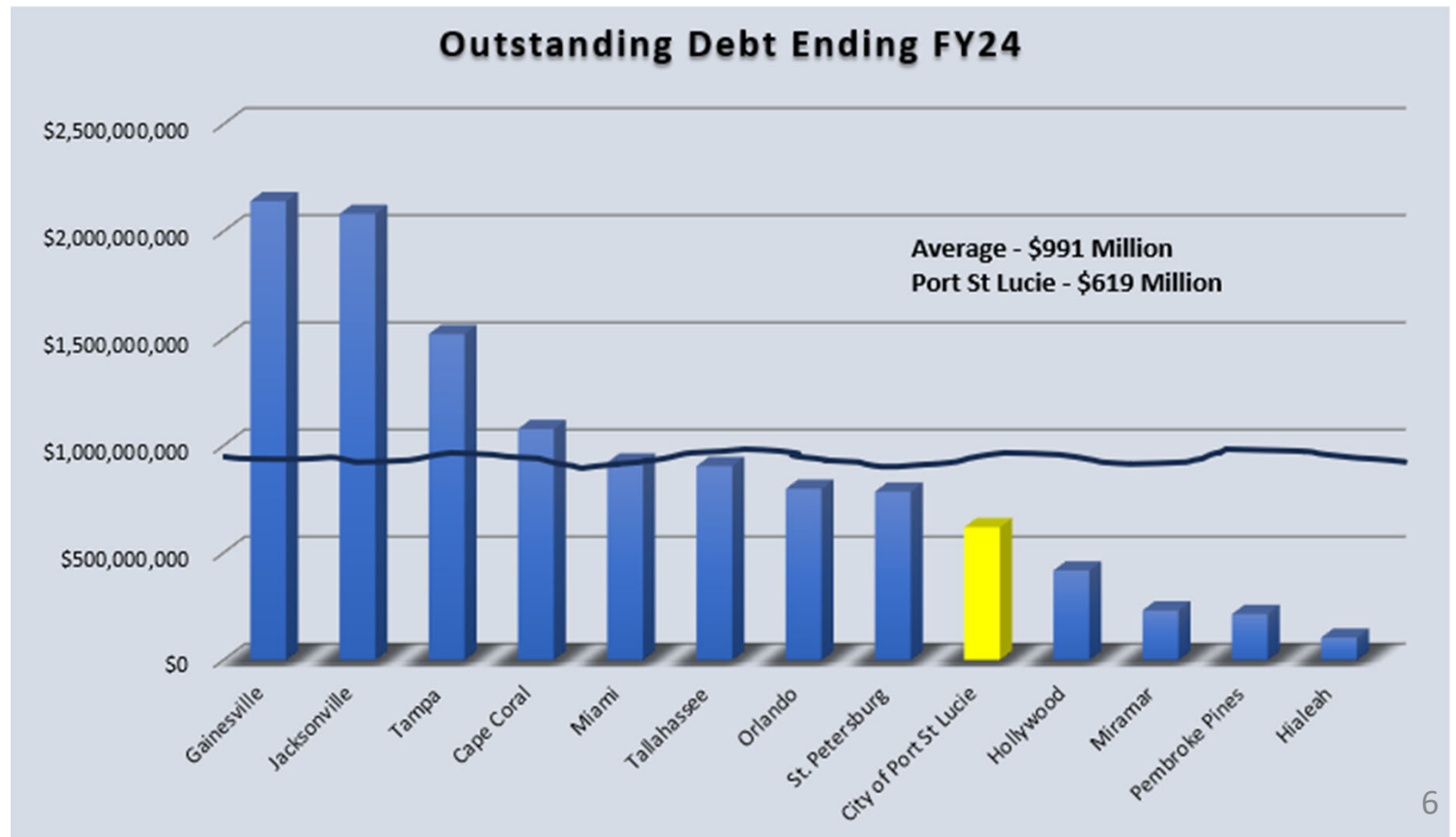
Debt Comparison

2024			2010			Debt Reduction	Percentage
City	Population	Outstanding Debt	City	Population	Outstanding Debt		
Gainesville	150,120	\$2,140,694,449	Jacksonville	901,271	\$2,731,111,076	\$649,182,076	-24%
Jacksonville	1,062,593	\$2,081,929,000	Gainesville	132,217	\$1,087,563,020	(\$1,053,131,429)	97%
Tampa	403,364	\$1,520,780,000	Orlando	233,160	\$1,067,025,462	\$268,165,212	-25%
Cape Coral	219,500	\$1,077,591,145	City of Port St Lucie	164,603	\$1,042,316,195	\$423,306,195	-41%
Miami	467,171	\$921,424,707	Tallahassee	178,923	\$1,008,466,000	\$103,762,000	-10%
Tallahassee	203,650	\$904,704,000	Cape Coral	163,095	\$902,587,138	(\$175,004,007)	19%
Orlando	335,066	\$798,860,250	Tampa	350,210	\$816,628,000	(\$704,152,000)	86%
St. Petersburg	267,031	\$785,768,125	Miami	399,457	\$704,277,770	(\$217,146,937)	31%
City of Port St Lucie	253,959	\$619,010,000	Hollywood	142,397	\$414,702,000	(\$2,711,000)	1%
Hollywood	155,038	\$417,413,000	Pembroke Pines	150,587	\$378,731,759	\$164,691,613	-43%
Miramar	139,500	\$231,559,000	St. Petersburg	244,769	\$362,711,925	(\$423,056,200)	117%
Pembroke Pines	170,892	\$214,040,146	Miramar	122,041	\$185,190,000	(\$46,369,000)	25%
Hialeah	224,362	\$104,364,513	Hialeah	226,419	\$106,634,050	\$2,269,537	-2%

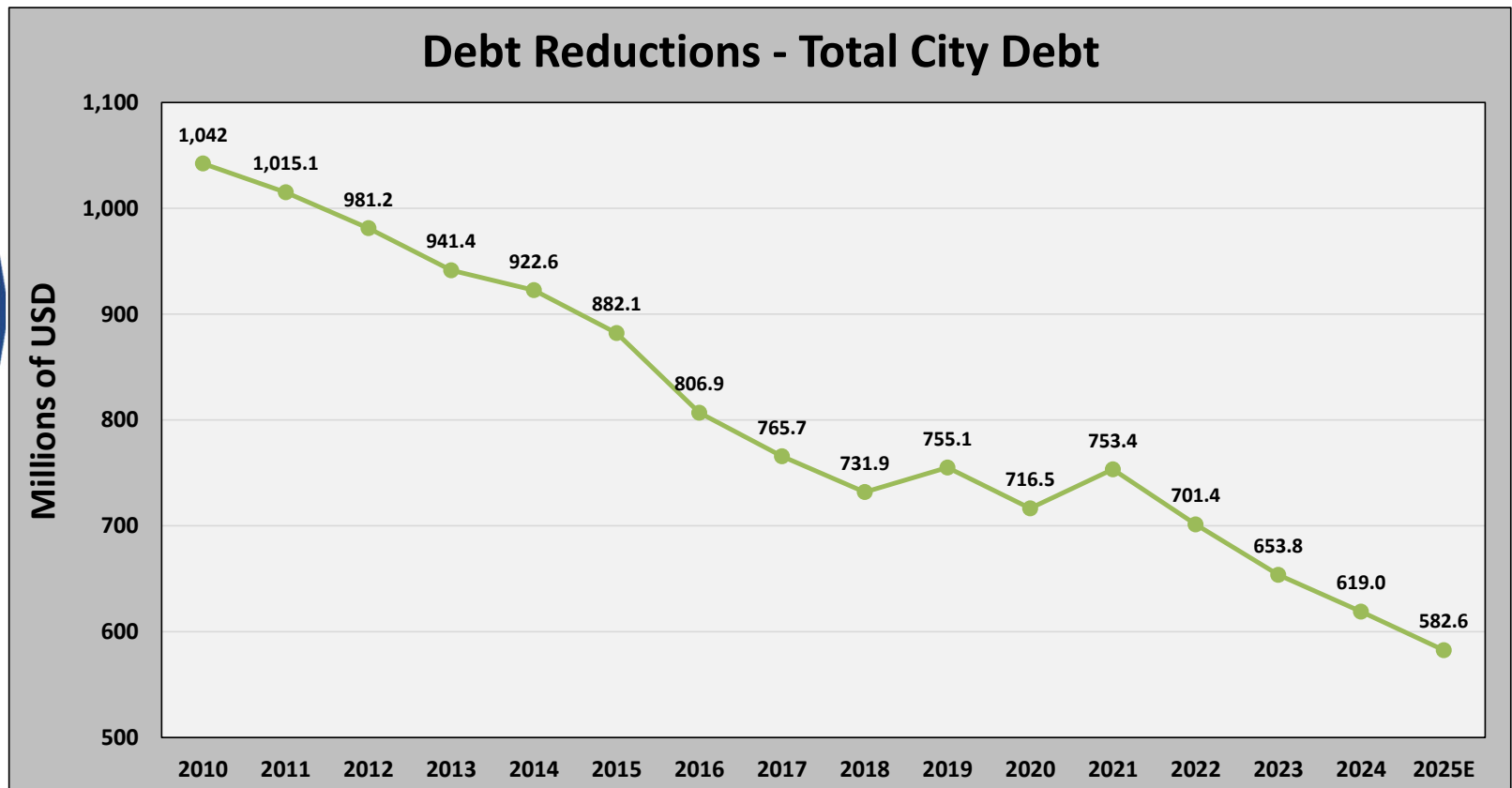
FY25 Estimated \$582,585,000

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Debt Comparison

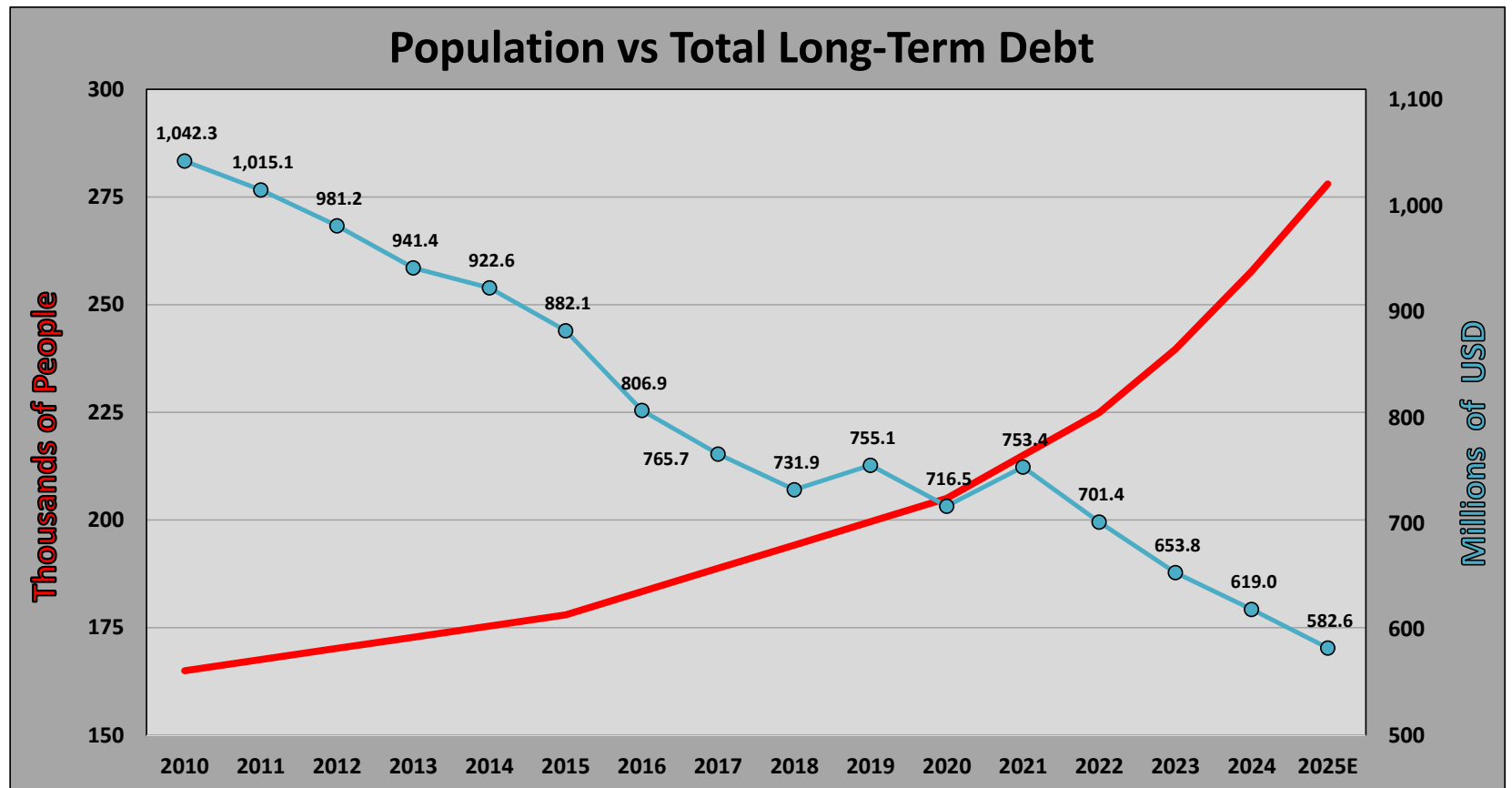


Port St. Lucie Debt Reduction



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Population vs. Debt



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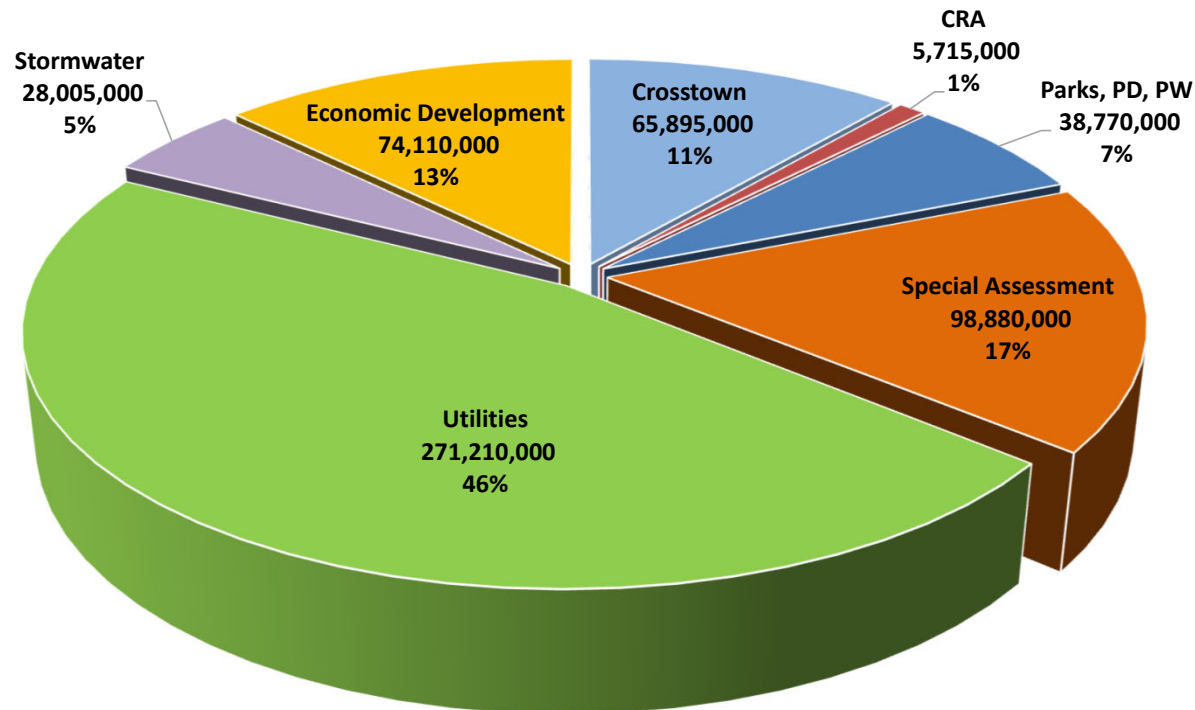
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Hialeah	226,419	\$106,634,050	\$2,269,537	-2%

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Outstanding Debt by Category



Total: \$582,582,000

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Refunding Occurrences

Bond Name	Net Present Value Savings (est.)
2016 General Obligation & Refunding	\$1,300,000
2025 Total	\$1,300,000
Prior Refunding's	\$100,800,000
Total Debt Savings	\$102,100,000



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Current Bond Ratings



General Obligation	No rating	Aa2	AA
Utility Systems	AA	Aa3	AA
Stormwater	No rating	Aa3	No rating
Special Assessment	No rating	No rating	AA
Capital Improvement	No rating	No rating	AA
Public Service Tax	No rating	No rating	AA-



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Total Debt Portfolio

Bond Category	Bond Name	Series	Maturity Date	Issue Amount	2025 Projected Par Value	Call Date
Utilities	Util Refunding and Improvement	2007	Sep-27	\$119,445,000	\$20,815,000	-
Utilities	Utility Refunding	2016	Sep-36	\$206,970,000	\$186,355,000	2026
Utilities	Utility Refunding Revenue	2018	Sep-35	\$8,305,000	\$6,325,000	2028
Utilities	Utility System Refunding	2021	Sep-51	\$30,635,000	\$28,350,000	2031
Utilities	Utility System Refunding Revenue	2023	Sep-34	\$21,320,000	\$17,530,000	-
Utilities	Loan: Utility System Refunding Revenue	2022	Sep-29	\$15,750,000	\$11,835,000	-
Economic Development	Public Service Tax	2014B	Sep-43	\$19,775,000	\$16,190,000	2024
Economic Development	Taxable Spec. Oblig. Ref. Rev. - City Center	2017	May-35	\$22,345,000	\$13,715,000	2026
Economic Development	Taxable Spec. Oblig. Ref. Rev. - FCB	2018A	May-42	\$54,085,000	\$44,205,000	2028
General Obligation	General Obligation & Refunding	2016	Jul-35	\$37,075,000	\$33,985,000	2025
General Obligation	General Obligation & Refunding	2023	Jul-35	\$39,750,000	\$31,910,000	-
Special Assessment	Southwest Annex Refunding	2016	Jul-45	\$126,895,000	\$98,880,000	2026
Stormwater	Stormwater Revenue	2020	May-39	\$30,145,000	\$28,005,000	2029
Government Revenue	Capital Refunding Revenue	2021	Sep-51	\$45,665,000	\$38,770,000	2031
CRA	CRA TIF Refunding Revenue	2016	Jan-26	\$38,260,000	\$5,715,000	-
Total Debt				\$816,420,000	\$582,585,000	

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Questions



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Agenda Summary

2025-680

Agenda Date: 7/24/2025

Agenda Item No.: 5.e

Placement: Proclamations and Special presentations

Action Requested: Discussion

Hear a Review Regarding the City's Investment Portfolio.

Submitted By: Karen Russell, Assistant Finance Director, Finance Department.

Strategic Plan Link: The City's Goal of a high-performing city government organization.

Executive Summary (General Business): This is a review of the City's investment portfolio.

Presentation Information: A PowerPoint presentation by John Grady, Managing Director, from Public Trust Advisors - one of our Investment Managers.

Staff Recommendation: Request that the Council provide staff direction for future investments and the investment policy.

Background: N/A

Issues/Analysis: N/A

Financial Information: N/A

Special Consideration: N/A

Location of Project: N/A

Attachments:

1. Economic Update PowerPoint presentation
2. Investment Review PowerPoint presentation

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: N/A

Legal Sufficiency Review:
N/A



Economic Update

July 2025

Disclosures

This is not intended for a broader audience and should not be distributed. This information is for the sole purposes of the client and is not intended to provide specific advice or recommendations. Please review the contents of this information carefully. Should you have any questions regarding the information presented, calculation methodology, investment portfolio, security detail, or any other facet of this information, please feel free to contact us.

