

City of Port St. Lucie

Special City Council

Meeting Minutes

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

Gregory J. Oravec, Mayor

Stephanie Morgan, Councilwoman, District I
Dave Pickett, Councilman, District II
Shannon Martin, Vice Mayor, District III
Jolien Caraballo, Councilwoman, District IV

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Monday, April 26, 2021

4:30 PM

Council Chambers, City Hall

CIP Presentation

1. Meeting Called to Order

A Special Virtual Meeting of the CITY COUNCIL of the City of Port St. Lucie was called to order by Mayor Oravec on April 26, 2021, at 4:30 p.m., at Port St. Lucie City Hall, 121 SW Port St. Lucie Boulevard, Port St. Lucie, Florida.

2. Roll Call

Council Members

Present: Mayor Gregory J. Oravec
Vice Mayor Shannon Martin
Councilwoman Jolien Caraballo
Councilman Dave Pickett
Councilwoman Stephanie Morgan

3. Pledge of Allegiance

Mayor Oravec led the assembly in the Pledge of Allegiance.

4. Public to be Heard

No one signed up under this item.

5. New Business

- 5.a** Tentatively Approve the Proposed Fiscal Year (FY) 2021-22
Capital Improvement Program.

[2021-324](#)

(Clerk's Note: A PowerPoint was shown at this time.) Jeff Snyder, CFO,

defined capital improvements with listed examples, and explained the sources used to fund the projects. He explained the projects that would be funded for the Police Department. Vice Mayor Martin hoped that the Police Training Facility could be funded & built in one go and requested that staff find grants to assist with funding for the body cameras. Councilwoman Caraballo requested an update from Andy to hear about the federal side, to which the City Manager replied that a Special Meeting would be held, and Andy from Strategic Resource Planning would be invited to speak. Vice Mayor Martin stated that there have been discussions on a bi-partisan bill for issues related to the police which may include body cameras and she hoped the City would be able to leverage that for the cameras. Mayor Oravec stated that the City could build the Training Facility shell and have a change order, like how City Hall had been phased. He requested that the Legal Department worked to resolve the MidFlorida Event Parking Garage lawsuit. Councilwoman Caraballo voiced that the MidFlorida Paver repair issue was meant to be brought back to the City Council prior to the CIP but felt that the more expensive recommendation would last longer. Councilwoman Morgan agreed since she thought a recommendation had been stamped concrete and questioned if the CIP price was for the front & back of the building. Roger Jacob, Facilities Maintenance Director, informed the City Council that option #4, included the back veranda & village square plaza, and would be 6-inch cross section concrete stamped color pavement with a 6-inch gravel base which totaled \$2.26 million or \$18/square foot. Mayor Oravec voiced that staff should have completed the emergency repairs without City Council consent and it should have been maintained annual. He suggested that emergency repairs be made first and wait until the City owns City Center to complete the paver project. Councilwoman Caraballo agreed, and requested that the paver issue be included in the Master Plan discussion. The City Manager stated that a memo was sent to the City Council which outlined the recommendations. Mr. Jacob stated that he used money out of the operating budget to make cost effective spot repairs in the front of the building and in the VIP area, but the planters still needed repairs. He added that they were mitigating a lot of paver issues by putting plywood down prior to vehicles driving on the pavers when loading/unloading. Mayor Oravec reiterated that this issue should have had a follow up discussion, to which Councilwoman Caraballo voiced that there should be an Action Agenda discussion on the Regular Meeting Agenda to ensure that certain topics were discussed. She stated that if she was the only member of Council who had issues that needed clarification, she hoped that the City Manager would put

her in touch with the Department Head to answers questions prior to a City Council meeting. She inquired why people were driving on the pavers, to which Mayor Oravec replied that vendors and exhibitors needed to drive on them to setup. She inquired if a new unloading/loading procedure would be more cost effective than pavers, to which Mayor Oravec replied that Mr. Jacob felt that the plywood solution was sufficient. Mr. Jacob added that staff worked with certain vendors to guide them on driving on the pavers.

