

# CAPITAL IMPROVEMENT AND REFUNDING REVENUE BONDS, SERIES 2021



AUGUST 23RD, 2021

PRESENTATION BY JEFF SNYDER, CFO  
AND DEPARTMENTAL REPRESENTATIVES

# REQUESTED OUTCOMES

STAFF IS REQUESTING CITY COUNCIL ADOPT THE ORDINANCE ON FIRST READING AND APPROVE ISSUING BONDS FOR CAPITAL IMPROVEMENTS NOT TO EXCEED \$55 MILLION AND REFUNDING CURRENT BONDS.



# PROPOSED PROJECTS

- **NEW POLICE TRAINING FACILITY - \$14 MILLION TOTAL BOND FUNDED**
- **TORINO REGIONAL PARK - \$10 MILLION BOND FUNDED**
- **TRADITION REGIONAL PARK - \$10 MILLION BOND FUNDED**
- **NEW PUBLIC WORKS BUILDING - \$15 MILLION TOTAL BOND FUNDED**
- **ADAPTIVE TRAFFIC LIGHT SYSTEM - \$1 MILLION TOTAL BOND FUNDED**



# **“TRAINING FACILITY” PROJECT**

***\$14 million total bond funded***

***PRESENTED BY THE PORT ST LUCIE POLICE DEPARTMENT’S TRAINING DIVISION***

# PROJECT (CONCEPTUAL)

## **A Two-story facility housing:**

- State of the art indoor firearms range with ventilation, bullet trap and collection system.
- Ammunition/Weapon and equipment storage room. (Armory)
- Weapons cleaning/maintenance area.
- Firearms Range Control room
- Dedicated MILO- Video simulation room for driving and interactive De-escalation scenarios
- Dedicated 50 person classroom
- Dedicated defensive tactics room with wall-to-wall matting.

# JUSTIFICATION

- Only agency our size in State without Firearms Range/Training facility
- Our only current option is the Police Academy (IRSC) which has limited space available due to ongoing Academy classes.(which have first choice of the facility)
- Significant scheduling issues with the local Academy prevents adequate training and qualifications for our personnel
- Department Training Facility would Increase training hours for all personnel

# JUSTIFICATION (CONTINUED)

- City has grown to over 200,000 citizens
- Agency is growing (currently 264 sworn) with projected increases each year
- Increased calls for service and recent active shooter incident has spotlighted the need for increased training
- National narrative on policing calls for more training and accountability
- Recent Accreditation assessors noted that we did not have our own range / training facility, and that it would be a “benefit” to an agency our size.