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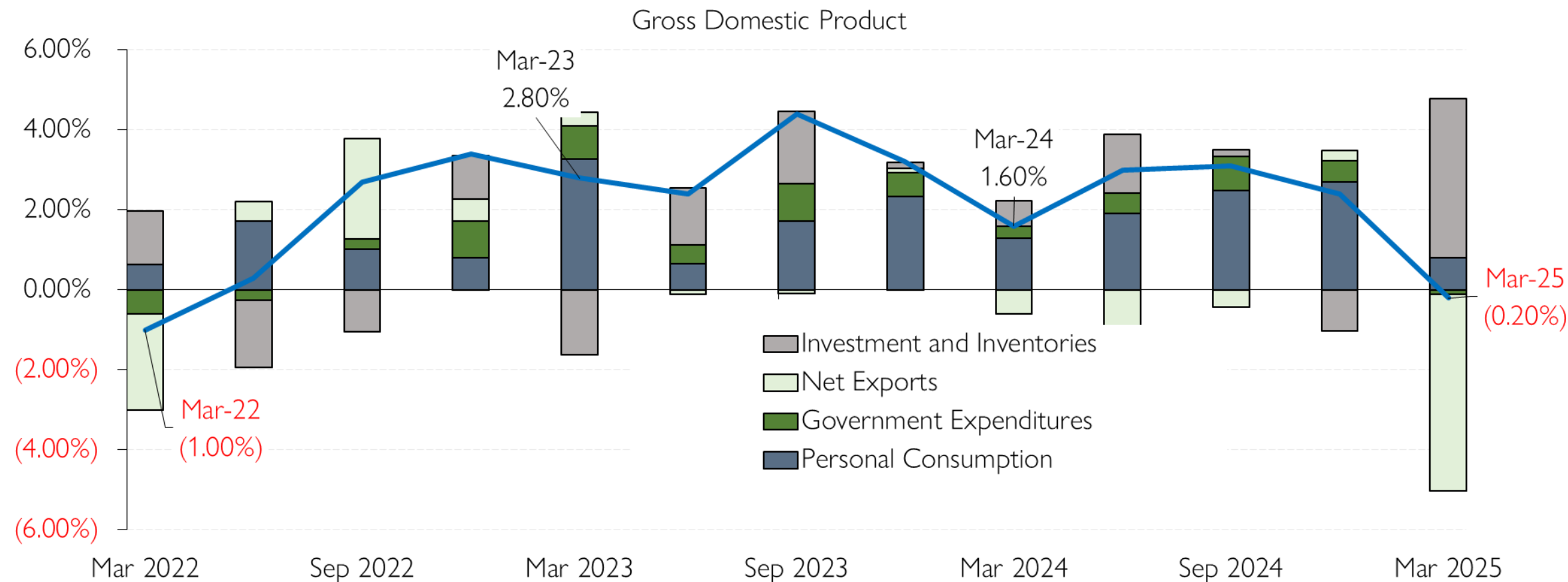
Public Trust is required to maintain a written disclosure brochure of our background and business experience. If you would like to receive a copy of our current disclosure brochure, privacy policy, or code of ethics please contact us.

There is no guarantee that investment strategies will achieve the desired results under all market conditions, and each investor should evaluate its ability to invest long-term, especially during periods of a market downturn. This information may contain statements, estimates, or projections that constitute “forward-looking statements” as defined under U.S. federal and other jurisdictions’ securities laws. Any such forward looking statements are inherently speculative and are based on currently available information, operating plans, and projections about future events and trends. As such, they are subject to numerous risks and uncertainties.

Public Trust Advisors
717 17th Street, Suite 1850
Denver, Colorado 80202

Gross Domestic Product

- The third reading of the first quarter 2025 GDP of -0.20%, indicated the first economic contraction in three years. The primary reason for the decline in economic growth was the surge in imports during the period, which subtracts from economic growth. The decline in net exports was partially offset by consumer spending and the largest contribution in business spending since 2021.



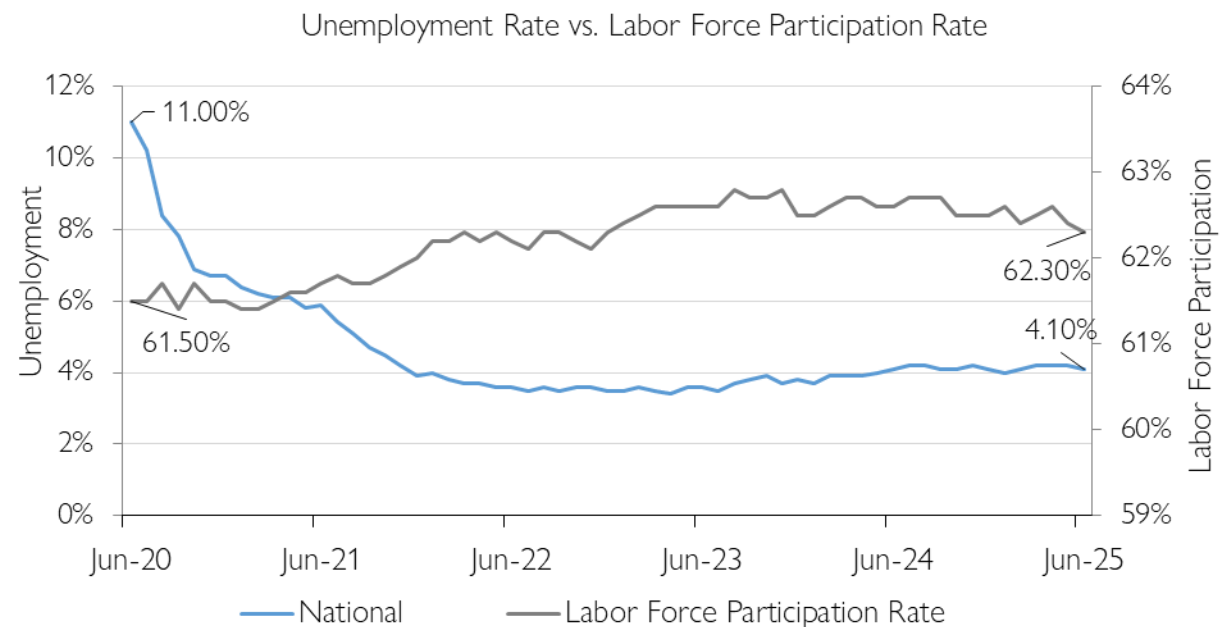
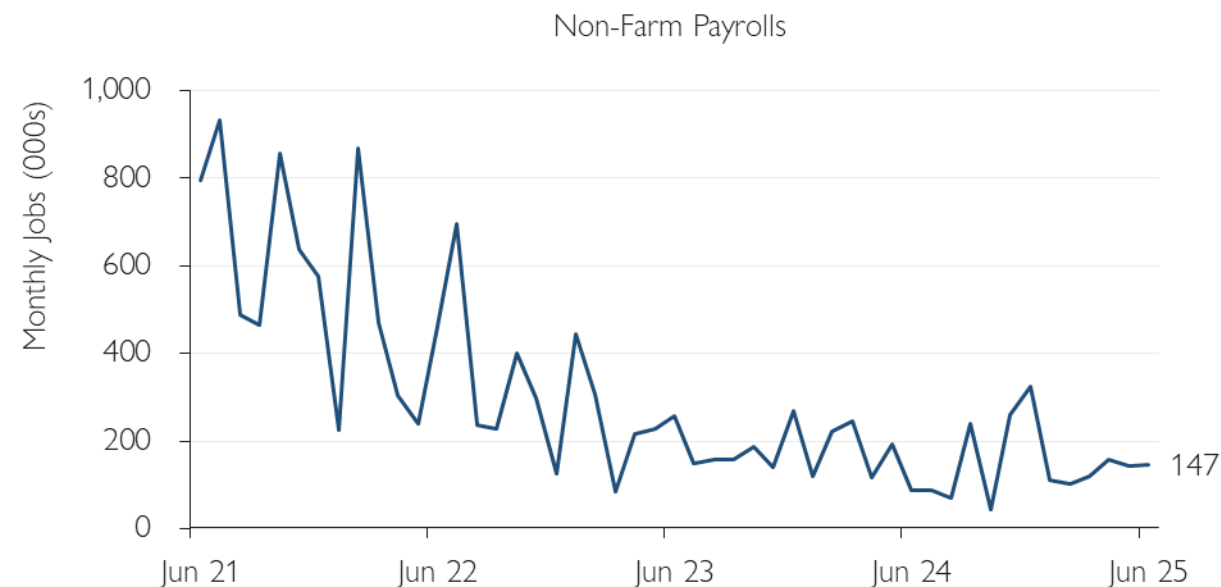
Jobs

Job Growth continues

- The June jobs report continued the positive growth trend with 147k new jobs created during the month, significantly above expectations of 106k.
- While job growth has been volatile over the last several months, job growth remains positive.
- June job growth was diverse lead by State and Local Government (+73k), and Health Care (+58k), and Construction (+15k).

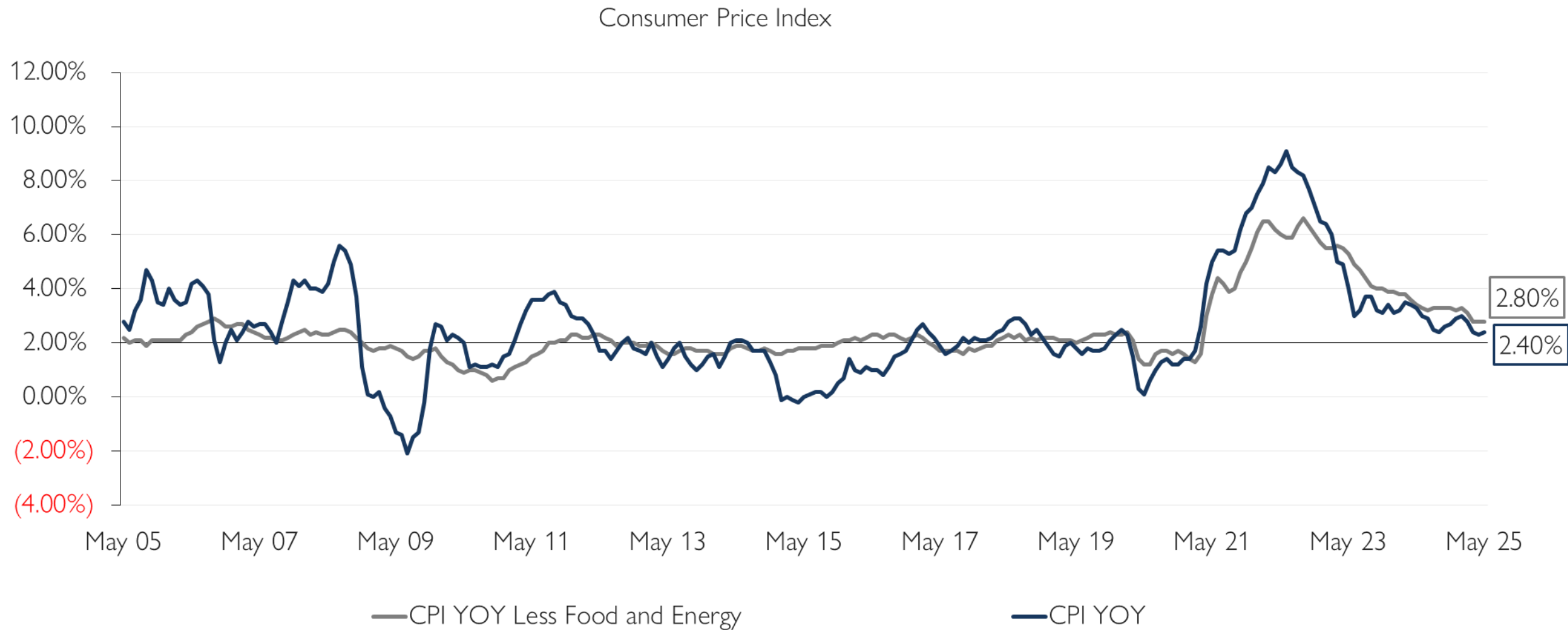
Unemployment Levels Remain Favorable

- The national unemployment rate decreased slightly to 4.1% in June, the lowest rate since February.
- The labor force participation rate decreased for the second consecutive month, to 62.3%, indicating fewer individuals are entering the workforce.



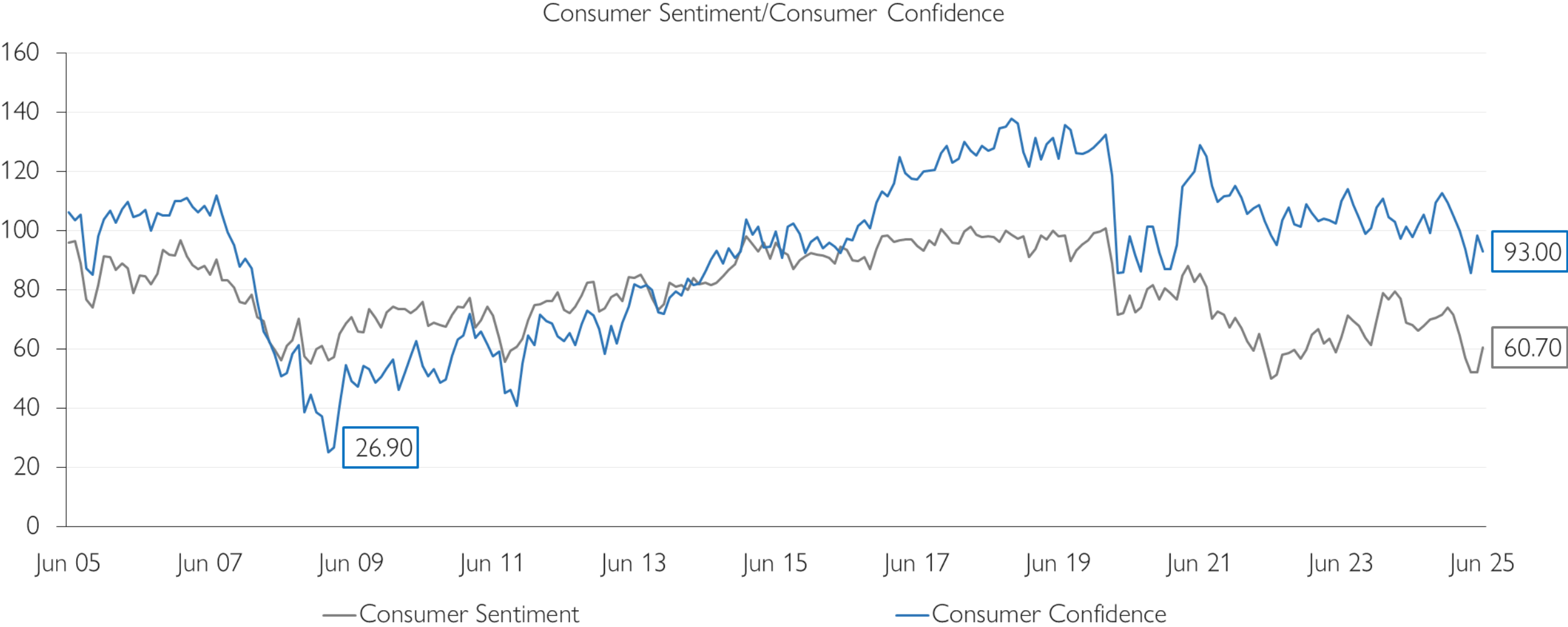
Inflation - CPI

- Consumer prices were slightly higher year over year (+0.1%) compared to April, with a 2.4% reading. Core CPI, which excludes Food and Energy inflation, also increased +.1% to 2.8% during May. Food and transportation costs increased 2.9% and 2.8%, respectively. Shelter costs increased 3.9%, the lowest annual increase since 2021.

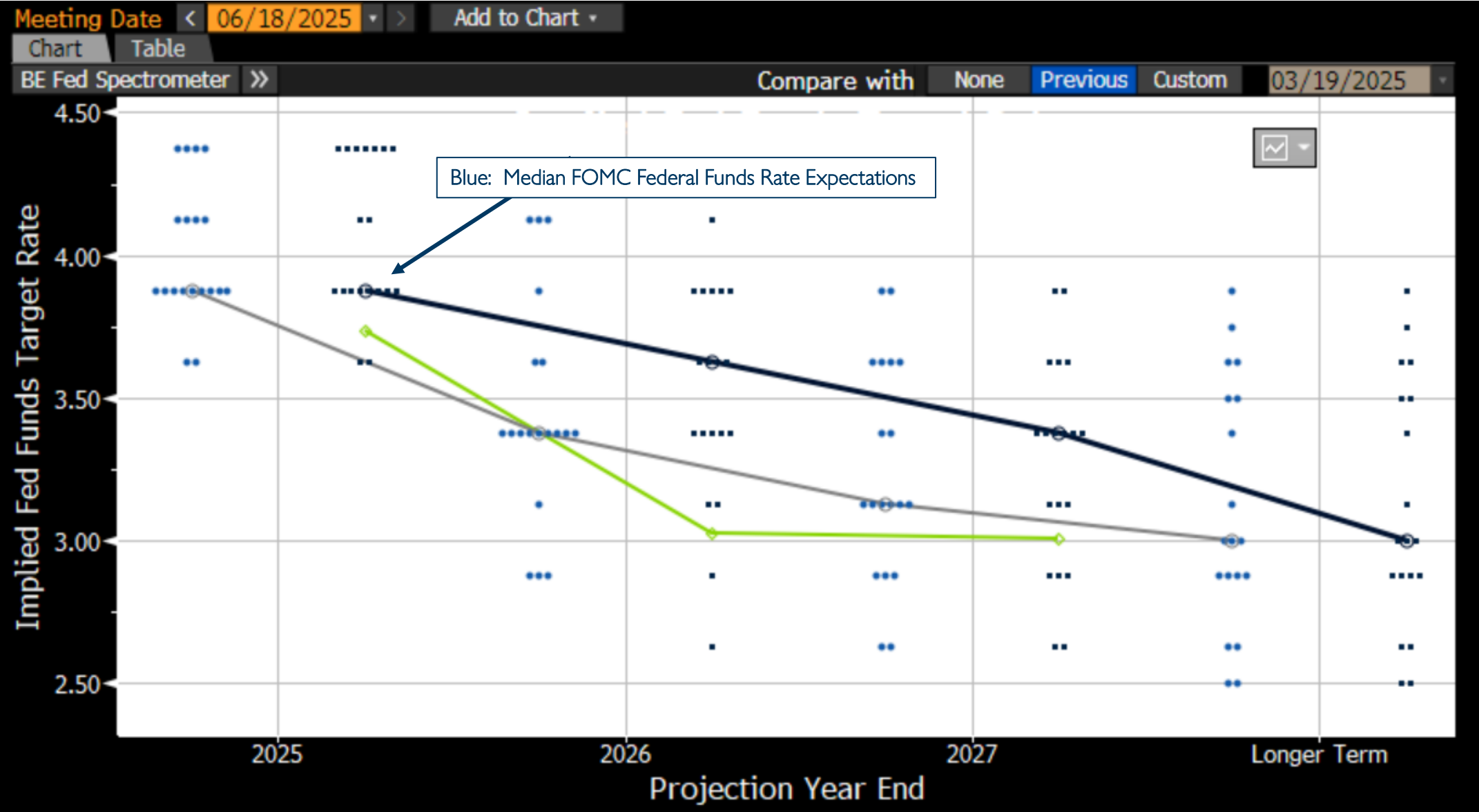


Consumer Confidence

- Consumer confidence and sentiment have declined since the beginning of 2025, primarily due to the uncertainty of the overall economy. Surprisingly, consumer sentiment rebounded in June to the highest level since February, while consumer confidence declined during the month.