**\*Ariel View of Kissimmee Police Departments Training Facility**

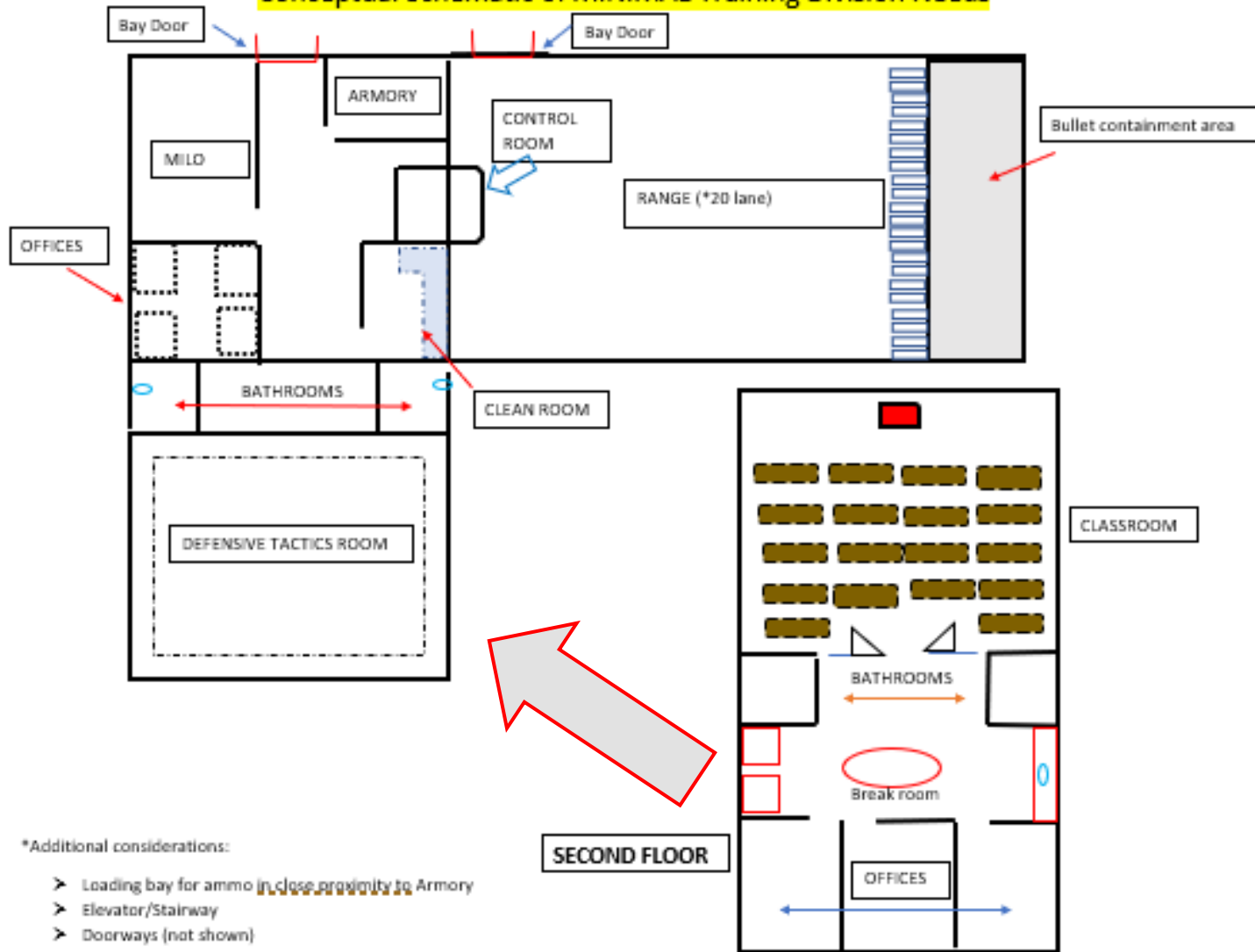


# Conceptual footprint

\*\*NOT TO SCALE\*\*



## Conceptual Schematic of *MINIMAL* Training Division Needs



\*Additional considerations:

- Loading bay for ammo in close proximity to Armory
- Elevator/Stairway
- Doorways (not shown)

# Firearms Range and Bullet Containment System



- A 20 lane Firearms Range
- 50 yards in length
- Automated Target turning system
- Bullet Trap/containment system
- Ventilation System
- Control Room





Palm Beach Gardens Firearms Range Bullet Trap Containment System  
**\*\*Note ceiling height\*\***



Action Target Containment System  
**\*Note ceiling "height"**



Containment system.  
**\*Industrial rollers on bottom of barrels**



Flooring considerations for removable barricades, to be placed at 7,15,25+ yard lines

# Range Control Room



\*Contour shape view



# DEFENSIVE TACTICS ROOM



Spacious enough to house multiple trainees along with secured hanging striking bags

# M.I.L.O. Video Simulation Training Room



**Door width** a consideration for transport/movement of pallets of ammunition/ weaponry & large equipment

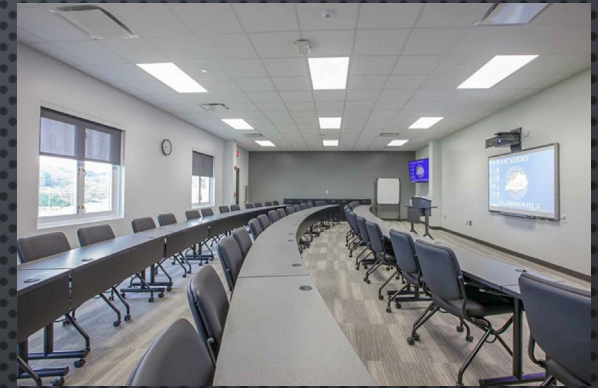
## 50 person/student Classroom



## Kissimmee Police Dept Training Classroom



## Classroom example three rows of 18



Each table equipped with  
data port/electrical capability





Weapons cleaning room  
Kissimmee Police  
Department



Driving simulator Palm Beach Gardens  
Police Department

# Questions?



# PARKS & RECREATION IMPROVEMENTS

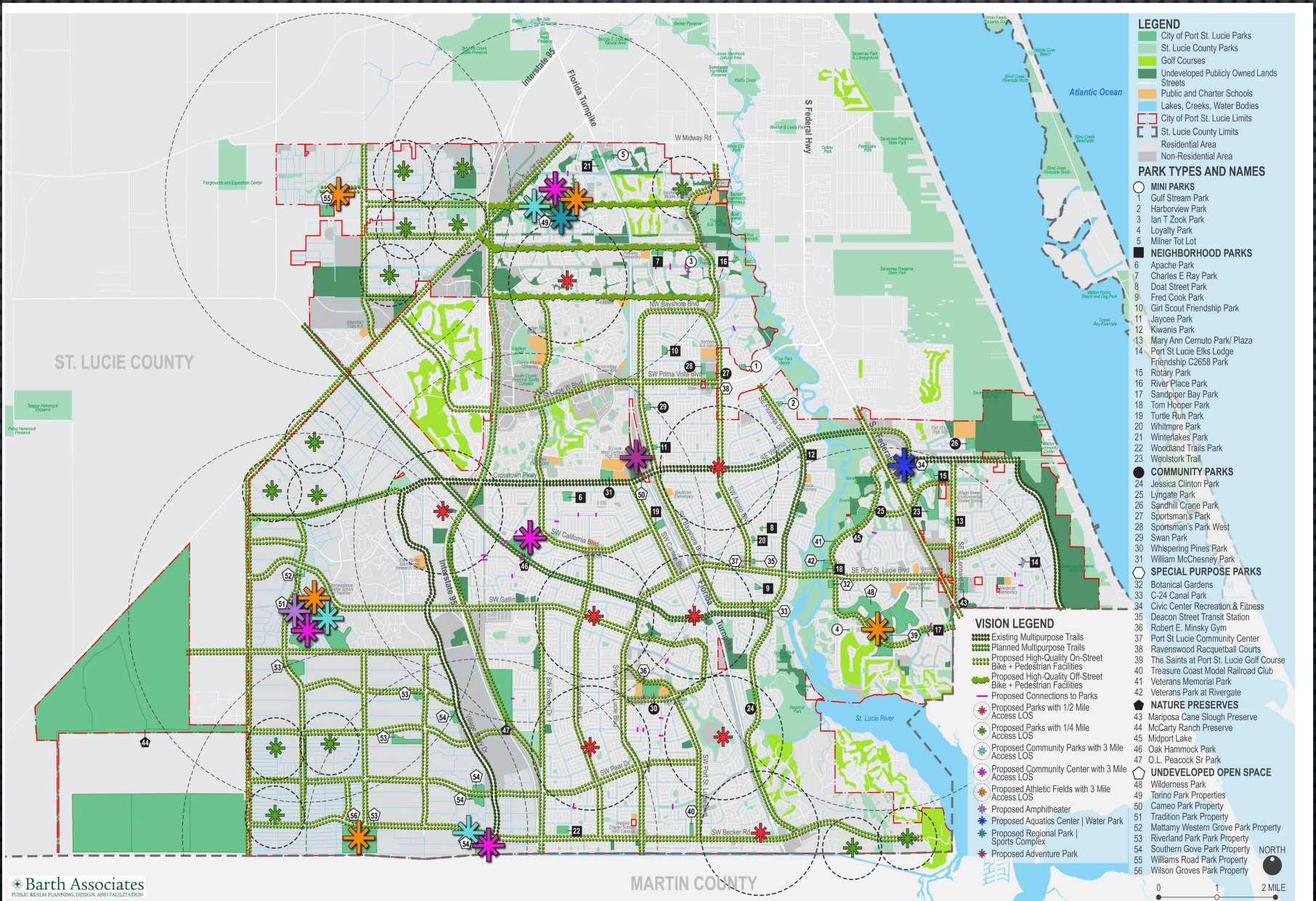


- **TRADITION REGIONAL PARK: \$10 MILLION BOND FUNDED**
  
- **TORINO REGIONAL PARK: \$10 MILLION BOND FUNDED**

# TRADITION AND TORINO REGIONAL PARKS JUSTIFICATION

- KEY RECOMMENDATION OF THE PSLPRD 10-YEAR MASTER PLAN
- PRIORITY PROJECTS OF CITY'S STRATEGIC PLAN GOAL 6: CULTURE, NATURE, AND FUN ACTIVITIES





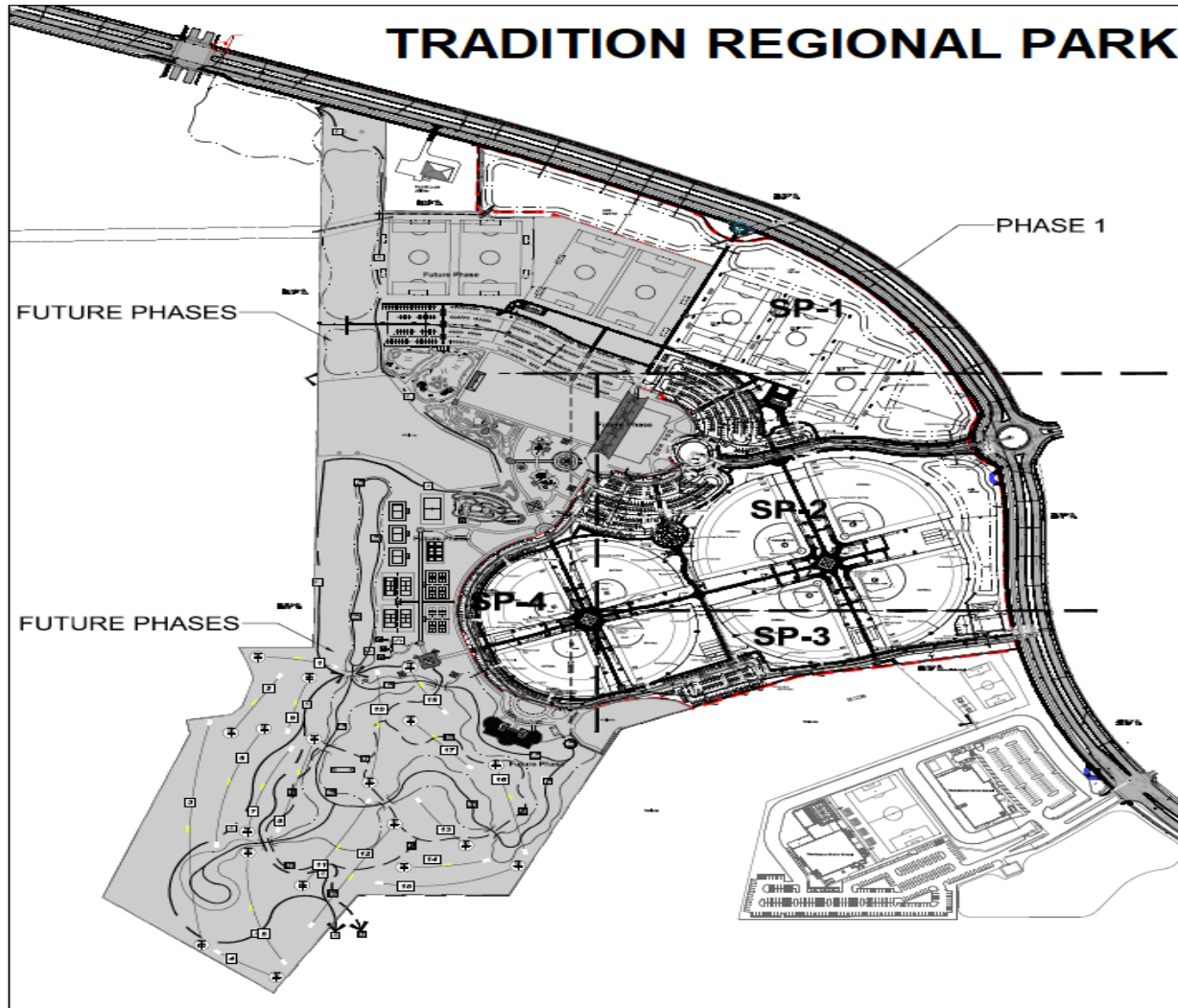
- LEGEND**
- City of Port St. Lucie Parks
  - St. Lucie County Parks
  - Golf Courses
  - Undeveloped Publicly Owned Lands
  - Streets
  - Public and Charter Schools
  - Lakes, Creeks, Water Bodies
  - City of Port St. Lucie Limits
  - St. Lucie County Limits
  - Residential Area
  - Non-Residential Area