FOMC Dot Plot – June 2025 Meeting

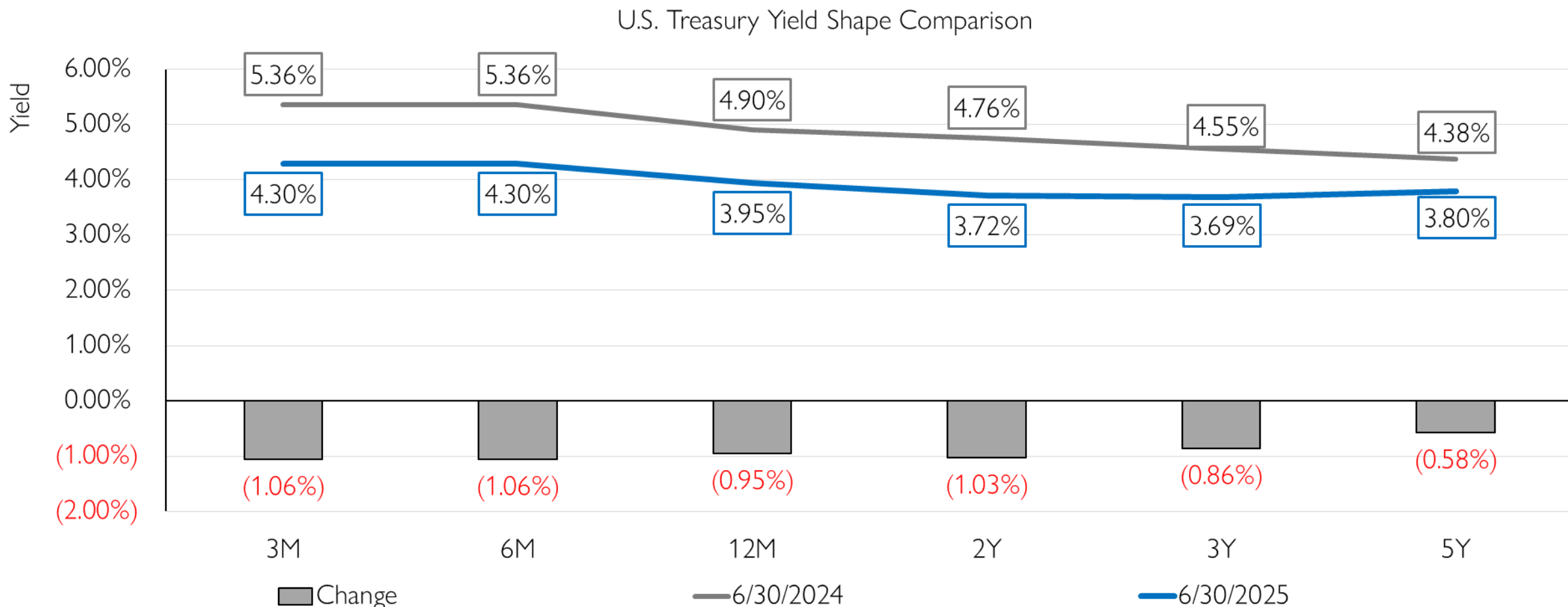


Federal Funds Rate Expectations

Region: United States »			Instrument: Fed Funds Futures »		
Target Rate		4.50	Pricing Date		07/10/2025
Effective Rate		4.33	Cur. Imp. O/N Rate		4.329
Meeting	#Hikes/Cuts	%Hike/Cut	Imp. Rate Δ	Implied Rate	A.R.M. ▲
07/30/2025	-0.067	-6.7%	-0.017	4.313	0.250
09/17/2025	-0.796	-72.9%	-0.199	4.130	0.250
10/29/2025	-1.417	-62.1%	-0.354	3.975	0.250
12/10/2025	-2.167	-74.9%	-0.542	3.788	0.250
01/28/2026	-2.617	-45.1%	-0.654	3.675	0.250
03/18/2026	-3.176	-55.9%	-0.794	3.535	0.250
04/29/2026	-3.507	-33.1%	-0.877	3.453	0.250
06/17/2026	-4.021	-51.4%	-1.005	3.324	0.250
07/29/2026	-4.347	-32.6%	-1.087	3.243	0.250

U.S. Treasury Yield Curve

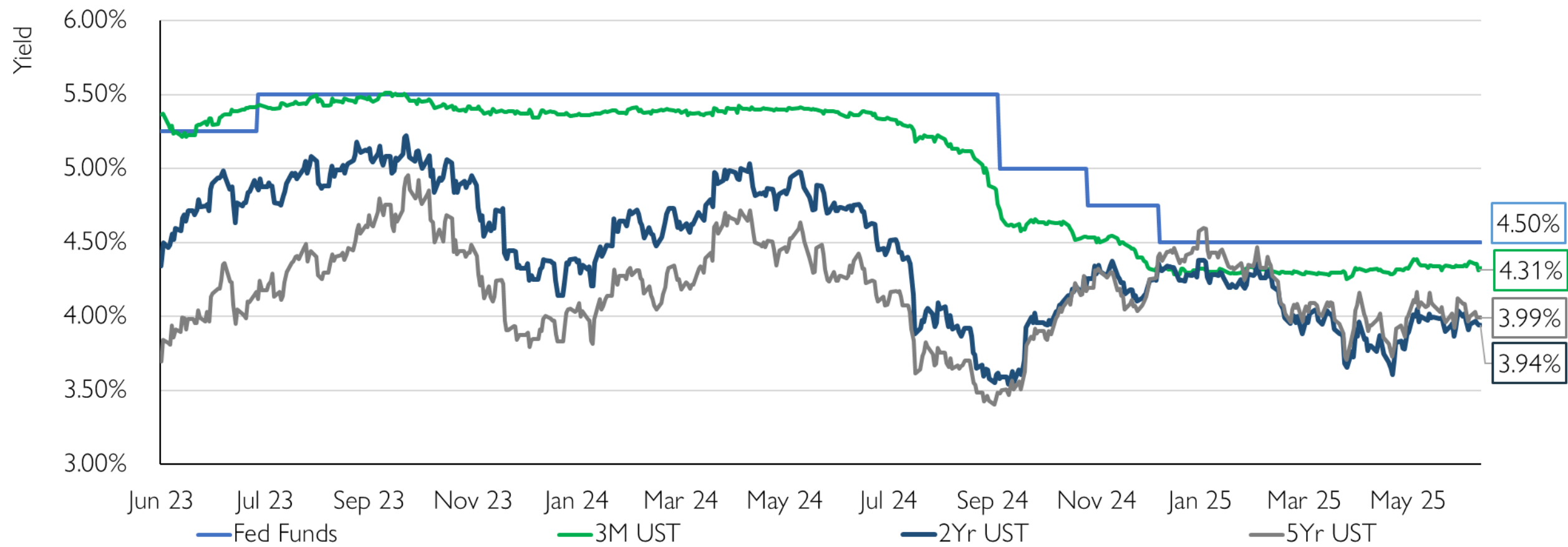
- U.S. Treasury yields with maturities between three months and five years have declined year over year with short term rates lower as a result of Federal Funds rate cuts during the second half of 2024, and longer term rates declining primarily based on economic growth uncertainty.



Interest Rates Rebound from Recent Lows

- U.S Treasury rates continue the volatile trend as fears of persistent inflation returns along with uncertainty over tariffs impact longer term growth expectations.

U.S. Treasury Yield Comparison
FF/3M/2YR/5YR





Investment Strategy Review

John Grady, Managing Director

June 2025



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Any projected yields or income are 1) estimates only, and 2) presented gross of fees and expenses. The deduction of fees and/or expenses will likely cause the account's return to be lower than the figures presented above. The yields presented herein are based on a sample scenario as of a specific point in time and should not be construed as indicative of actual investment results or guarantees of future yields or performance. The sample scenario is provided for illustrative purposes only and may not reflect the actual experience of any specific investor.

Investing in bonds involves risks, including the risk of not holding the bond to maturity. Bond prices can fluctuate in response to changes in interest rates, credit ratings, and market conditions. If you sell a bond before its maturity date, you may receive more or less than the initial investment amount, depending on prevailing market conditions.

Data unaudited. This presentation is for informational purposes only. The information contained herein has been obtained from sources that we believe to be reliable, but its accuracy and completeness are not guaranteed. The information presented should not be used in making any investment decisions and is not a recommendation to buy, sell, implement, or change any securities or investment strategy, function, or process. Any financial and/or investment decision should be made only after considerable research, consideration and involvement with an experienced professional engaged for the specific purpose. All comments and discussion presented are purely based on opinion and assumptions, not fact, and these assumptions may or may not be correct based on foreseen and unforeseen events.

Many factors affect performance including changes in market conditions and interest rates and in response to other economic, political, or financial developments. Investment involves risk, including the possible loss of principal. No assurance can be given that the performance objectives of a given strategy will be achieved. Public Trust Advisors is not a bank and your investment with Public Trust Advisors is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Past performance is not an indicator of future performance or results. Any financial and/or investment decision may incur losses.

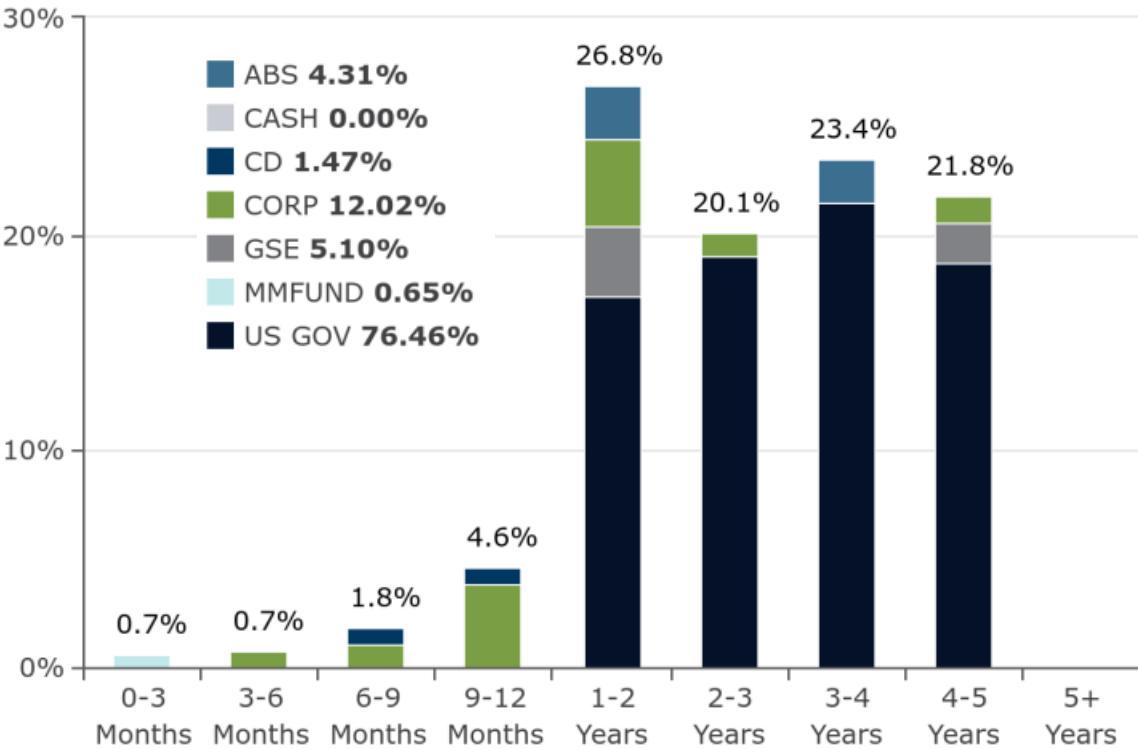
Current Portfolio Structure

Investment Strategy and Maturity Structure

- The portfolio book yield increased during the quarter as lower yielding securities were replaced with higher yielding securities through active portfolio management. This higher book yield may provide improved income opportunities for the portfolio as lower
- During the first six months of 2025, we reinvested \$49.3mm (18.5% of the portfolio). The security purchases included U.S. Treasuries, Agencies (GSE) and Corporate Notes with a weighted average maturity of 3.8 years and book yield of 4.12%. These investments have improved the overall portfolio book yield (+0.67%) since December 2024.
- The portfolio duration was 2.55 years as of June 30th, which is in line with the target duration of 2.5-2.6 years.
- All corporate and municipal issues purchased under Public Trust management must be approved by our independent credit research team. Investment transactions are executed with pre- and post- compliance checks and within the investment strategy guidelines for the City’s investment program.

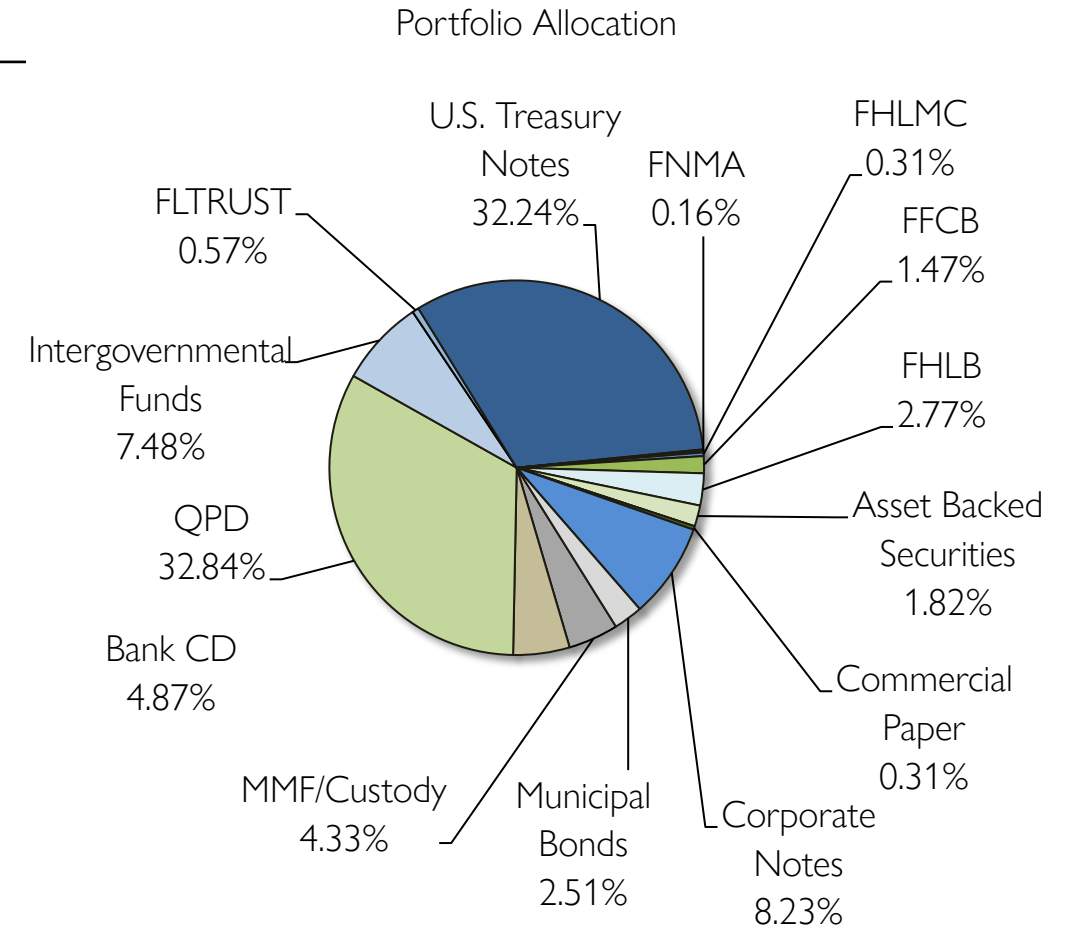
	03/31/25	06/30/25
Duration	2.495	2.549
Years to Effective Maturity	2.679	2.735
Years to Final Maturity	2.802	2.852
Coupon Rate	3.102	3.291
Book Yield	3.268	3.540
Market Yield	4.021	3.871

Maturity Distribution by Type



Investment Program Asset Allocation – June 30, 2025

Security Distribution ^{(1),(2)}	June 30, 2025 Ending Balance	Portfolio Allocation	Permitted by Policy ⁽²⁾	Compliant
MMF/Custody	\$ 27,343,866.65	4.33%	25.00%	YES
Bank CD	30,775,321.95	4.87%	25.00%	YES
QPD	207,532,336.04	32.84%	75.00%	YES
Intergovernmental Funds	47,273,334.17	7.48%	25.00%	YES
FLTRUST	3,578,342.09	0.57%	25.00%	YES
U.S. Treasury Notes	203,684,488.17	32.24%	80.00%	YES
FAMC	678,351.92	0.11%	80.00%	YES
FNMA	979,643.85	0.16%	40.00%	YES
FHLMC	1,961,758.38	0.31%	40.00%	YES
FFCB	9,272,960.92	1.47%	40.00%	YES
FHLB	17,487,480.62	2.77%	40.00%	YES
Asset Backed Securities	11,471,550.18	1.82%	35.00%	YES
Commercial Paper	1,965,293.06	0.31%	30.00%	YES
Corporate Notes	52,014,348.35	8.23%	25.00%	YES
Municipal Bonds	15,852,267.11	2.51%	25.00%	YES
Total Portfolio Market Value	\$ 631,871,343.46	100.00%		



(1) Individual issuer information available in holdings reports.. Public Trust managed assets represent market value plus accrued interest. External asset information provided by the City and not verified by Public Trust.

(2) This chart includes external assets not managed by Public Trust. Public Trust does not evaluate external assets for creditworthiness or compliance. External asset information provided by City staff. Asset allocation limits defined in the City's investment policy.



Agenda Summary

2025-674

Agenda Date: 7/24/2025

Agenda Item No.: 5.f

Placement: New Business

Action Requested: Motion / Vote

Tentative Approval of the City Manager's Proposed Fiscal Year (FY) 2025-26 Budget and Establish the Tentative Millage Rate, which Represents the Maximum Property Tax Rate that May be Adopted for the Upcoming Fiscal Year.

Submitted By: Caroline Sturgis, OMB Director

Strategic Plan Link: The City's Goal of a high-performing city government organization.

Executive Summary (General Business): At this meeting, the City Council will be asked to tentatively approve the City Manager's Proposed Fiscal Year 2025-26 Budget and establish the tentative millage rate, which represents the maximum property tax rate that may be adopted for the upcoming fiscal year.

Presentation Information: Presentation of the City Manager's Proposed Fiscal Year (FY) 2025-26 Budget.

Staff Recommendation: Move that the Council tentatively approve the City Manager's Proposed Fiscal Year (FY) 2025-26 Budget and set the City's proposed millage rate for 2025-26.

Alternate Recommendations:

1. Move that the Council amend the recommendation and tentatively approve the City Manager's Proposed Budget for Fiscal Year (FY) 2025-26.
2. Move that the Council move that the Council provide direction.

Background: N/A

Issues/Analysis: N/A

Financial Information: The City Manager's Proposed Fiscal Year (FY) 2025-26 Budget includes the Capital Improvement Program, which was tentatively approved on May 19, 2025. The City Manager's Proposed Budget reflects alignment with the City Council's Strategic Plan. The proposed operating millage rate is 4.6807, which remains unchanged from the prior year. The voted debt millage has been proposed to decrease by 0.0600 mills, resulting in a total proposed millage rate of 4.9950 - comprising 4.6807 for operations and 0.3143 for voted debt (Crosstown Parkway).

Special Consideration: N/A

Location of Project: N/A

Business Impact Statement: N/A

Attachments: City Manager and Office of Management and Budget presentation for the Proposed Fiscal Year (FY) 2025-26 Budget.