- PARK TYPES AND NAMES**
- MINI PARKS**
    - 1 Gulf Stream Park
    - 2 Harborview Park
    - 3 Ian T Zook Park
    - 4 Loyalty Park
    - 5 Milner Tot Lot
  - NEIGHBORHOOD PARKS**
    - 6 Apache Park
    - 7 Charles E Ray Park
    - 8 Doat Street Park
    - 9 Fred Cook Park
    - 10 Girl Scout Friendship Park
    - 11 Jaycee Park
    - 12 Kwanis Park
    - 13 Mary Ann Carruto Park/ Plaza
    - 14 Port St Lucie Elks Lodge Friendship C2658 Park
    - 15 Rotary Park
    - 16 River Place Park
    - 17 Sandpiper Bay Park
    - 18 Tom Hooper Park
    - 19 Turtle Run Park
    - 20 Whitmore Park
    - 21 Winterlakes Park
    - 22 Woodland Trails Park
    - 23 Woolstork Trail
  - COMMUNITY PARKS**
    - 24 Jessica Clinton Park
    - 25 Lyngate Park
    - 26 Sandhill Crane Park
    - 27 Sportsman's Park
    - 28 Sportsman's Park West
    - 29 Swan Park
    - 30 Whispering Pines Park
    - 31 William McChesney Park
  - SPECIAL PURPOSE PARKS**
    - 32 Botanical Gardens
    - 33 C-24 Canal Park
    - 34 Civic Center Recreation & Fitness
    - 35 Deacon Street Transit Station
    - 36 Robert E. Minsky Gym
    - 37 Port St Lucie Community Center
    - 38 Ravenswood Racquetball Courts
    - 39 The Saints at Port St. Lucie Golf Course
    - 40 Treasure Coast Model Railroad Club
    - 41 Veterans Memorial Park
    - 42 Veterans Park at Rivergate

- VISION LEGEND**
- Existing Multipurpose Trails
  - Planned Multipurpose Trails
  - Proposed High-Quality On-Street Bike + Pedestrian Facilities
  - Proposed High-Quality Off-Street Bike + Pedestrian Facilities
  - Proposed Connections to Parks
  - Proposed Parks with 1/2 Mile Access LOS
  - Proposed Parks with 1/4 Mile Access LOS
  - Proposed Community Parks with 3 Mile Access LOS
  - Proposed Community Center with 3 Mile Access LOS
  - Proposed Athletic Fields with 3 Mile Access LOS
  - Proposed Amphitheater
  - Proposed Aquatics Center | Water Park
  - Proposed Regional Park | Sports Complex
  - Proposed Adventure Park

- NATURE PRESERVES**
  - 43 Mariposa Cane Slough Preserve
  - 44 McCarty Ranch Preserve
  - 45 Midport Lake
  - 46 Oak Hammock Park
  - 47 O.L. Peacock Sr Park
- UNDEVELOPED OPEN SPACE**
  - 48 Wilderness Park
  - 49 Torino Park Properties
  - 50 Cameo Park Property
  - 51 Tradition Park Property
  - 52 Mattamy Western Grove Park Property
  - 53 Riverland Park Property
  - 54 Southern Gove Park Property
  - 55 Williams Road Park Property
  - 56 Wilson Groves Park Property

# TRADITION REGIONAL PARK



- \$10 MILLION BOND FUNDED
- \$2.1 MILLION FROM MATTAMY VIA PARK IMPACT FEE CREDIT
- \$2 MILLION FROM AMERICAN RECOVERY ACT
- \$500,000 REQUESTED LEGISLATIVE APPROPRIATIONS

# TRADITION REGIONAL PARK PHASE 1



- TO INCLUDE:
  - FOUR (4) LIGHTED BASEBALL FIELDS, FOUR (4) LIGHTED SOFTBALL/LITTLE LEAGUE FIELDS, PRESS BOXES, RESTROOMS, MAINTENANCE BUILDING AND CONCESSION BUILDING
  - 652 PARKING SPACES
  - THREE LIGHTED MULTI-USE/SOCCER FIELDS



# PSLPRD 10-YEAR MASTER PLAN

## TRADITION REGIONAL PARK

### PHASE 1

#### FACILITIES NEEDS ASSESSMENT

- WALKING AND HIKING TRAILS
- BIKE TRAILS
- NATURAL AREAS/ NATURE PARKS
- DOG PARKS
- OUTDOOR STAGE/ AMPHITHEATER
- FITNESS CENTER/ SPA/ INDOOR REC/GYM
- OUTDOOR POOL/AQUATICS
- SPRAY GROUNDS/ SPLASH PADS
- INDOOR POOL
- PICNIC SHELTERS/ PICNIC AREAS
- MULTI-PURPOSE ATHLETIC FIELDS
- IMPROVEMENTS TO EXISTING PARKS
- NEW PARKS

#### PROGRAM NEEDS ASSESSMENT

- ADULT FITNESS/WELLNESS
- NATURE PROGRAMS
- SUMMER CONCERTS
- SPECIAL EVENTS
- SENIOR PROGRAMS
- ADULT SPORTS PROGRAMS
- YOUTH SPORTS PROGRAMS
- CIRCUIT EXERCISE PROGRAMS
- YOUTH FITNESS AND WELLNESS PROGRAMS
- BEFORE AND AFTER-SCHOOL PROGRAMS



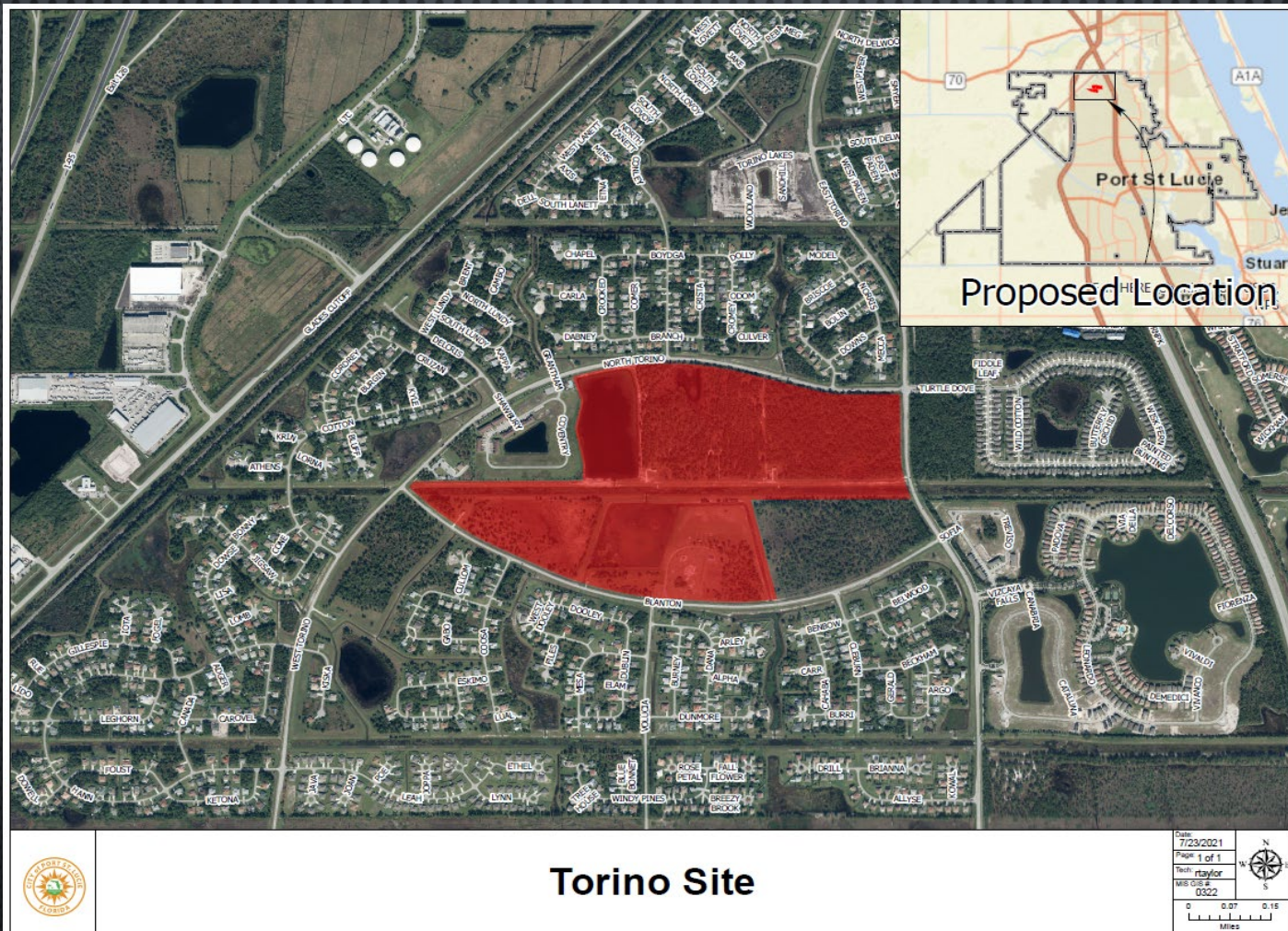


# TRADITION REGIONAL PARK

- PHASE 1 SITE PLAN CONDITIONALLY APPROVED AT SITE PLAN REVIEW COMMITTEE.
- ANTICIPATING THE START OF THE BIDDING PROCESS FOR PHASE 1 CONSTRUCTION BY END OF AUGUST.



# TORINO REGIONAL PARK



• \$10 MILLION BOND FUNDED

• PLANNING AND DESIGN TO BEGIN FY 2021/22

# PSLPRD 10-YEAR MASTER PLAN TORINO REGIONAL PARK

## FACILITIES NEEDS ASSESSMENT

- WALKING AND HIKING TRAILS
- BIKE TRAILS
- NATURAL AREAS/ NATURE PARKS
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- BEFORE AND AFTER-SCHOOL PROGRAMS



My PSL Parks  
Explore Dream Discover

# TORINO REGIONAL PARK

- SOLICIT DESIGN CONSULTANT
- PUBLIC ENGAGEMENT & STAKEHOLDER MEETINGS
- SURVEYS
- DESIGN CONCEPTUAL MASTER PLAN FOR THE TORINO SITE
- DEVELOP PHASING PLAN
- PRESENT TO COUNCIL FOR APPROVAL
- CONSTRUCT PHASE 1