NOTE: All of the listed items in the "Attachment" section above are in the custody of the City Clerk. Any item(s) not provided in City Council packets are available upon request from the City Clerk.

Internal Reference Number: N/A

Legal Sufficiency Review:
N/A

FISCAL 2025-26 PROPOSED BUDGET:

OPENING REMARKS BY
CITY MANAGER

JULY 24, 2025



FY 25/26

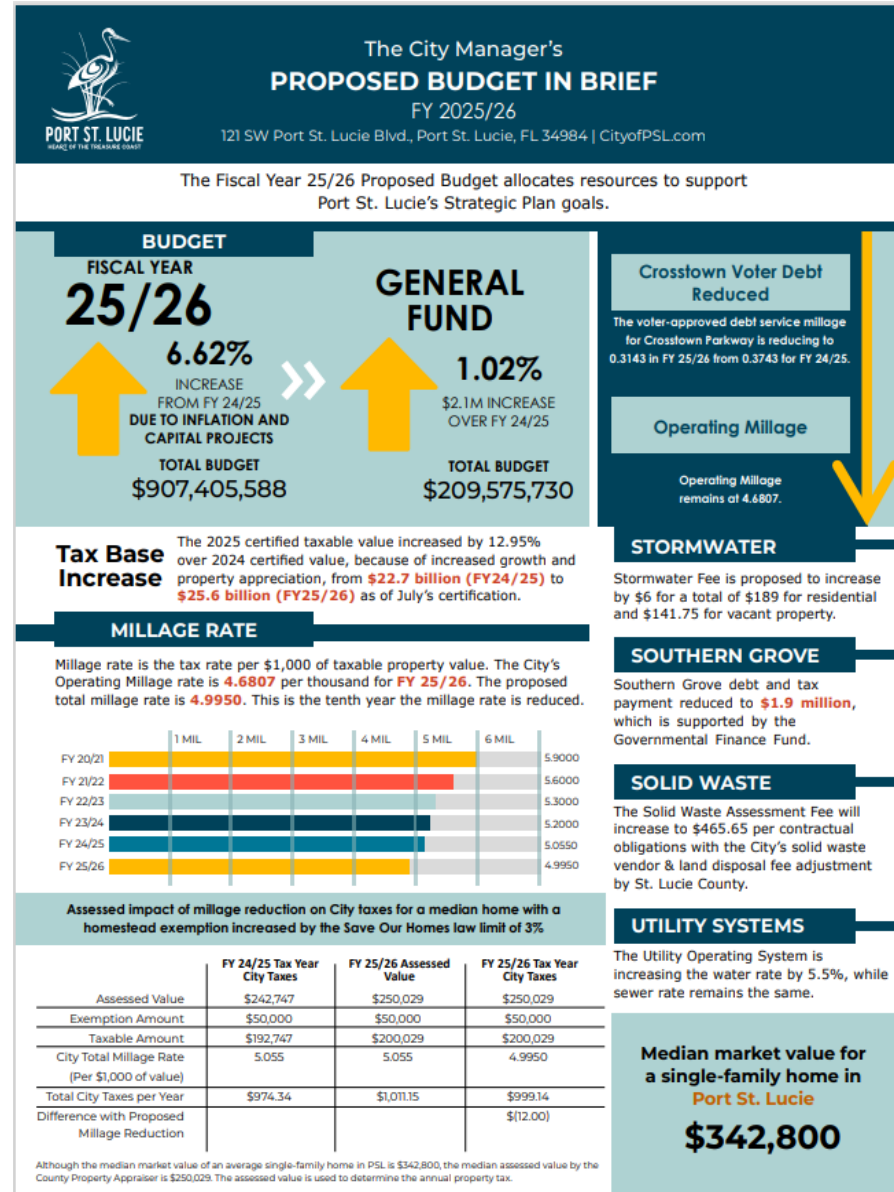


FY 25/26
PROPOSED
BUDGET



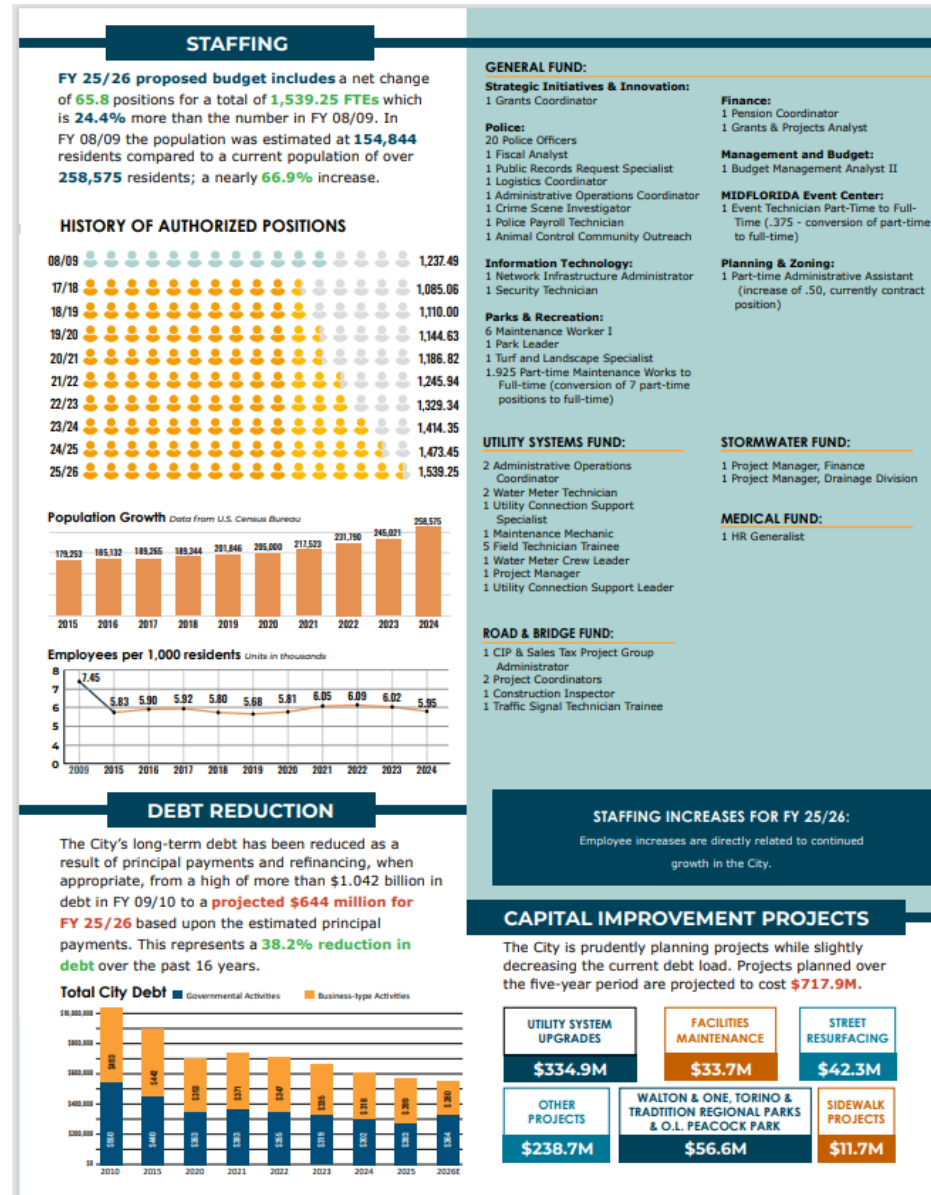
PROPOSED BUDGET

City Manager's Goals



- ✓ Implement City Council's long-term Strategic Plan.
- ✓ Maintain ranking as one of the safest cities in Florida.
- ✓ Enhance current levels of service – to meet growing demands of residents and businesses.
- ✓ Maintain the City's infrastructure, equipment, facilities, services and programs.

City Manager's Goals



- ✓ Focus on retaining valued staff and attracting highly skilled employees to enhance customer service.
- ✓ Meet City Council's targeted General Fund Emergency Reserve levels of 20%, (\$35.3M).
- ✓ Utilize one-time revenues for one-time expenses.
- ✓ Plan prudently and prepare the City to meet potential emergencies.

FISCAL 2025-26 PROPOSED BUDGET:

**PRESENTED BY
OFFICE OF MANAGEMENT &
BUDGET**

JULY 24, 2025



FY 25/26



FY 25/26
**PROPOSED
BUDGET**



PROPOSED BUDGET

Agenda

- **Introduction**
 - Budget Strategy
 - Proposed Budget Overview
- **Operating Proposed Budget**
 - Departmental Budgets
- **Capital Proposed Budget**
- **Staff Recommendations**

INTRODUCTION



FY 25/26

Budget Strategy

Aligns with the Adopted Strategic Plan.

 STRATEGIC PLAN GOALS & STRATEGIC INITIATIVES (as of 7/1/25)						
GOAL 1	GOAL 2	GOAL 3	GOAL 4	GOAL 5	GOAL 6	GOAL 7
 <p>Safe, Clean & Beautiful</p> <p>Improve Safety and Plan for Future Needs</p> <p>Beautify Landscaping of Roadways, Public Parks & Gateways</p>	 <p>Planning for a Thriving Future</p> <p>Advancing Community Design</p>	 <p>Smart & Connected City</p> <p>Advance Education & Engagement</p> <p>Advance Innovation & Resiliency</p>	 <p>Diverse Economy & Employment Opportunities</p> <p>Expand Job Opportunities</p> <p>Revitalize Eastern Port St. Lucie Local Small Business Development</p>	 <p>High Quality Infrastructure & Facilities</p> <p>Plan Roadways, Facilities and Fiber for Future Needs</p> <p>Advance Mobility & Improve Traffic Flow</p> <p>Improve Water Quality</p>	 <p>Culture, Nature & Fun Activities</p> <p>The Port & Pioneer Park</p> <p>Expand Culture, the Arts & Special Events</p> <p>Implement the 10 Year Parks & Recreation Master Plan</p>	 <p>High-Performing Government Organization</p> <p>Improve Service Delivery while Reducing Millage</p> <p>Enhance Customer Service</p> <p>Organizational Development</p> <p>Intergovernmental Priorities Advancement</p> <p>Re-envisioning PSL</p>

Budget Approach:

Economic Considerations



Inflation

Prices for gas, food, supplies and materials still elevated.



City Capital Projects

Advance City Council Goals: safety, mobility, roadways, parks, recreation, job opportunities, public facilities, etc.



Interest Rates

Expected to remain or decrease.



Unemployment

Unemployment as of April 2025:

US - 4.2% ,

Florida - 3.7% ,

PSL - 3.9% .

(Source: U.S. Bureau of Labor Statistics).

Budget Approach:

Economic Considerations



Population Growth

Increased population requires additional public services for Police, Parks, Public Works, Building, Utilities and other departments.



Property Values

Proposed Budget – 8.5% increase.

Final Certified Value from Property Appraiser = 12.95% increase.

Existing property values = 7.15%

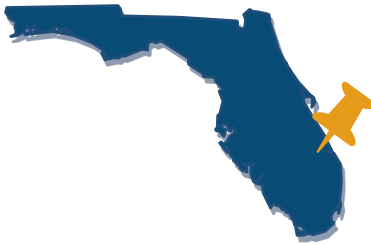
New construction/growth = 5.8%

Housing Market

Housing market has cooled in recent months. After steady gains during the pandemic, activity has slowed.

New housing decreased by 9% from 2023 to 2024.

Ad valorem taxable value increases expected to continue at a slower trend.

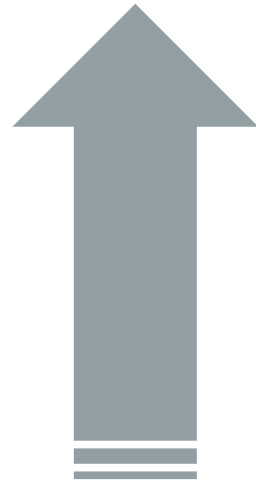


Homesteaded Property

Value increase is capped at 3% or CPI (2.9% for FY 25-26).

Proposed Budget

FISCAL YEAR 25/26



6.62%

INCREASE FROM
FY 24/25 DUE TO
INFLATION &
CAPITAL PROJECTS.



GENERAL FUND



1.02%

INCREASE FROM
FY 24/25 WHICH IS
\$2.1M

**TOTAL FISCAL 2025-26
PROPOSED BUDGET**

\$907,405,588

FY 2024-25 Adopted Budget

\$851,042,015

**TOTAL GENERAL FUND
BUDGET**

\$209,575,730

FY 2024-25 Adopted Budget

\$207,460,424

Revenue Assumptions

MILLAGE (TAX) RATE

- Reduce Debt Millage Rate to a new Millage of **0.3143**.
- Maintain Operating Millage Rate to current Millage of **4.6807**.

TAXABLE VALUE

- **12.95% increase for FY 2025-26.**

ECONOMIC REVENUES

- Slowdown in growth
- Conservative budgeting

PROPOSED RATE INCREASES

- A **5.5%** increase in water rates is proposed, with no change to sewer rates. This would result in an average monthly bill increase of approximately **\$1.98**.
- Stormwater Fees – **\$6** increase, to support new projects to mitigate flooding and maintenance costs.
- Solid Waste – **\$20.88** increase per contractual obligations with the City's solid waste vendor and County land disposal agreement.

Expenditure Assumptions

CAPITAL COSTS:

- Maintaining inflationary costs.

LIABILITY INSURANCE:

- Up to 7% increase for general, auto, and property liability.

HEALTH INSURANCE PROGRAM:

- Claims costs are rising.

SALARY COSTS:

- Modest cost of living adjustments for all employees.

OPERATING COSTS:

- Inflation plus maintenance.

STAFFING LEVELS:

- FY 25/26= **65.80** New FTEs.

DEBT STRATEGY:

- 2016 Revenues Bonds will retire in FY26.
 - For MIDFLORIDA Event Center, Parking Garage, and Plaza.

FUEL COSTS:

- Gas & Oil are based on fluctuating market values.



FY 25/26



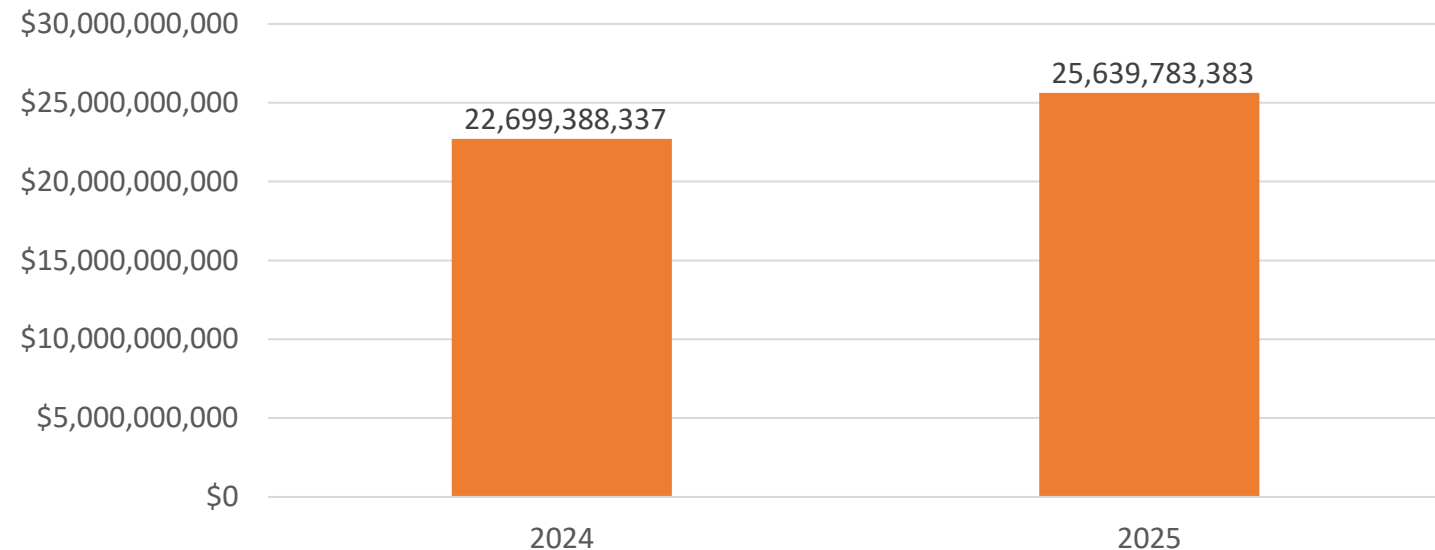
TAX BASE & PSL MILLAGE HISTORY

Tax Base Increase

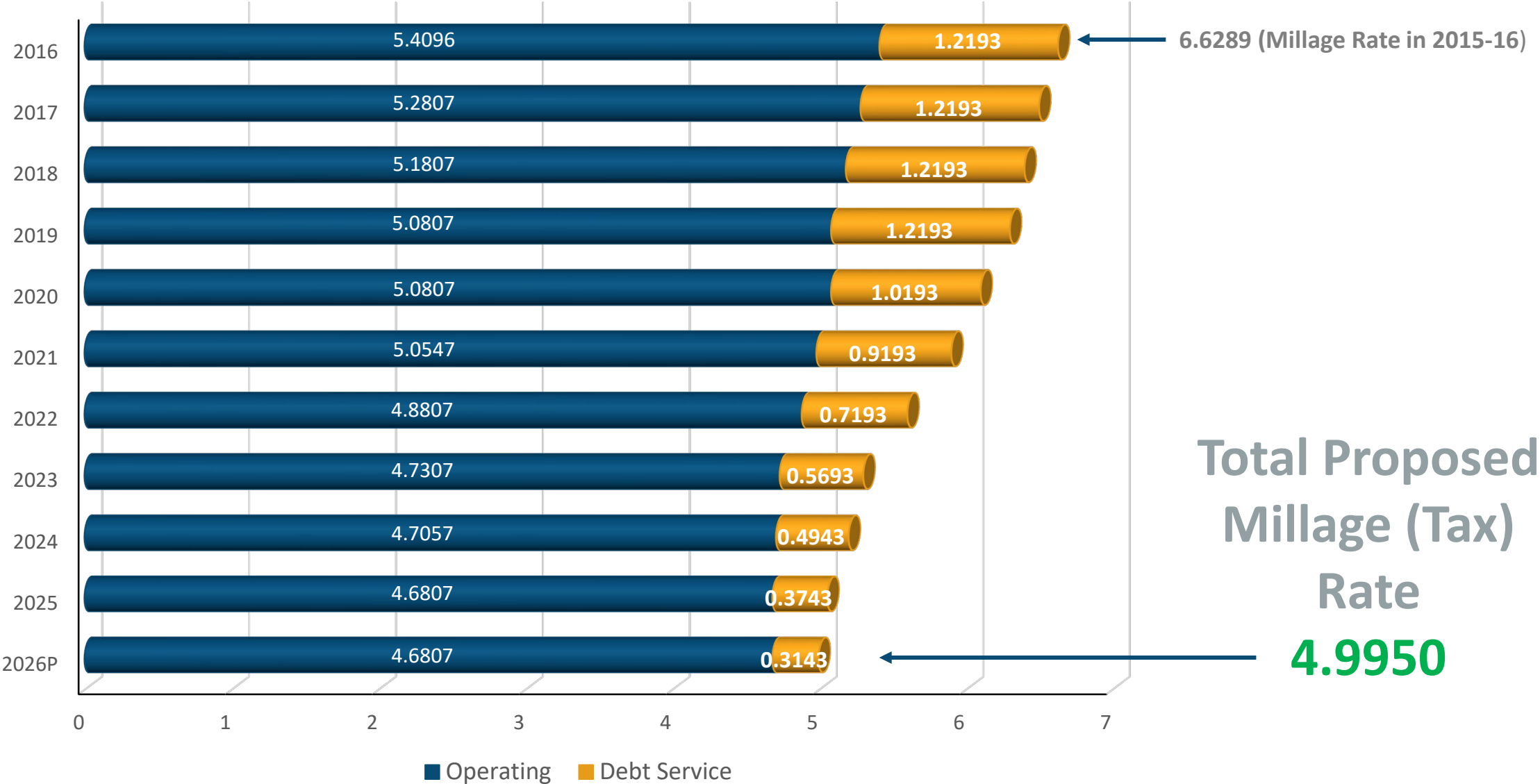
The Tax Base for 2025 increased by **12.95%** over the final adjusted value of 2024, due to increased growth and property appreciation.