— Port St. Lucie —  
**PARKS & RECREATION**



**QUESTIONS?**



# PUBLIC WORKS IMPROVEMENTS

- **NEW PUBLIC WORKS BUILDING** - \$15 MILLION TOTAL BOND FUNDED
- **SYNCHRONIZED TRAFFIC LIGHT SYSTEM** - \$1 MILLION TOTAL BOND FUNDED

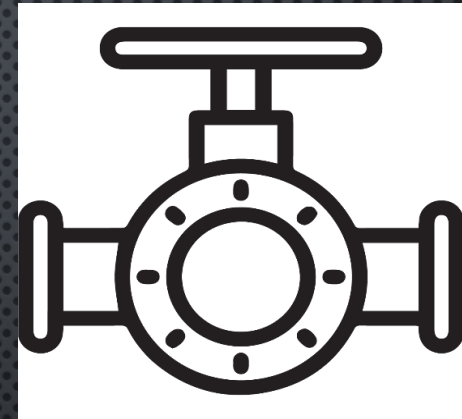
# PUBLIC WORKS NEW BUILDING



New facility recommended to be built at existing location:  
450 SW Thornhill Drive

# PUBLIC WORKS NEW BUILDING JUSTIFICATION

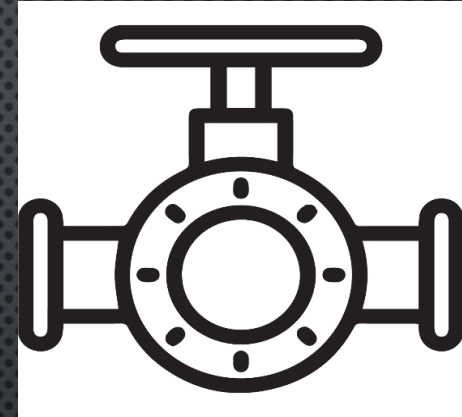
- EXISTING BUILDINGS CONSTRUCTED BETWEEN 1981 AND 1987.
- MAJORITY OF THE OPERATIONS SECTION OF PUBLIC WORKS HOUSED HERE, EXCEPT TRAFFIC DIVISION.
- CURRENT SITE HAS THE FUEL ISLAND, WAREHOUSE, AND MECHANIC'S SHOP. THESE ARE VITAL TO MAINTAINING DAY TO DAY OPERATIONS AND SERVE ALL CITY DEPARTMENTS.
  - MECHANIC'S SHOP COULD BE RENDERED INOPERABLE FOLLOWING A SIGNIFICANT EVENT WITHOUT THESE CHANGES.





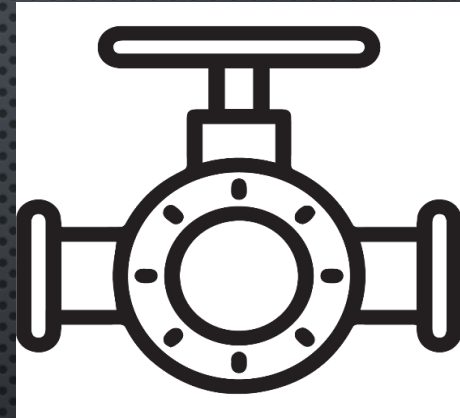
# PUBLIC WORKS NEW BUILDING JUSTIFICATION

- PUBLIC WORKS ACTS IN THE CAPACITY OF FIRST RESPONDER FOR THE CITY. CURRENTLY, BEING HOUSED IN THREE SEPARATE PHYSICAL LOCATIONS HINDERS THE ABILITY TO PROVIDE THE APPROPRIATE SERVICES FOLLOWING A NATURAL DISASTER/WEATHER EVENT.
  - NONE OF THE BUILDINGS ARE CURRENTLY HURRICANE RATED.
  - GOAL IS TO HAVE PUBLIC WORKS' STAFF IN A CENTRALLY LOCATED HURRICANE-RESILIENT STRUCTURE TO ENABLE THEM TO QUICKLY RESPOND AND ASSIST RESIDENTS.
  - A SATELLITE EMERGENCY OPERATIONS CENTER (EOC) WILL ALSO BE INCLUDED IN THE BUILDING AS A BACK UP IF THE PRIMARY EOC BECOMES INOPERABLE.



# PUBLIC WORKS NEW BUILDING JUSTIFICATION

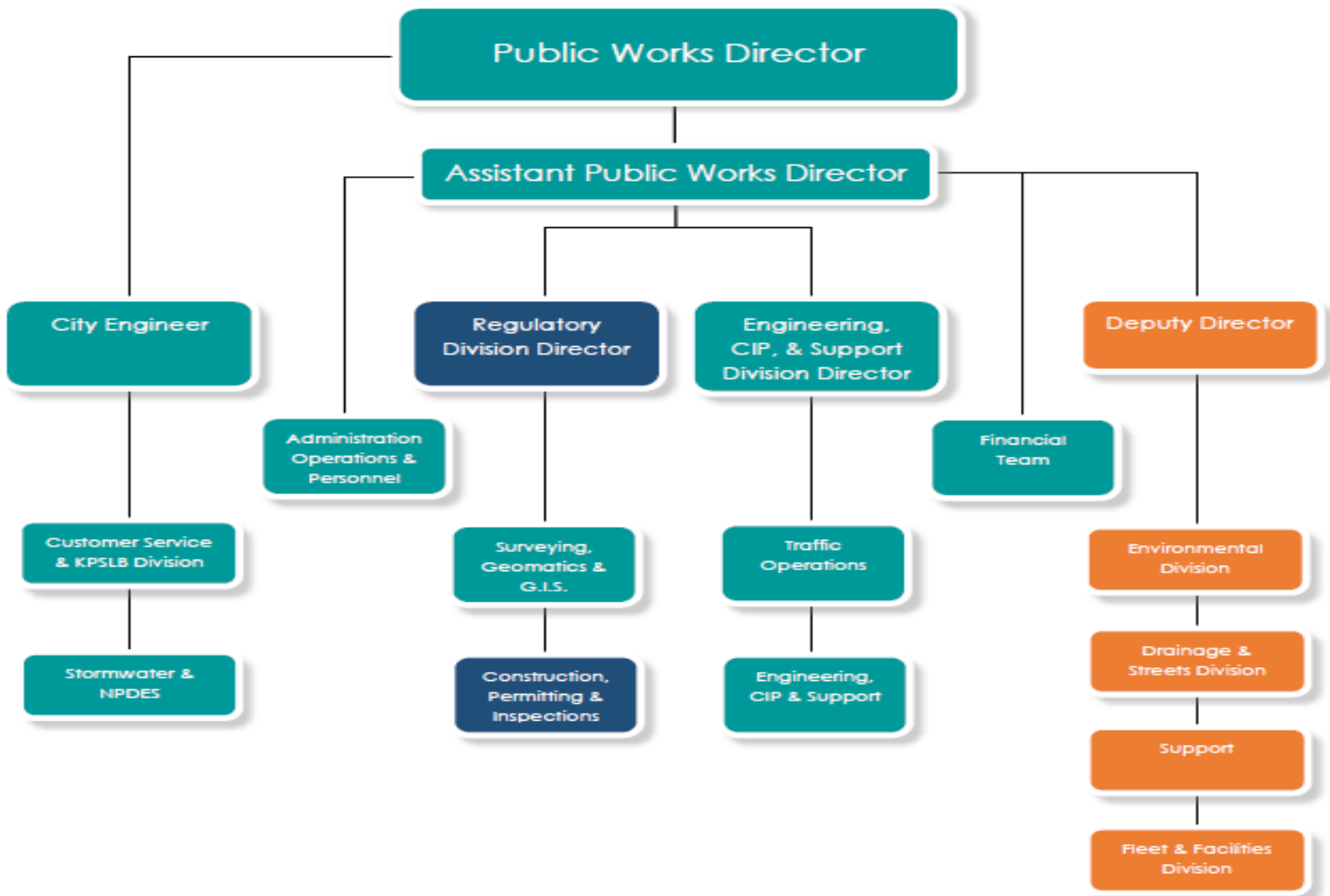
- MUNICIPAL GARAGE IS AT CAPACITY AND NEEDS TO BE EXPANDED TO MEET THE NEEDS AS THE FLEET CONTINUES TO GROW.
- 2018/2019 DISCOVERED ALL BUILDINGS HAD BEEN CONTAMINATED WITH MOLD AND NEEDED TO BE GUTTED/REBUILT. THIS SHOWED THAT NEW BUILDINGS NEED TO BE CONSTRUCTED TO MAINTAIN SAFETY FOR ALL.



# PUBLIC WORKS NEW BUILDING

- PROPOSED FACILITY: ESTIMATED TO BE A 2 STORY, MINIMUM 20,000 SQUARE FEET
  - DOES NOT INCLUDE MECHANICS SHOP OR WAREHOUSES
- CURRENT STAFF UTILIZES APPROX. 16,000 SQUARE FEET:
  - CITY HALL BUILDING B: 4,380 SQ FT
  - THORNHILL: 8,000 SQ FT
  - TRAFFIC: 3,500 SQ FT





Staying at City Hall Building B



Currently at the Thornhill Administration Annex "New Public Works Building"