City's final taxable value for 2025 is \$25.6 Billion.

PSL **Final** Taxable Value



PSL Millage (Tax) Rate History



Proposed Operating & Crosstown Voter Debt Millage (Tax) Reduced

This would be the 10th consecutive year that the millage (tax rate) has been reduced.

Proposed Operating Millage (Tax)	
Current	Proposed
4.6807	4.6807
Remain the same	



Proposed Crosstown Voter Approved Debt	
Current	Proposed
0.3743	0.3143
Reduced by 0.06	


Total millage reduction

0.06

Millage rate is the rate of tax per \$1,000 of taxable property value. The Proposed City’s Operating Millage rate is **4.6807** per thousand for **FY 25/26**. The Proposed City’s Voter Approved Debt Millage rate is **0.3143** per thousand for **FY25/26**. The proposed overall total millage is **4.9950**.

Impact of Millage Reduction

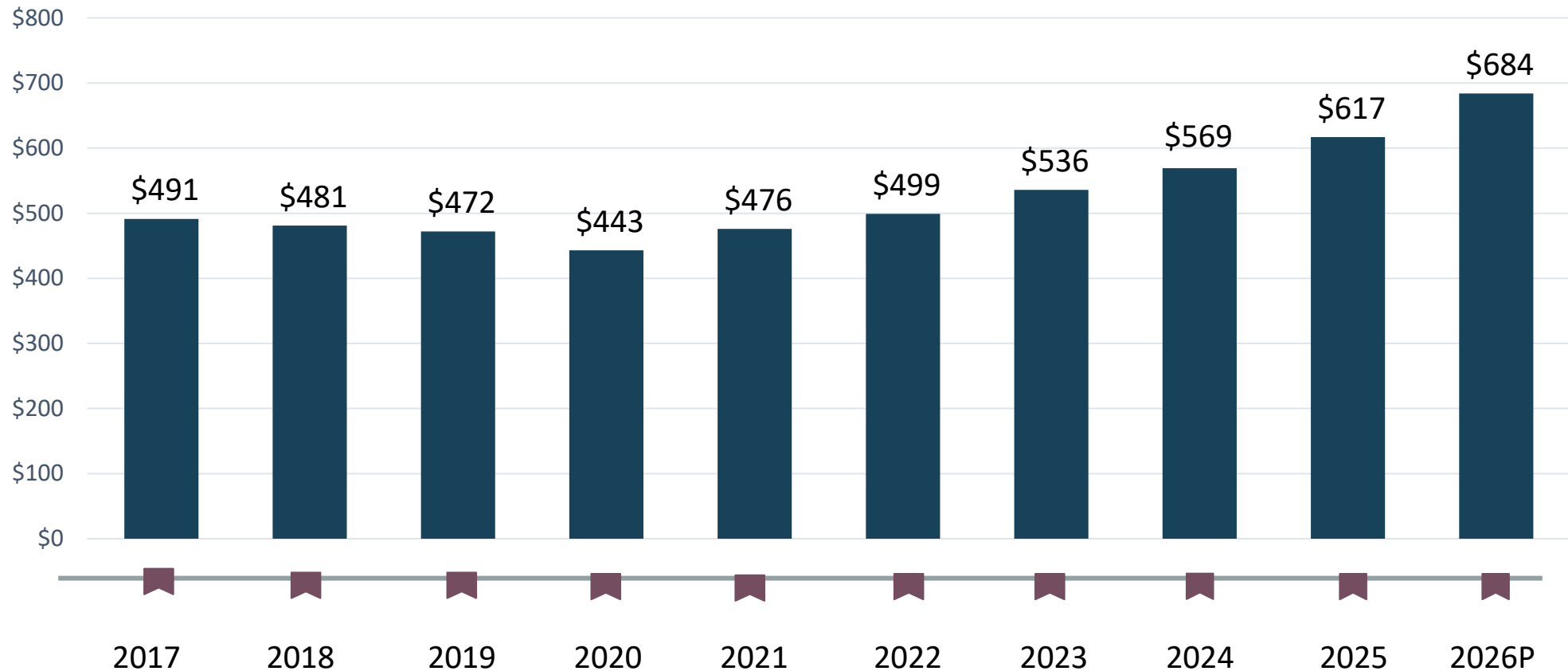
*Compared to 2015-16 Millage of 6.6289 to proposed millage of **4.9950**.*

	FY 25/26	
	City Taxes (Based on FY15/16 Millage Rate)	City Taxes (Actual Values) July 2025
Median Assessed Value	\$250,029	\$250,029
Exemption Amount	\$50,000	\$50,000
Taxable Amount	\$200,029	\$200,029
City Total Millage Rate (Per \$1,000 of value)	6.6289	4.9950
Total City Taxes	\$1,325.97	\$999.14
	10-Year Cumulative Savings	(\$326.83)



City Services – Cost Per Resident

Cost of City Services per Resident per Year for General Fund Operations Fiscal Years 2017 - 2026

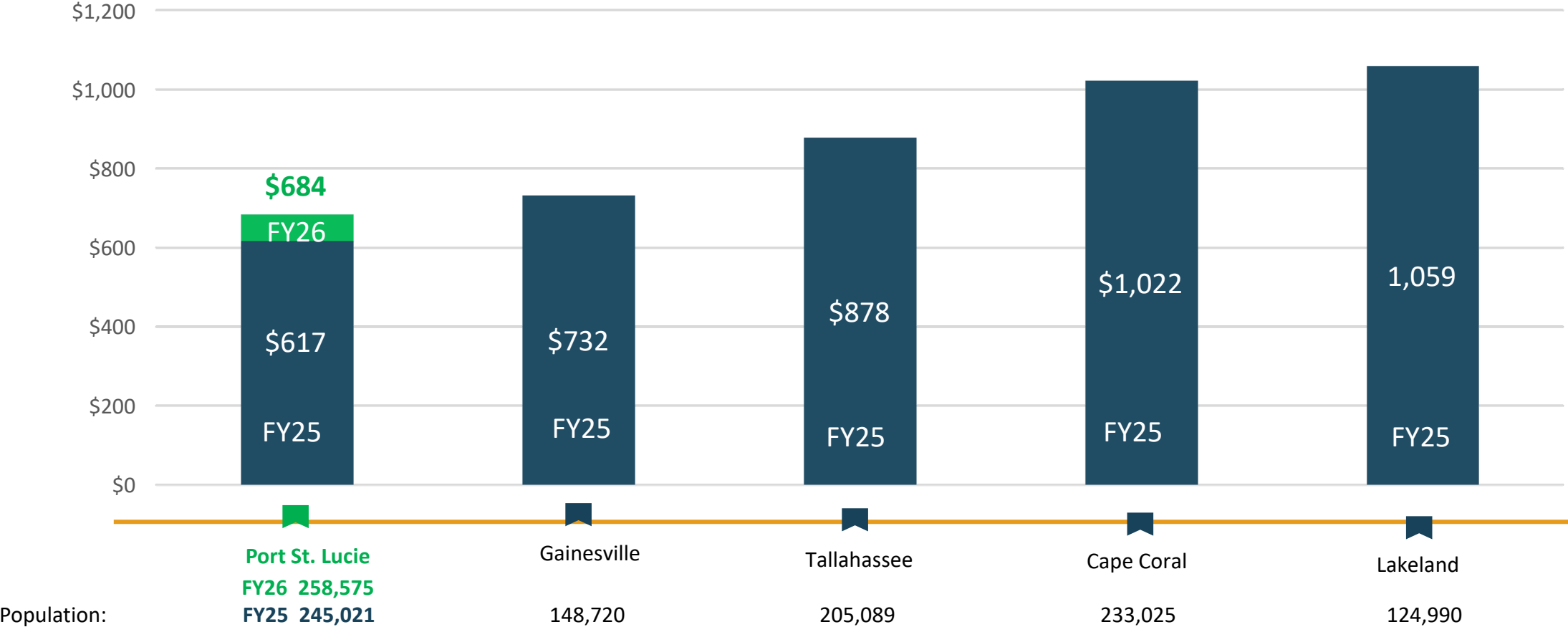


*Note: Excludes debt, fund transfers and capital outlay.

City Services – Cost Per Resident

PSL and Benchmark Cities

Cost of City Services per Resident per Fiscal Year (General Fund Operations)

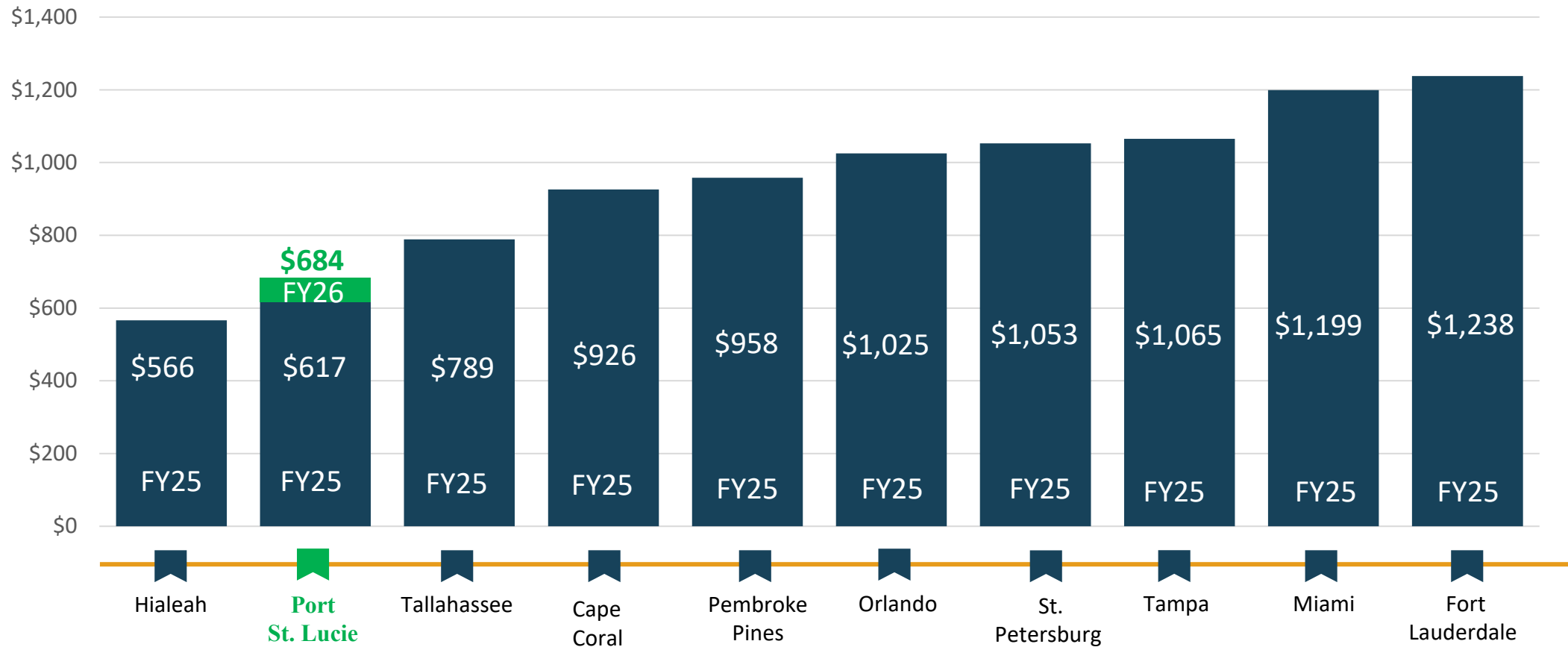


Note: Transportation, airport, fire rescue, and other services are deducted from the calculation of other Cities for an accurate comparison.

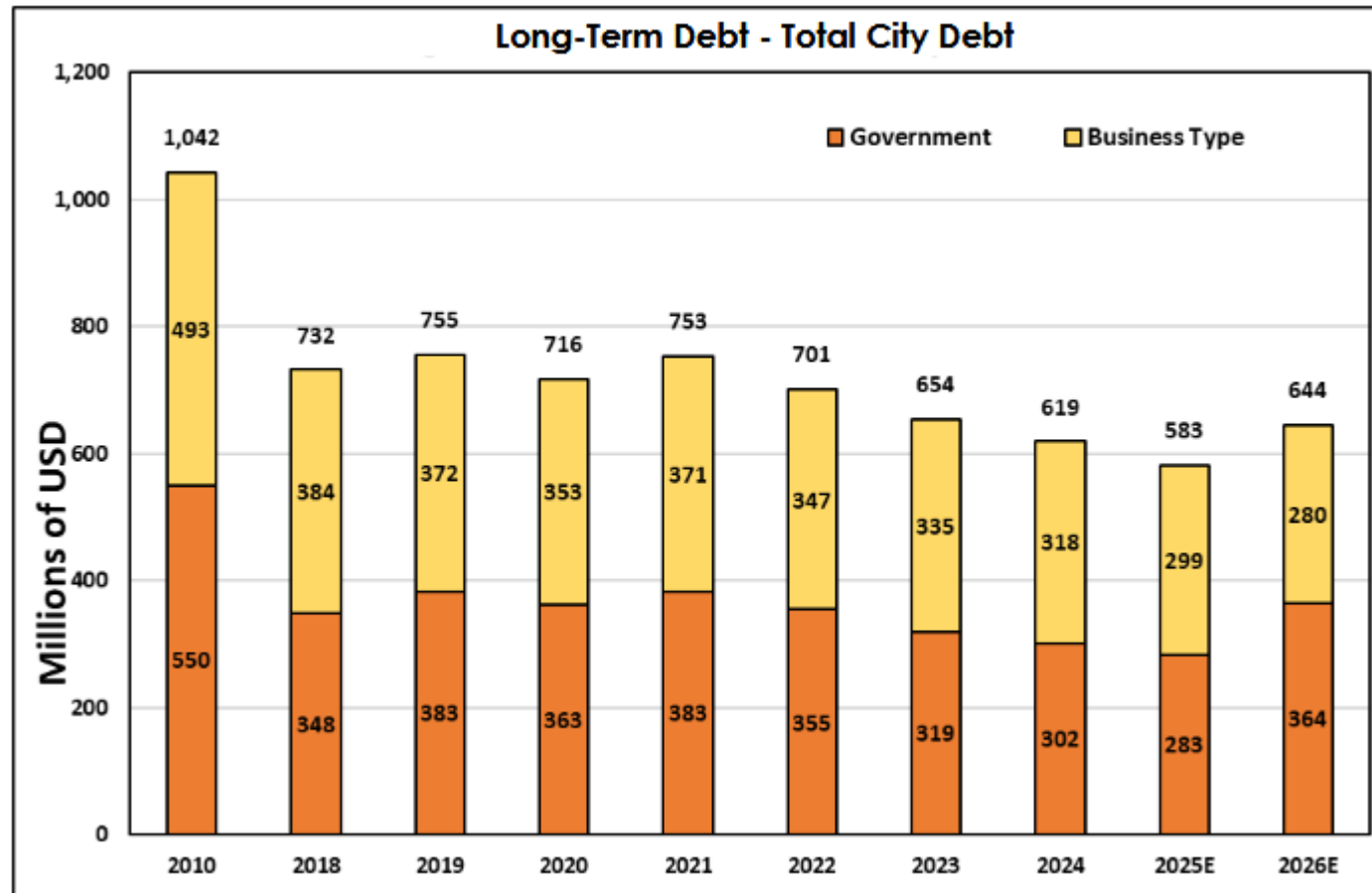
City Services – Cost Per Resident

Top Ten Cities

Cost of City Services per Resident per Fiscal Year (General Fund Operations)

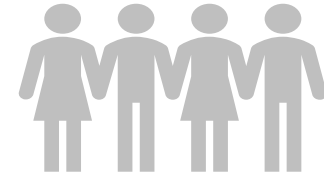


Long-Term Debt



City's long-term debt has been reduced by 38%.

- Reduction due to regular principal payments and refinancing, when appropriate.
- New debt is being planned for issuance in FY26 for Road and Bridge, and Public Facilities projects.
- Government (Parks, Road & Bridge, Public Facilities, Special Assessments, CRA, etc.).
- Business Type (Utility System and Stormwater).



PROPOSED STAFFING CHANGES

Staffing

HISTORY OF AUTHORIZED POSITIONS

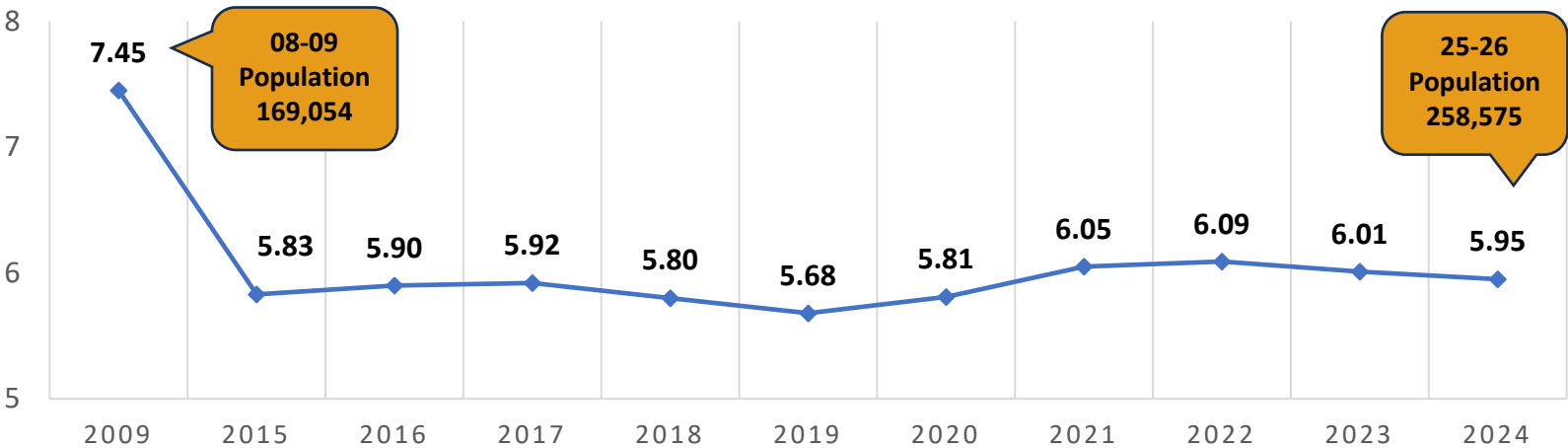


Increases for FY 25/26: Employee increases are directly related to continued growth in the City.

FY 25/26

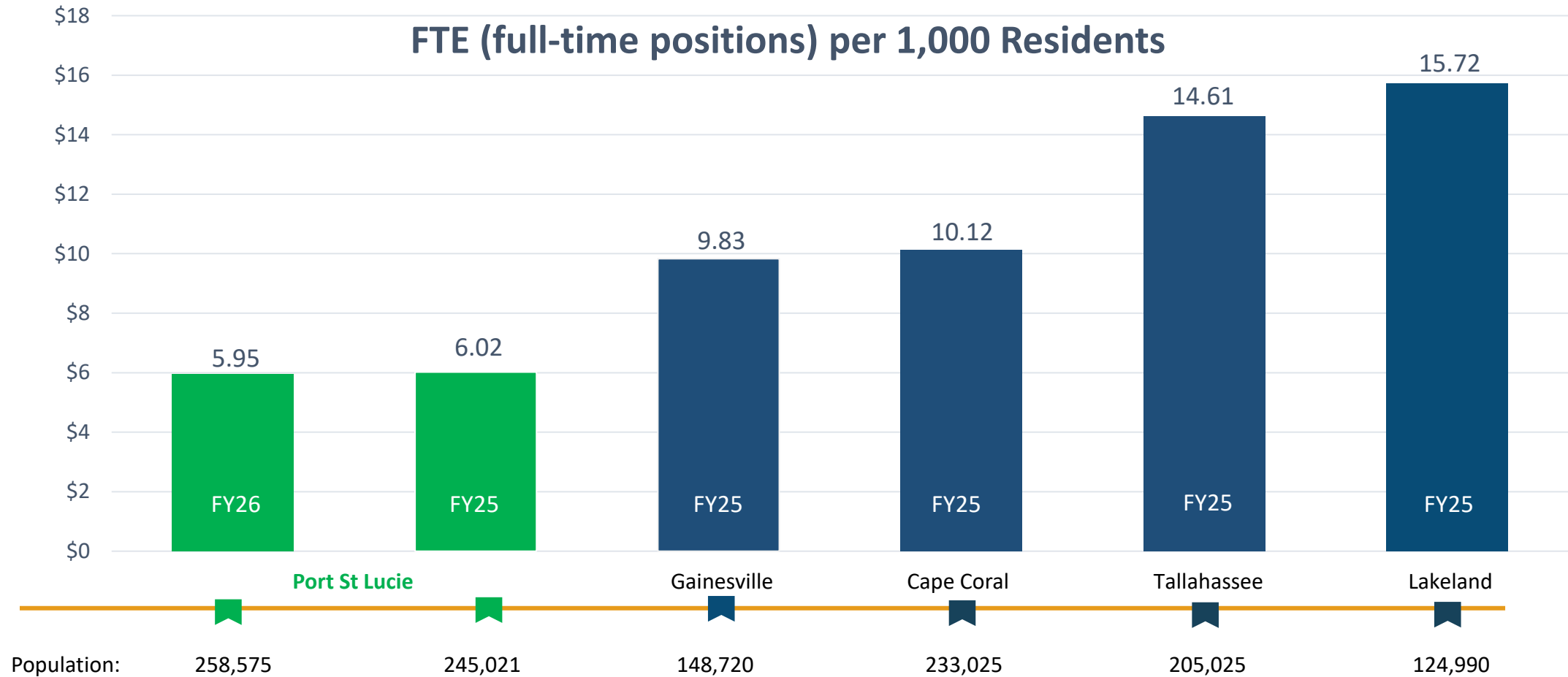
Full-time employees is proposed at **1,539.25**, which is a net increase of **65.80** positions.

Employees per 1,000 residents *Units in thousands*



City Services – FTE per 1,000 Residents

PSL and Benchmark Cities



New Opportunities



- **New commercial, entertainment, recreation & economic development:**
 - Walton & One.
 - Torino Regional Park.
 - Tradition Regional Park.
 - Stars & Stripes Park.
 - The Heart.
- **The Port District – work initiated on waterfront restaurant and food venues.**
- **Mobility Fees – supporting over new 11 capital projects.**
- **Nearing buildout of Southern Grove jobs corridor and identification of a future job corridor.**
- **Grant funding from state and federal levels.**
 - \$75 million awarded in the past 2 years.

Threats



- Accelerated demands on our roadway system & a changing City.
- Impact of development in our county & in adjacent counties.
- Changes in federal and state grant priorities.
- State legislation impacting home rule & unfunded mandates.
- Inflation, rising cost for goods, services and construction projects.
- Labor scarcity, challenges attracting and retaining employees.
- Frequency of severe weather events.

Outcomes



Responsible, fiscally conservative budget:

- Implement Strategic Plan priorities.
- Prudently manage debt strategies.
- Sustain positive bond ratings:
 - General Obligation, Moody's ratings upgraded to "Aa2" from "Aa3".
 - Utility Systems Revenue, Fitch's ratings maintained @ "AA".
- Maintain a high-quality service level.



City Staff is committed to:

- Outstanding customer service, efficiency & effectiveness, and
- Improving the quality of life for all citizens.
- Being an award-winning organization.

BUDGET OVERVIEW



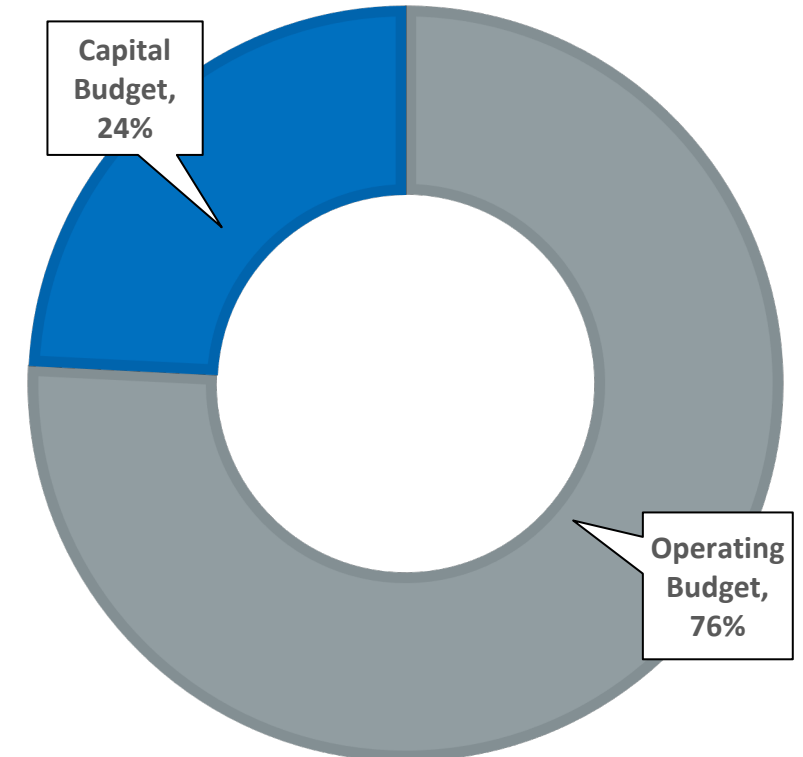
FY 25/26

Budget Overview

Fiscal Year 2025-26

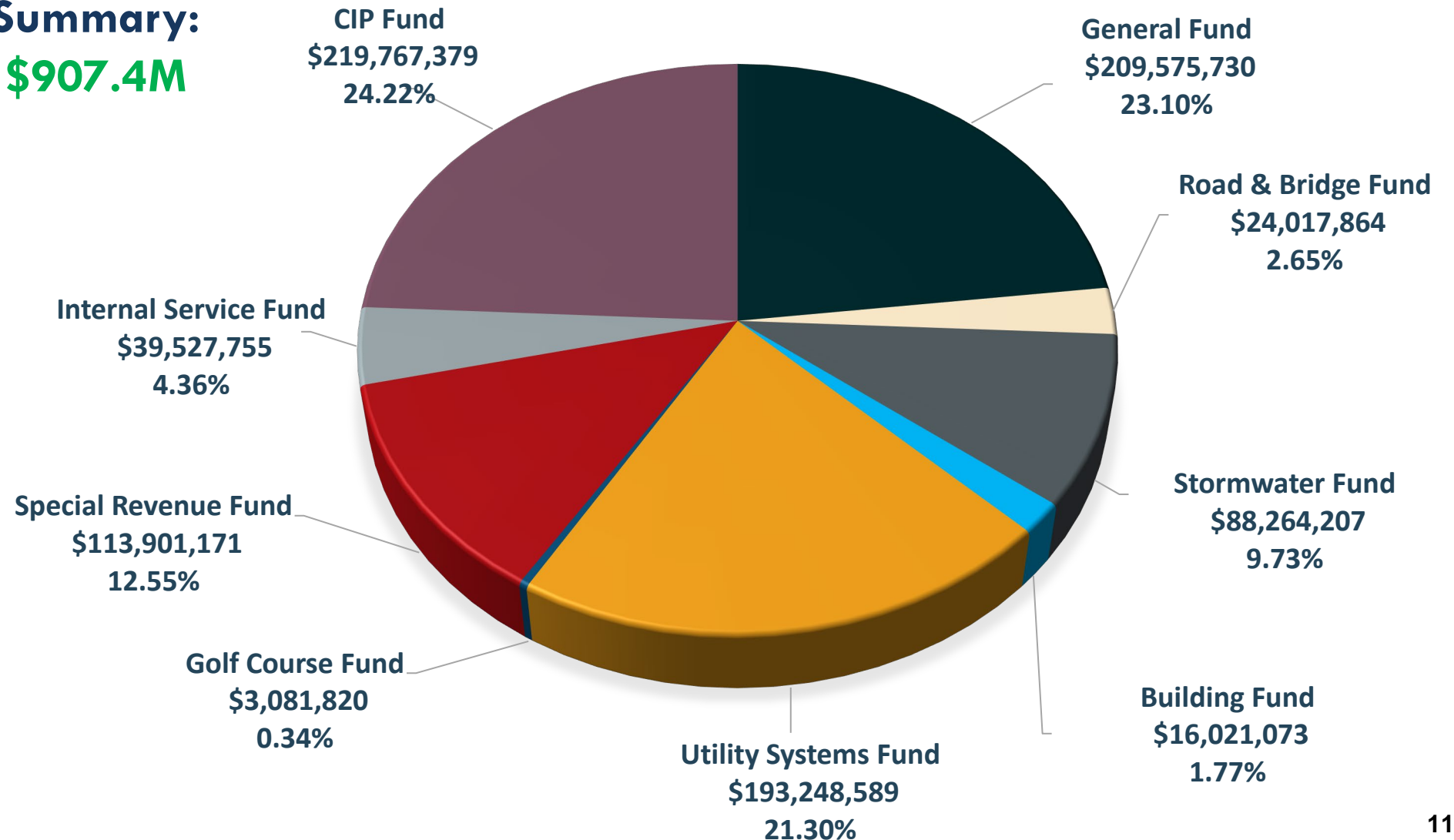
- The City adopts one budget every year, which includes an Operating Budget and a Capital Budget.
- The City's Proposed **Operating** Budget for FY 2025-26 is **\$687,638,209**
- The City's Proposed **Capital** Budget for FY 2025-26 is **\$219,767,379**.

■ Operating Budget ■ Capital Budget



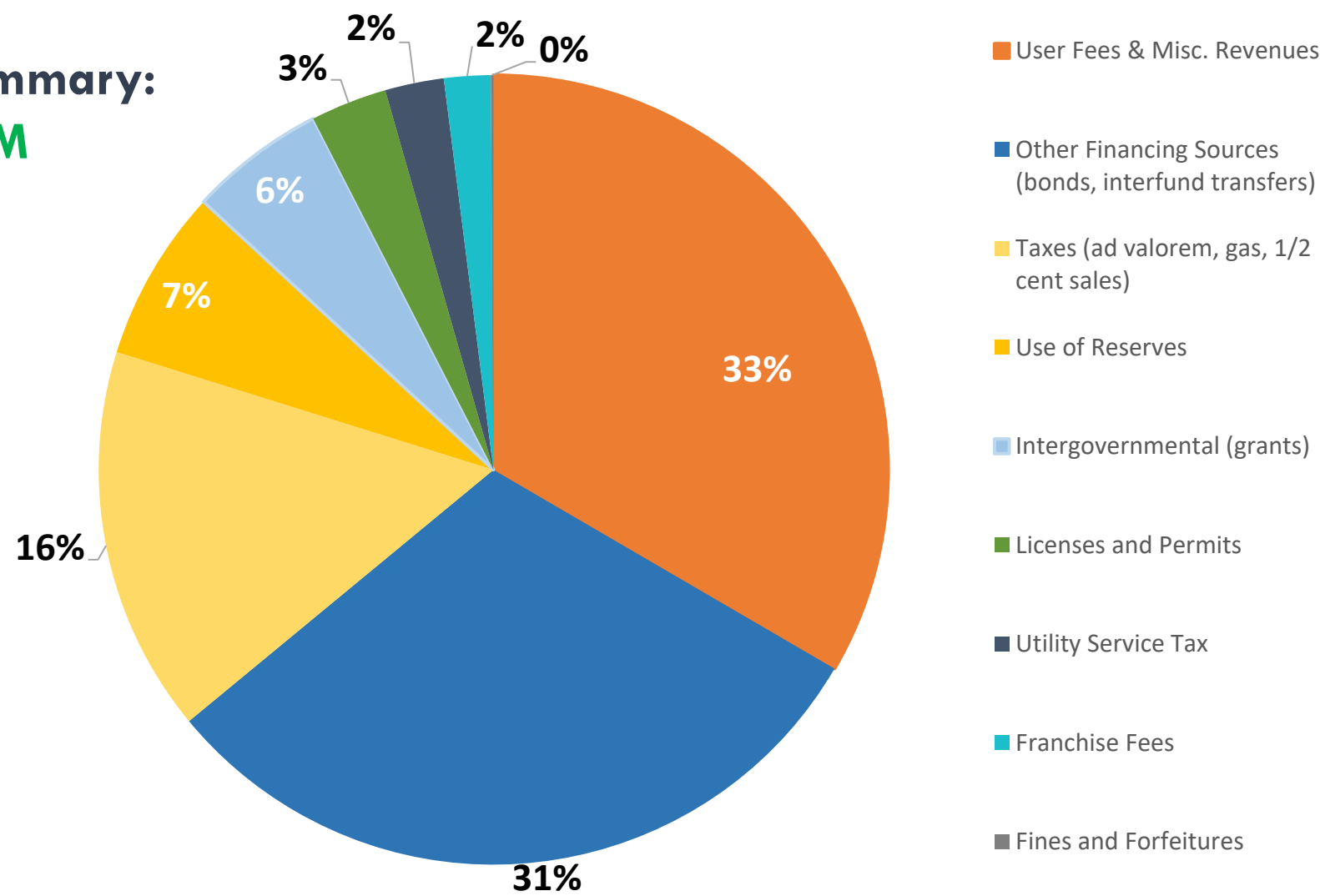
Budget at a Glance

**All Funds
Summary:**
\$907.4M



Where Does the Money Come From?

All Funds Summary:
\$907.4M

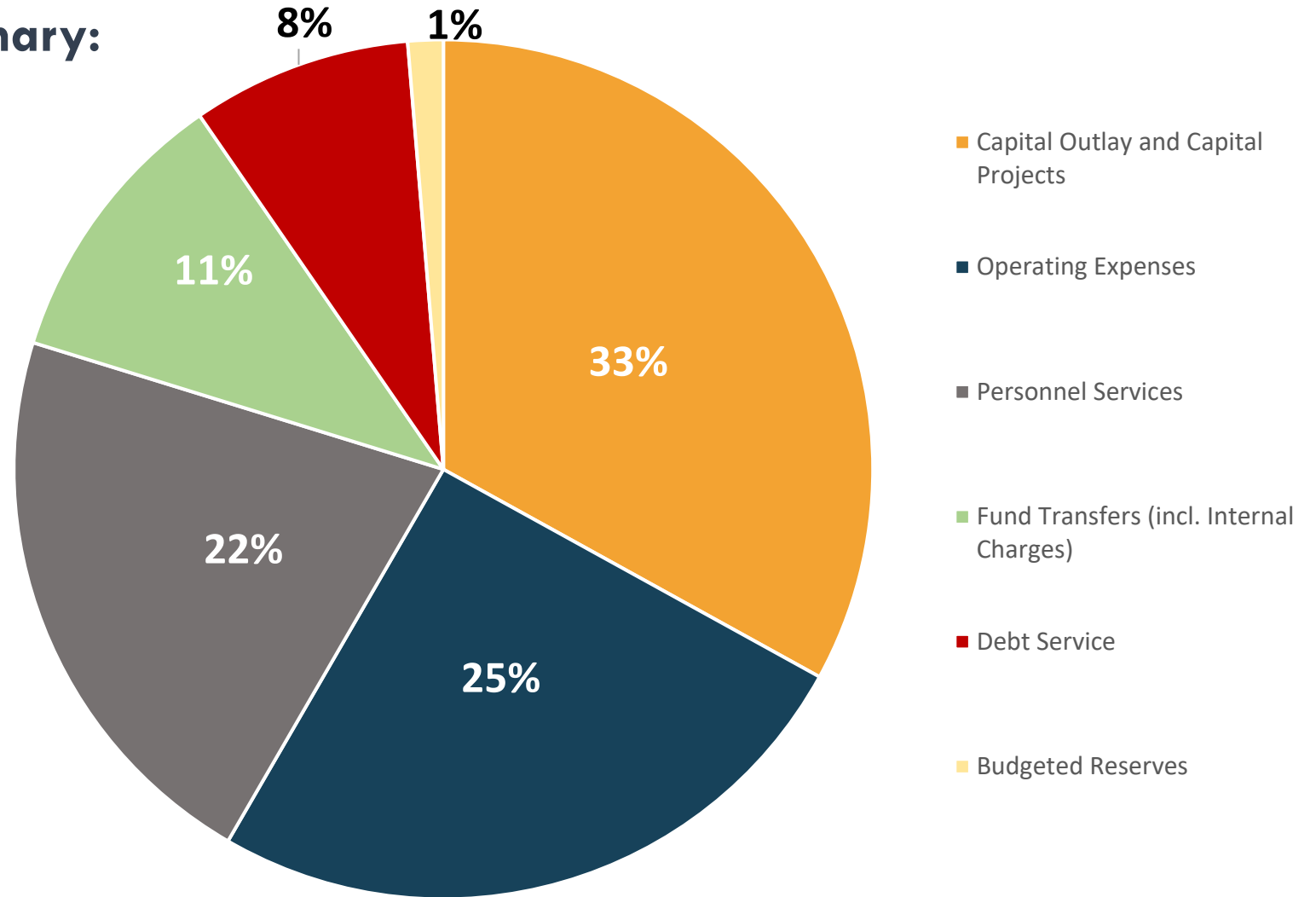


FY 25/26

Where Does the Money Go?

All Funds Summary:

\$907.4M



OPERATING PROPOSED BUDGET



FY 25/26

Fund Types

- General Fund
- Special Revenue Funds
- Debt Service Fund
- Capital Project Funds
- Enterprise Funds
- Internal Service Funds (Medical)
- Trust Funds (OPEB)

Budget Constraints

- City funds are highly regulated by state laws & federal/state regulations over grants.
- General Fund can support other funds.
- Other funds can only support their specific operations / purposes.
- Emergency reserves policy.
- City's financial reports show cash committed for specific purposes.
- Some funds save money from year-to-year to complete large capital projects: parks, roads, stormwater, and utility improvements.
- Internal transfers may occur in different funds.

Proposed Budget

Items impacting most funds and departments:

- Operating costs are based on inflation, plus maintenance and repairs.
- Capital (outlay) spending fluctuates based upon needs of the departments.
- Liability insurance (general, auto, property) increases.
- FY25 salary study, FY26 cost of living adjustments, focus on succession planning, development and training.

Abbreviations

FY = Fiscal Year

A = Prior Fiscal Year Actuals

B = Current Fiscal Year Budget

E = Current Year Estimated Actuals

P = City Manager's Proposed Budget

N/A = Not Applicable

FTE = Full-Time Equivalent Employee(s)

For this presentation FTEs are rounded to whole #s.