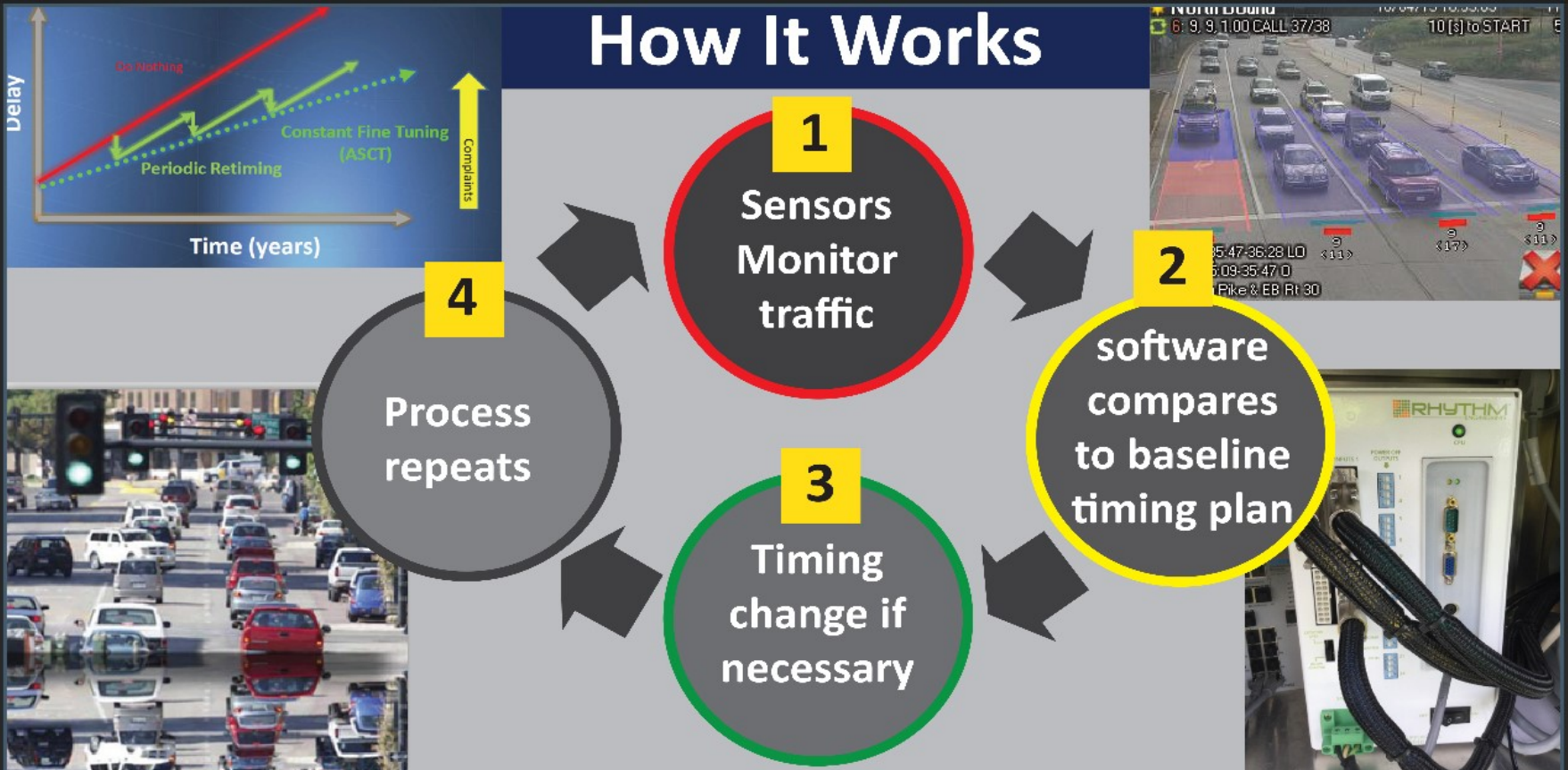


Moving to New Public Works Building

# PUBLIC WORKS SYNCHRONIZED TRAFFIC LIGHT SYSTEM JUSTIFICATION

- **CHALLENGE:** ADDRESS INCREASINGLY HIGH VARIABILITY OF TRAFFIC FLOW PATTERNS.
- **SOLUTION:** ADAPTIVE TRAFFIC SIGNAL CONTROL SYSTEM (ATCS)
- **BENEFITS:** STRATEGICALLY MODIFYING PLANS FREQUENTLY DUE TO RECURRING OR UNCOMMON EVENTS THAT AFFECT VEHICLE VOLUMES, RESULTING IN THE LEAST AMOUNT OF DELAYS AND STOPS WHILE MOVING THE LARGEST QUANTITY OF VEHICLES THROUGH A CORRIDOR.

# PUBLIC WORKS SYNCHRONIZED TRAFFIC LIGHT SYSTEM



ADAPTIVE TRAFFIC SIGNAL CONTROL SYSTEM (ATCS): CONTINUALLY EVALUATES TRAFFIC FLOW PATTERNS AND BUILDS SIGNAL COORDINATION PLANS BASED ON HISTORICAL AND REAL TIME DATA.

# PUBLIC WORKS SYNCHRONIZED TRAFFIC LIGHT SYSTEM

## In|Sync Overall Results

In the end, the only thing that matters with a proposed solution is if it actually works. Independent validation studies all agree on one thing: In|Sync makes communities safer, healthier, and faster all across the states.

**-60%**

Stops

**-57%**

Delay

**-24%**

Travel-Time

**-23%**

Emissions

**-17%**

Fuel  
Consumption

**-23%**

Accidents

# PUBLIC WORKS IMPROVEMENTS

## QUESTIONS?





# TRANSACTION OVERVIEW

# CAPITAL IMPROVEMENT AND REFUNDING REVENUE BONDS, SERIES 2021

- THE 2021 BONDS ARE PROPOSED TO BE ISSUED IN A PAR AMOUNT NOT TO EXCEED \$55,000,000 TO FUND THE PROJECTS OUTLINED IN THIS PRESENTATION AS WELL AS TO REFUND THE CITY'S OUTSTANDING SALES TAX REFUNDING REVENUE BONDS, SERIES 2011
- THE 2021 BONDS ARE SECURED BY THE CITY'S HALF CENT SALES TAX REVENUES AND STATE REVENUE SHARING FUNDS

# CAPITAL IMPROVEMENT AND REFUNDING REVENUE BONDS, SERIES 2021 (CONTINUED)

- THE NEW MONEY PORTION OF 2021 BONDS WILL BE REPAID OVER A PERIOD OF 30 YEARS WITH LEVEL ANNUAL DEBT SERVICE PAYMENTS
- THE REFUNDING PORTION OF THE 2021 BONDS WILL BE REPAID OVER THE SAME TERM AS THE REFUNDED BONDS (9/1/23 – NO EXTENSION OF MATURITY)
- THE ESTIMATED ALL IN TRUE INTEREST COST IS 2.75% AND THE REFUNDING IS ESTIMATED TO REDUCE DEBT SERVICE BY \$120,000 IN 2022 AND 2023
- THE CITY IS IN THE PROCESS OF PROCURING A CREDIT RATING FROM S&P

# STAFF RECOMMENDATIONS



ADOPT THE ORDINANCE ON FIRST READING AND APPROVE ISSUING BONDS FOR CAPITAL IMPROVEMENTS NOT TO EXCEED \$55 MILLION AND REFUNDING CURRENT BONDS.

# CAPITAL IMPROVEMENT AND REFUNDING REVENUE BONDS, SERIES 2021



**QUESTIONS?**