Proposed Budget

- Recommends a spending plan of **\$907.4** million.
- Reduces the total millage by a total of **0.06** mills.
 - General Fund millage remains the same and
 - Crosstown Debt Service Fund reduces **0.06** mills
- This equates to **\$0.06** for every **\$1,000** of assessed property value.
- Maintains emergency reserves throughout all funds.

Proposed Budget cont.

- **65.8** new positions in all funds to meet increase demands for City services.
 - The General Fund adds **43.8 FTEs**, including
 - **27 FTEs** for the Police Department; of which **20** are sworn officers.
- Land acquisition funding of **\$1.4M** to support future parks, conservation and public facilities needs.
- Grant match funding of **\$1M**.
- Continues septic to sewer conversion **grants funding** of **\$150K**.
- Traffic signal preemption funding of **\$2M** for advancing public safety and emergency response capabilities.

DEPARTMENT BUDGETS



FY 25/26

City Council

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$1,059,788	\$1,103,980	4.17%
Operating Expenses	177,364	173,333	-2.27%
Totals	\$1,237,152	\$1,277,313	3.25%
FTEs	3.00	3.00	

- *Note: The five (5) City Council Members are not counted as FTE's.*

City Manager

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$2,328,585	\$2,118,259	-9.03%
Operating Expenses	119,095	110,628	-7.11%
Totals	\$2,447,680	\$2,228,887	-8.94%
FTEs	11.33	9.00	

Highlights & Enhancements:

* In FY26 two (2) positions were transferred to the new division for Strategic Initiatives and Innovation. Also, a split funded position was transferred to Special Events.

Strategic Initiatives & Innovation

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$ -	\$376,339	100.00%
Operating Expenses	-	7,484	100.00%
Totals	-	\$383,823	100.00%
FTEs	-	3.00	

Highlights & Enhancements:

- * This is a newly established division, effective in FY26.
- * Two (2) positions are transferred from the City Manager's Office in FY26.
- * Funding includes one new position: (1) Grants Coordinator.

Office of Economic Development

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$176,030	\$194,946	10.75%
Operating Expenses	437,924	451,067	3.00%
Totals	\$613,954	\$646,013	5.22%
FTEs	1.00	1.00	
Highlights & Enhancements:			
* Funding supports a contribution to Economic Development Council (\$171K); Chamber of Commerce, Small Business Assistance (\$50K); and other programs.			
* Additional Funding of \$17K was added for: Business Accelerator Program (\$1K); Know Before You Sign the Lease (\$1K); Access to Capital Expo (\$5K); Port St. Lucie Business Conference (\$5K); and Open Rewards (\$5K).			

City Clerk

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$996,311	\$1,092,414	9.65%
Operating Expenses	181,851	184,072	1.22%
Totals	<u>\$1,178,162</u>	<u>\$1,276,486</u>	<u>8.35%</u>
FTEs	9.00	9.00	



Finance

	FY 2024-25	FY 2025-26	% Change
	Budget	Proposed	
Personnel Services	\$4,667,012	\$5,344,573	14.52%
Operating Expenses	683,477	704,911	3.14%
Totals	<u>\$5,350,489</u>	<u>\$6,049,484</u>	<u>13.06%</u>
FTEs	40.00	42.00	
Highlights & Enhancements:			
* Personnel services includes two (2) new positions: (1) Pension Coordinator - funded by the pension fund - and (1) Grants and Projects Analyst.			

Human Resources

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$1,894,228	\$2,076,002	9.60%
Operating Expenses	891,086	944,990	6.05%
Totals	<u>\$2,785,314</u>	<u>\$3,020,992</u>	<u>8.46%</u>
FTEs	16.825	16.825	
Highlights & Enhancements:			
* Operating increase of \$48,620 for tuition assistance.			

Internship Program

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$37,763	\$38,901	3.01%
Totals	\$37,763	\$38,901	3.01%
FTEs	8.545	8.545	

Medical Insurance Fund

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$289,499	\$404,296	39.65%
Operating Expenses	34,784,083	39,032,908	12.21%
Fund Transfers	87,068	90,551	4.00%
Totals	<u>\$35,160,650</u>	<u>\$39,527,755</u>	<u>12.42%</u>
FTEs	2.00	3.00	

Highlights & Enhancements:

* Personnel services includes one (1) new full-time Human Resources Analyst position.

* Increase related to 8% increase in Health Insurance Rates along with the additional of 65.8 new FTEs.



Communications

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$1,679,639	\$1,819,873	8.35%
Operating Expenses	911,034	968,847	6.35%
Totals	<u>\$2,590,673</u>	<u>\$2,788,720</u>	<u>7.64%</u>
FTEs	14.20	14.20	
Highlights & Enhancements:			
<p>* Increase in overtime to ensure that staff can cover the weekend and evening events.</p> <p>* Increase in operating is due to a community engagement tool - Go Vocal Platform.</p>			

Emergency Management

	FY 2024-25	FY 2025-26	% Change
	Budget	Proposed	
Personnel Services	\$428,605	\$455,445	6.26%
Operating Expenses	174,218	216,225	24.11%
Totals	\$602,823	\$671,670	11.42%
FTEs	3.20	3.20	
Highlights & Enhancements:			
* Proposed budget includes one-time funding of \$40K for a Community Rating System Consultant to assist the City maintain its Class 5 rating within the Community Rating System (CRS) program.			



Neighborhood Services

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$3,583,930	\$3,536,931	-1.31%
Operating Expenses	872,320	830,958	-4.74%
Capital Outlay	46,000	-	-100.00%
Totals	<u>\$4,502,250</u>	<u>\$4,367,889</u>	<u>-2.98%</u>
FTEs	31.80	31.80	
Highlight & Enhancements:			
*Funding for Neighborhood Improvement and Community Engagement (NICE) was transferred to Communications.			
* FY25 one-time funding for a Code Compliance vehicle has been eliminated from Capital Outlay.			

Community Development Block Grant

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$557,207	\$301,872	-45.82%
Operating Expenses	1,085,134	1,462,193	34.75%
Totals	<u>\$1,642,341</u>	<u>\$1,764,065</u>	7.41%
FTEs	2.90	2.90	
Highlights & Enhancements:			
* Funding for contractual positions was removed from personnel services.			
* Operating expenses include funding for Business Accelerator Program, and Minority Business Development Agency Consultants.			

State Housing Initiative Partnership

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$298,710	\$212,327	-28.92%
Operating Expenses	1,977,651	2,005,363	1.40%
Totals	<u>\$2,276,361</u>	<u>\$2,217,690</u>	-2.58%
FTEs	2.30	2.30	
Highlights & Enhancements:			
* Removal of contractual employee funding in personnel services.			



Risk Management

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$543,870	\$637,059	17.13%
Operating Expenses	52,232	60,466	15.76%
Totals	<u>\$596,102</u>	<u>\$697,525</u>	<u>17.01%</u>
FTEs	4.00	4.00	
Highlights & Enhancements:			
* Operating increase is for professional development, training and education.			

Information Technology

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$5,368,486	\$6,076,417	13.19%
Operating Expenses	4,957,870	5,166,628	4.21%
Capital Outlay	701,587	1,067,674	52.18%
Totals	<u>\$11,027,943</u>	<u>\$12,310,719</u>	<u>11.63%</u>
FTEs	41.00	43.00	
Highlights & Enhancements:			
* Personnel services include two (2) new FTEs: (1) Network Infrastructure Administrator and (1) Security Technician.			
* Capital Outlay increase is mainly due to security enhancements including: computers, hardware, network device replacement, and access control upgrades.			



Office of Management & Budget

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$1,919,345	\$2,379,819	23.99%
Operating Expenses	377,494	428,982	13.64%
Totals	<u>\$2,296,839</u>	<u>\$2,808,801</u>	<u>22.29%</u>
FTEs	15.00	16.00	

Highlights & Enhancements:

- * Personnel services includes one (1) new Budget Analyst position.
- * Operating increase due to software (i.e. Adobe) and a contractual agreement with OpenGov for the City's budget and eProcurement platform.



General Government

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Operating Expenses	\$5,290,589	\$5,232,624	-1.10%
Totals	\$5,290,589	\$5,232,624	-1.10%
FTEs	N/A	N/A	
<u>Highlights & Enhancements</u>			
* Includes funding of \$2.6M is for Special Assessment District (SAD) payments.			



City Attorney

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$2,805,585	\$2,850,428	1.60%
Operating Expenses	639,058	664,793	4.03%
Totals	<u>\$3,444,643</u>	<u>\$3,515,221</u>	<u>2.05%</u>
FTEs	17.00	17.00	
Highlights & Enhancements:			
* Funding is maintained for outside legal counsel.			



Planning & Zoning

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$2,031,422	\$2,207,612	8.67%
Operating Expenses	811,890	860,724	6.01%
Totals	\$2,843,312	\$3,068,336	7.91%
FTEs	16.80	17.30	
Highlights & Enhancements:			
* Personnel services includes one new part-time (0.5) Administrative Assistant position (currently contractual).			
* Operating expenses includes funding for two impact fee updates: Parks, and Law Enforcement.			



Police

Personnel Services	\$63,541,577	\$74,295,664	16.92%
Operating Expenses	12,315,741	18,191,556	47.71%
Capital Outlay	1,186,700	2,192,900	84.79%
Totals	\$77,044,018	\$94,680,120	22.89%
FTEs	437.23	464.23	

Highlights & Enhancements:

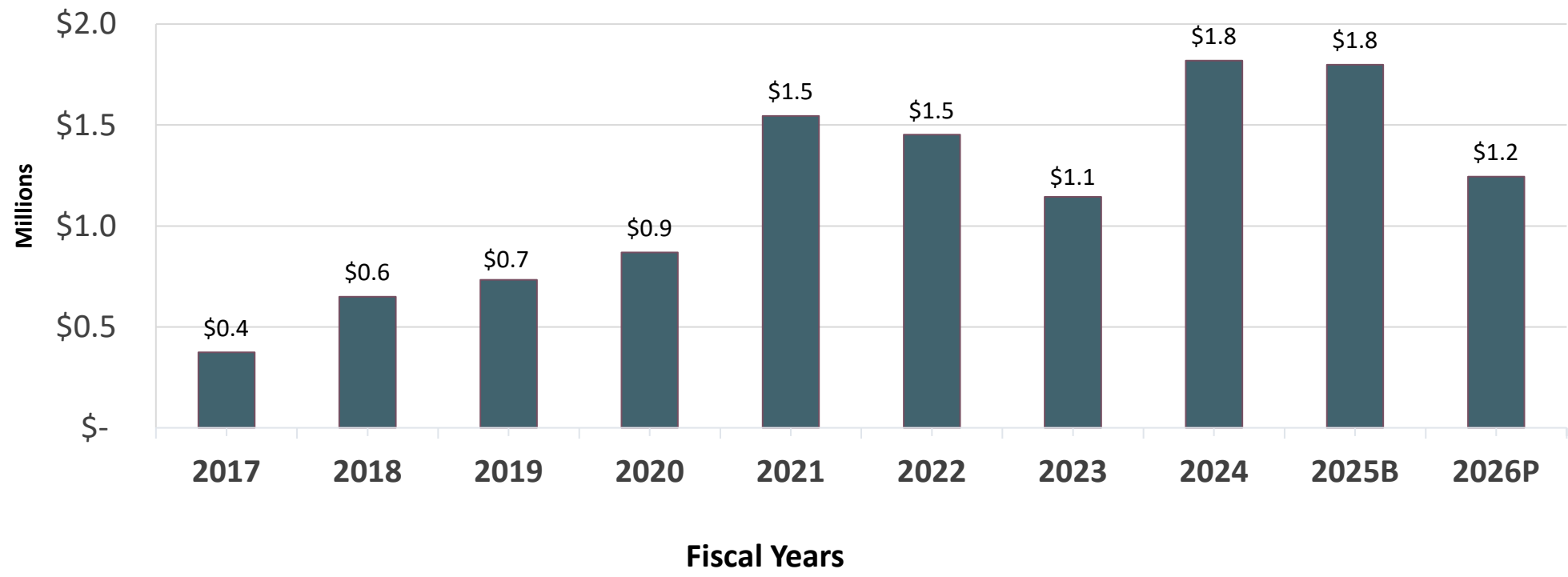
* Personnel services increase includes twenty-seven (27) new positions:

- Twenty (20) Police Officers
- One (1) Fiscal Analyst
- One (1) Public Records Request Specialist
- One (1) Logistics Coordinator
- One (1) Administrative Operations Coordinator
- One (1) Crime Scene Investigator
- One (1) Police Payroll Technician
- One (1) Community Outreach Coordinator

* Operating and capital outlay increases include funding for body-worn cameras and police radios, vehicle repairs and maintenance, and furniture for the new Police Training Facility.

Police Impact Fee Fund

Proposed Budget –
FY 25/26 - \$1.2 Million



FY 25/26

Office of Solid Waste –

Operating

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$ 1,186,758	\$ 1,112,171	-6.28%
Operating Expenses	2,430,844	2,513,033	3.38%
Totals	\$ 3,617,602	\$ 3,625,204	0.21%
FTEs	12.00	11.50	

Highlights & Enhancements:

* Personnel services decreased due to reallocation of partial funding for a position that is shared with Keep Port St. Lucie Beautiful in FY26.



FY 25/26

Office of Solid Waste -

Keep Port St Lucie Beautiful

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$690,557	\$759,637	10.00%
Operating Expenses	231,746	244,677	5.58%
Totals	\$922,303	\$1,004,314	8.89%
FTEs	7.00	7.50	
Highlights & Enhancements:			
* Personnel services increase due to reallocation of partial funding for a position that is split is shared with Solid Waste Operating.			



FY 25/26

Facilities

Building Maintenance

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$2,146,282	\$2,402,736	11.95%
Operating Expenses	1,603,431	1,641,667	2.38%
Capital Outlay	140,000	120,000	-14.29%
Totals	<u>\$3,889,713</u>	<u>\$4,164,403</u>	<u>7.06%</u>
FTEs	20.725	20.725	

Highlights & Enhancements:

- * Personnel services increase was due to a department restructure.
- * Operating includes new funding for OpenGov asset management.
- * Capital outlay decrease in funding for one-time HVAC purchases: chiller plant controls and outdoor air morganizers.

Facilities

Municipal Garage

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Operating Expenses	247,784	251,403	1.46%
Capital Outlay	140,000	42,000	-70.00%
Totals	\$387,784	\$293,403	-24.34%
FTEs	N/A	N/A	

Highlights & Enhancements:

* Capital outlay decrease mainly due to one time funding for two vehicle lifts and a shade structure in FY25.

Parks & Recreation

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	11,399,711	12,592,249	10.46%
Operating Expenses	7,924,934	8,925,279	12.62%
Capital Outlay	592,000	716,300	21.00%
Totals	\$19,916,645	\$22,233,828	11.63%
FTEs	132.100	142.025	

Highlights & Enhancements:

* Personnel services increase includes 8 new full-time positions and 7 part-time to full-time conversions:

- One (1) Park Leader
- Six (6) Maintenance Worker I
- One (1) Turf & Landscape Specialist
- Seven (7) Maintenance Worker I positions converted from Part-time to Full-time (conversion increase 1.925).

* Operating expenses increase to support 6 park projects, including four new parks and two existing parks receiving major upgrades. Upgrades to ThorGuard Lightning prediction system. Implementation of Opengov Asset Management to track all Parks Assets.

* Capital Outlay includes one-time funding for computer hardware upgrades necessary to comply with citywide security IT protocols.

Parks & Recreation

Golf Course Fund

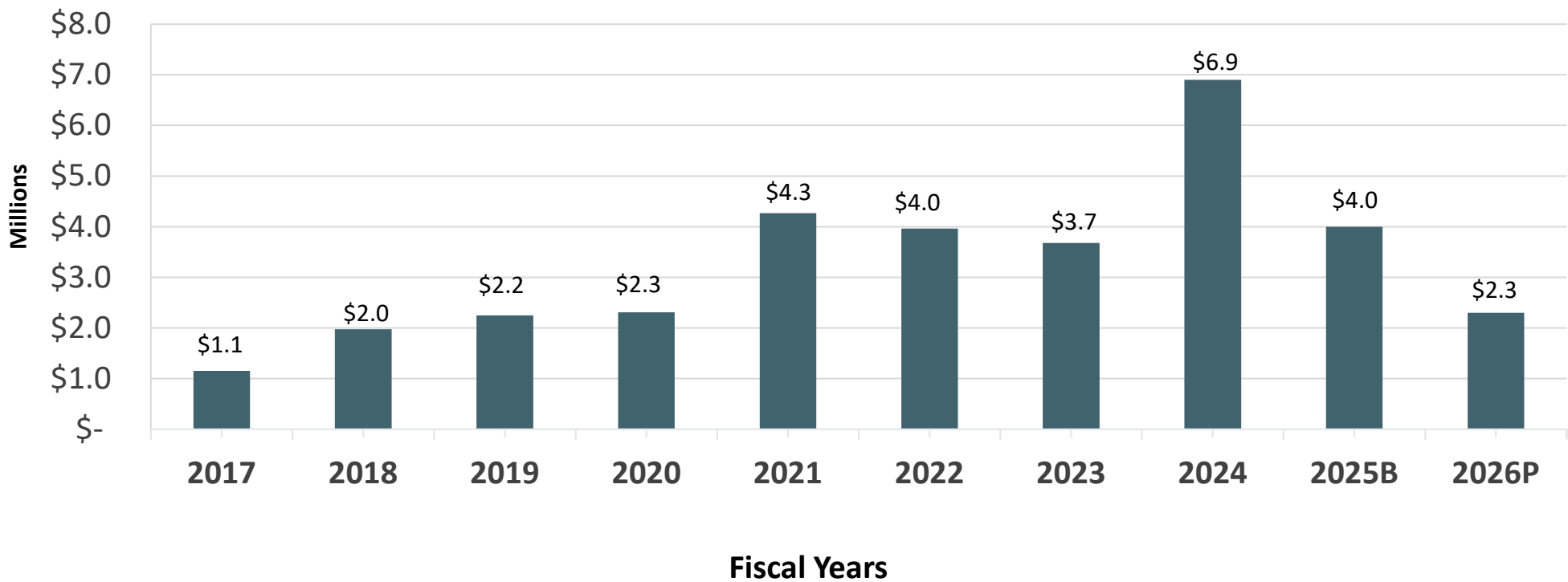
	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$929,711	\$948,179	1.99%
Operating Expenses	1,174,942	1,325,745	12.83%
Capital Outlay	631,600	609,358	-3.52%
Other Non-Operating	190,092	198,538	4.44%
Contingencies	177,701	-	-100.00%
Totals	3,104,046	3,081,820	-0.72%
FTEs	10.175	10.175	
Highlights & Enhancements:			
* Operating increased mainly due to enhanced maintenance programs, including swale maintenance.			
* Capital outlay includes one-time funding of \$150K for Cart Path repairs.			
* Contingency: Revenues and expenses balanced in FY26. In FY25, revenues exceeded expenses, and the resulting surplus was allocated to the contingency line item.			



FY 25/26

Parks Impact Fee Fund

Proposed Budget –
FY 25/26 - \$2.3 Million



FY 25/26

Special Events

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$629,491	\$844,370	34.14%
Operating Expenses	724,812	1,174,638	62.06%
Totals	<u>\$1,354,303</u>	<u>\$2,019,008</u>	<u>49.08%</u>
FTEs	5.00	6.00	

Highlights & Enhancements:

- * Personnel services increase is related the reallocation of the Director's position, which was previously a split funded position between three departments (City Managers Office, MIDFLORIDA Event Center and Community Redevelopment Agency).
- * Operating expenses includes a transfer of promotional event and concert funding from the MIDFLORIDA Event Center.



FY 25/26

MIDFLORIDA Event Center

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$2,277,807	\$2,463,928	8.17%
Operating Expenses	1,745,574	1,986,400	13.80%
Capital Outlay	246,320	52,000	-78.89%
Totals	<u>\$4,269,701</u>	<u>\$4,502,328</u>	<u>5.45%</u>
FTEs	25.085	25.120	

Highlights & Enhancements:

- * Personnel services increase is to convert a part-time Event Technician position to full-time. Also, a split funded position was transferred to Special Events.
- * Operating expenses is proposed to increased due to increase for additional security hours, multiple types of equipment to support events and Power DMS, plus security cameras.
- * Capital outlay include replacement funding for a pressure washer and video wall equipment.

Community Redevelopment Agency

Original CRA Fund #175

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$ 415,402	\$ 383,442	-7.69%
Operating Expenses	350,707	371,871	6.03%
Debt Services	11,724,750	5,857,875	-50.04%
Other Non-Operating	52,305	54,397	4.00%
Contingency	-	106,702	100.00%
Totals	12,543,164	\$ 6,774,287	-45.99%
FTEs	2.33	2.00	
Highlights & Enhancements:			
* A split funded position was transferred to Special Events.			
* Proposed budget includes final bond payment for the MIDFLORIDA Event Center, Parking Garage, and Plaza.			



Community Redevelopment Agency

Southern Grove CRA #178

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Operating Expenses	\$3,789,500	\$5,041,606	33.04%
Internal Charges	1,900	1,976	4.00%
Totals	\$3,791,400	\$5,043,582	33.03%

Highlights & Enhancements:

* The City collects the Tax Increment Financing (TIF) Revenue from the General Fund, Road and Bridge Fund, and St. Lucie County. Of this amount, 95% is returned to developers to support their Special Assessment Districts (SAD) payments.

* In FY 2025, the increase in property values within the Southern Grove TIF District surpassed the FY 2025 Adopted Budget projection. The proposed FY 2026 estimate accounts for continued growth, driven by additional property sales and an increase in commercial activity.



Public Works

Road & Bridge Operating

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$8,383,493	\$9,517,397	13.53%
Operating Expenses	10,938,228	11,616,151	6.20%
Capital Outlay	286,300	818,000	185.71%
Internal Charges	2,035,385	2,066,316	1.52%
Totals	\$21,643,406	\$24,017,864	10.97%
FTEs	76.50	80.00	

Highlights & Enhancements:

* Personnel services increase includes five (5) new positions: two (2) Project Coordinators, one (1) Construction Inspector, one (1) Traffic Signal Trainee and one (1) CIP & Sales Tax Project Group Administrator.

* Increase to capital outlay for ten (10) Cisco switches, (4) new vehicles for new full-time employees, and replacing one water truck and three trucks.

Public Works

Stormwater Enterprise Fund

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$6,265,467	\$6,858,986	9.47%
Operating Expenses	19,649,461	22,973,793	16.92%
Capital Outlay	11,115,500	50,431,795	353.71%
Debt Services	2,398,750	6,207,510	158.78%
Internal Charges	1,723,195	1,792,123	4.00%
Totals	\$41,152,373	\$88,264,207	114.48%
FTEs	65.00	68.50	
Highlights & Enhancements:			
<ul style="list-style-type: none"> * Personnel services increase includes two (2) new Project Manager positions. * Operating expenses include funding for OpenGov Asset Management solution, and increased maintenance costs for the additional developed areas. * Capital outlay varies annually based on replacements to fleet, new purchases and planned capital projects as proposed in the Capital Improvement Program. * Debt services include funding for East Watershed Improvement Plan (EWIP) and planned bond issuance for FY26 Capital Projects. 			

Public Works

Urban Beautification

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$319,127	\$291,606	-8.62%
Operating Expenses	80,354	339,766	322.84%
Capital Outlay	191,000	-	-100.00%
Totals	\$590,481	\$631,372	6.93%
FTEs	3.50	3.50	

Highlights & Enhancements:

* Operating expenses include funding for construction of large-scale highway gateways, City sign maintenance painting and repairs (125 signs citywide), repair & replacement of benches (43 benches citywide), replacement of six (6) neighborhood signs.

* The proposed budget includes funding for continued education and beautification program.

* Capital outlay decrease is related to a one-time purchase of a sidewalk scrubber in FY25.

Public Works –

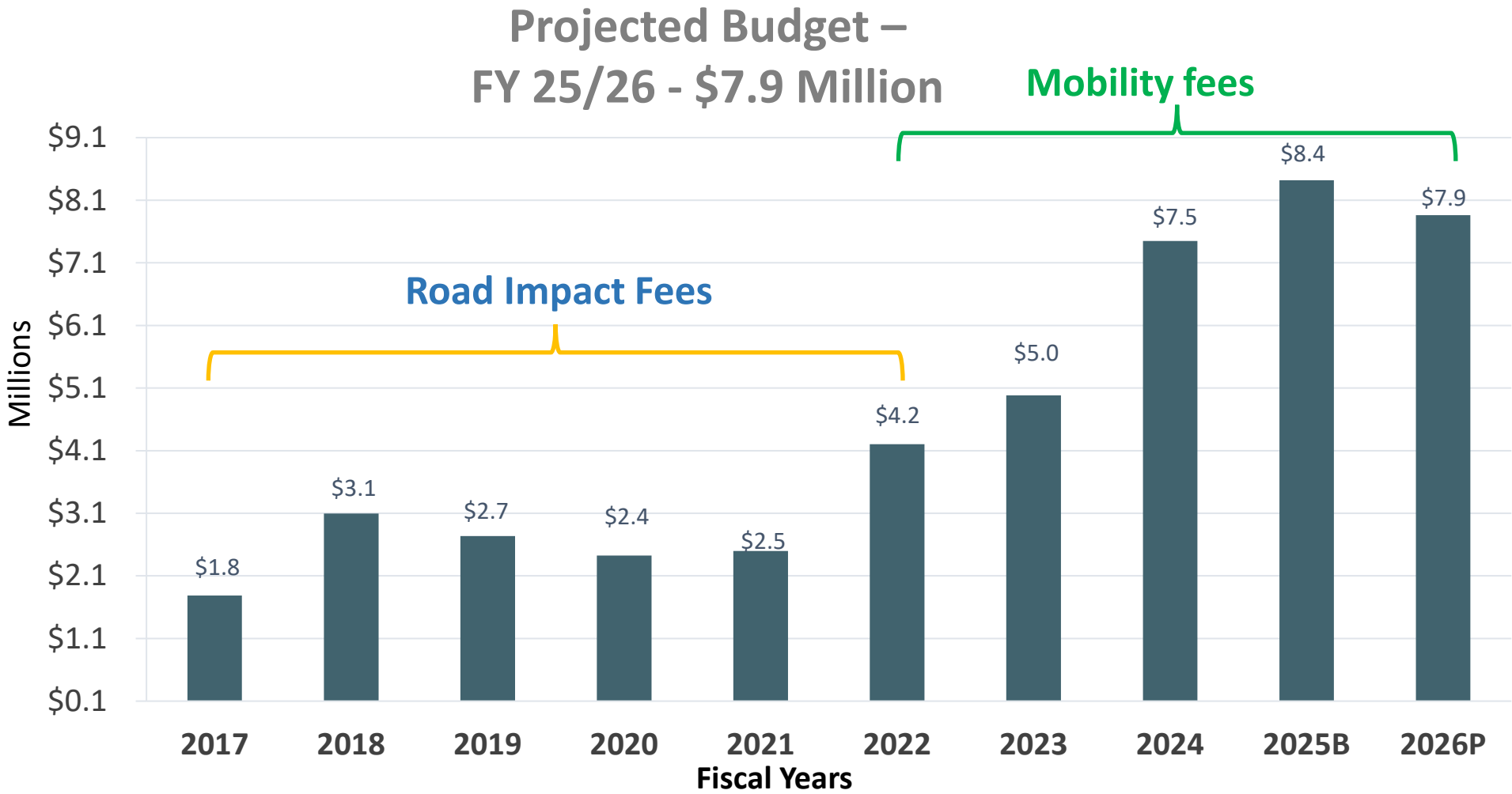
National Pollution Discharge Elimination System (NPDES)

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$198,473	\$216,267	8.97%
Operating Expenses	81,877	95,871	17.09%
Capital Outlay	60,000	-	-100.00%
Internal Services	24,239	25,209	4.00%
Totals	364,589	337,347	-7.47%
FTEs	2.00	2.00	

Highlights & Enhancements:

- * Operating expenses includes a meter replacement for water quality testing and software upgrades.
- * Capital outlay expenditures fluctuate annually based on the need for new equipment or replacement equipment. There are no proposed requests in FY26.

Public Works – Mobility Fees



* In FY 21-22 Mobility fees replaced City road impact fees.

Building Department Fund

Building Operating Fund #110

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$11,817,991	\$12,182,897	3.09%
Operating Expenses	2,405,849	2,457,455	2.15%
Capital Outlay	233,852	80,000	-65.79%
Other non-operating	1,501,079	1,300,731	-13.35%
Contingencies	2,440,365	-	-100.00%
Totals	18,399,136	16,021,083	-12.92%
FTEs	101.5	101.5	

Highlights & Enhancements:

* Capital outlay expenditures fluctuate annually based on the need for new equipment or replacement equipment. Capital outlay proposals include replacement equipment of two vehicles.

* Other non-operating includes a reduction of FY25 one-time transfer of \$250K to the General Fund Capital Improvement Program fund for Building B chiller replacement.

* Contingency in FY25 included a surplus as projected revenues exceeded expenses. FY26 is projecting a balanced budget.

Utility Systems

Utility Systems Operating Fund #431

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$31,497,085	\$34,946,871	10.95%
Operating Expenses	27,516,095	28,239,583	2.63%
Capital Outlay	3,369,155	3,814,186	13.21%
Debt Services	29,284,346	29,608,536	1.11%
Internal Charges	36,781,944	38,523,365	4.73%
Totals	\$128,448,625	\$135,132,541	5.20%
FTEs	325.20	338.20	

Highlights & Enhancements:

* Personnel services Includes thirteen (13) new positions:

- Four (4) Field Technician Trainee
- Two (2) Administrative Operations Coordinator
- One (1) Water Meter Technician
- One (1) Utility Connection Support Specialist
- One (1) Maintenance Mechanic
- One (1) Water Meter Technician
- One (1) Water Meter Technician Crew Leader
- One (1) Project Manager
- One (1) Utility Connection Support Leader

* Capital outlay increase includes: seven (7) new vehicles for new FTE's and sixteen (16) replacement to fleet (vehicles and equipment). Also included is \$100K for a Master Plan Update of the Utilities distribution and collection systems.

Utility Systems

Utility Systems Connection Fees Fund #439

	FY 2024-25 Budget	FY 2025-26 Proposed	% Change
Personnel Services	\$878,826	\$1,022,163	16.31%
Operating Expenses	13,431,755	13,470,877	0.29%
Capital Outlay	551,092	442,000	-19.80%
Contingencies	512,703	2,542,385	395.88%
Fund Transfers	185,386	190,948	3.00%
Totals	<u>\$15,559,762</u>	<u>\$17,668,373</u>	<u>13.55%</u>
FTEs	7.00	8.00	

Highlights & Enhancements:

- * Personnel services increase includes one (1) new Field Technician Trainee position.
- * Capital outlay decrease is related to one-time expenses. In FY26 replacing a Dump Truck \$285K, an F-350 for a new FTE \$143K and (2) additional bullets \$14K.

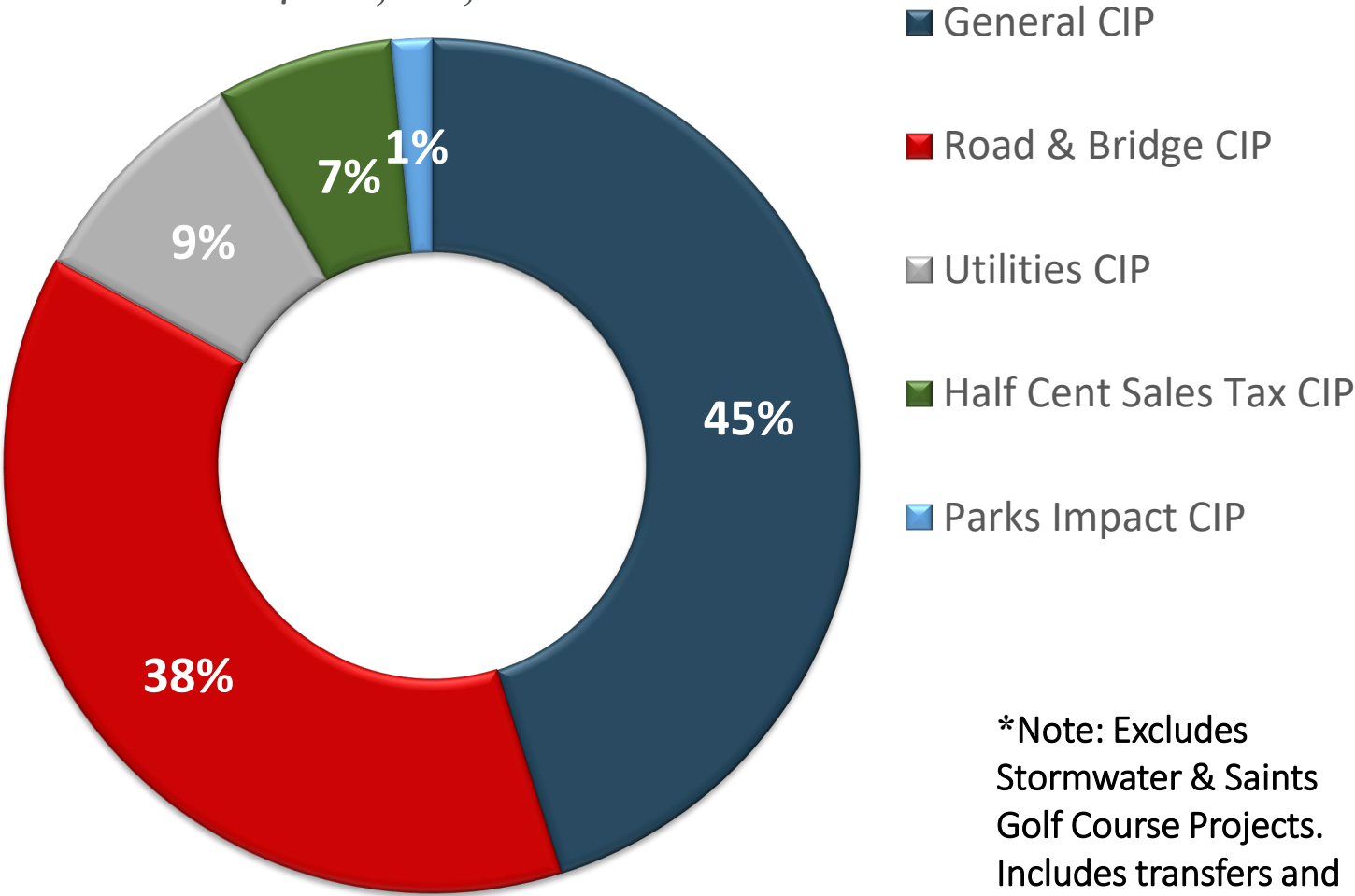
CAPITAL BUDGET RECOMMENDATIONS



FY 25/26

FY 2025-26 Capital Budget

Recommended
One-Year Capital Expenditure Plan
\$219,767,379



*Note: Excludes Stormwater & Saints Golf Course Projects. Includes transfers and reserves.



FY 25/26
PROPOSED
CIP

Capital Budget Updates

- The City's Proposed **Capital Budget** for FY 2025-26 is **\$271,912,025**
 - **Total includes Golf Course and Stormwater projects** funded by operating revenues, and reserves for future projects and does not include transfers.
- Proposed Capital Improvement Plan, including One-Year Capital Expenditure Plan **presented to City Council on May 19, 2025, and tentatively approved.**
 - **\$275,031,285** (total includes Golf Course and Stormwater projects - does not transfers).
- The difference from the May 19, 2025, tentatively approved CIP and **changes** totals **\$3.12M.**
 - Animal Control Annex \$3,119,260 (-)
 - Funds are reallocated to support Police operating priorities.



Key Dates

□ City Council Budget Hearings

- Sept. 8 at City Hall @ 5:30 p.m.
- Sept. 22 at City Hall @ 5:30 p.m.

Staff Recommendations

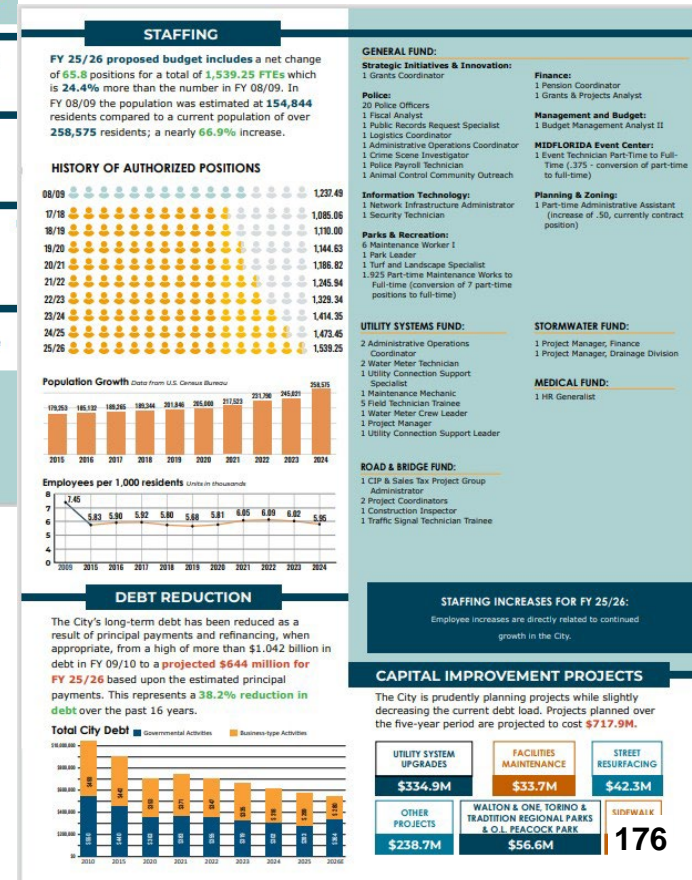
- **Action 1** - Formally set the preliminary millage rates. This is the millage rate that the City cannot exceed:
 - Operating millage rate of **4.6807** which is the same than the current year's rate.
 - Debt Service millage of **0.3143** which is less than the current year 0.3743.
 - For a total millage of **4.9950**.
- **Action 2** - Tentatively approve additional staffing level recommendations.
- **Action 3** - Tentatively approve the **proposed** operating and **amended** capital budgets for the next fiscal year.

Staff Recommendations, cont.

- **Action 4** - Authorize preparation and advertising for resolution/ordinance to adopt FY 2025/26 Fee Schedules:
 - Water Rate – **5.5%** increase, **\$1.98/mo.** for an average user.
 - Sewer Rate – no increase.
 - Solid Waste Rate – increase of **\$20.88/yr.** for a new annual rate of **\$467.33.**
 - Stormwater Rate – increase of **\$6** to **\$189** for improved lots and **\$141.75** for vacant lots.
 - Street Lighting – no increase (FPL controls rate).

Availability of Budget

- CITY CLERK'S OFFICE FOR REVIEW
- POSTED ON CITY WEBSITE
 - [HTTP://WWW.CITYOFPSL.COM/](http://www.cityofpsl.com/)
- PRESENTATION ON PSL TV-20
- ARCHIVED COUNCIL MTGS. ON WEBSITE



FY 25/26