Mayor Oravec suggested that Special City Council Meetings have an item titled Action Agenda Follow Up. He asked the City Attorney to look in into the rules and if necessary, staff could bring an amendment forward for the Council's consideration. Councilwoman Morgan felt that the pavers needed to be discussed in the very near future as safety was a concern. With regard to the Police Training Facility 2nd floor space, Mr. Jacob informed the City Council that the original estimate was \$350/square foot, totaling \$8.74 million. He listed other options as follows, stiffening for 2nd floor future buildout was an additional \$378,000 totaling \$9.12 million; building a 2nd floor shell which totaled \$10.78 million and lastly building a 2nd floor above the entire footprint of the 1st floor which included everything in the previous options and totaled \$13.22 million. Vice Mayor Martin stated that if they phased it out construction costs could rise and she wanted to ensure that it was built cost effectively. Mayor Oravec voiced support of building a 2nd floor shell but did not want to commit to the complete build as grants may become available. Councilman Pickett agreed with Vice Mayor Martin since the elevator costs would always be needed. The City Manager stated that it was an additional \$4 million, and the Police Impact Fee was paying a portion, but the balance would be ad-valorem.

Mr. Snyder listed the preliminary debt estimates with recommendations. He informed the City Council that the General Fund would fund a large portion of the Police Training Facility; Public Works would be using the Stormwater Fund as well as the Road & Bridge Fund for their projects. He informed the City Council that in FY 2022-2023 the Public Works \$2.2 million bond payment would end freeing up funds. He said that the Public Building Impact fees could also be used, and the Parks Impact fees would be paying for the Parks & Recreation projects & the signal project would be paid by the Road and Bridge Fee. Mayor Oravec inquired if there was an extra \$230,000 a year in the General Fund, to which Mr. Snyder responded in the affirmative. Mayor Oravec inquired if it could be offset by other sources other than general funds, to which

the City Manager replied that the City Council would be asked to modify the Police Impact Fee to involve buildings which could then pay the debt service. Mr. Snyder reiterated that a portion of the Public Building Impact Fee could also be used. Mayor Oravec inquired if it was fine and forfeiture to which the City Manager replied that it would potentially be, but the City was not receiving much money from fine and forfeiture. Mayor Oravec stated that if the City Manager could express that there was an extra \$230,000 in the General Fund without taking away from competing priorities, he would support the building. Councilwoman Morgan inquired if the City Council would receive additional information on the Training Facility with recommendations. She inquired if there was a definitive location for either building, to which the City Manager replied that they were looking at an area to the west of the current Police Admin Building for the Police Training Facility. He stated that if the City Council decided to go forward, a program would be presented to them by an architect. Mr. Snyder stated that if it was approved to move forward it would be started between September – November, to which the City Manager added that time was of the essence due to the current construction costs. Mayor Oravec stated that the City Council would need the consultant's report for the bond issue. The City Manager informed the City Council that staff believed that they could find \$230,000 in recurring debt service without hitting the General Fund ad valorem, to which Mr. Snyder added that the projects were perfect for bonding.

Mr. Snyder explained the new projects in the CIP which included the clinic remodeling. Councilwoman Morgan inquired if the lights were solar, to which Mr. Snyder and the City Manager replied that the lights would be solar. The City Manager added that the clinic would be adding space for specialties, to which Vice Mayor Martin requested that the employees be polled on their clinic & medical needs. Mr. Snyder continued on with the CIP and explained The Port and Pioneer Park projects as well as the Parks & Recreation Master Plan projects. Councilwoman Morgan inquired as to how old the playground equipment at Jessica Clinton park was, to which Brad Keen, Assistant Director Parks & Recreation replied that it was the original playground equipment from 2005. He informed the City Council that staff had updated a few playgrounds with deferred maintenance and had elevated the standards. Mr. Snyder listed the two projects for the Botanical Gardens and explained the grants that the City had received for various projects. Mr. Snyder informed the City Council that the MTSU would run out in 2023 if it was not renewed and he listed the

amounts received from the Parks Impact Fees. Councilwoman Caraballo stated that it would be important to express the diversification of Parks & Recreation programs to the public and requested that staff communicate to the Public that the trails covered through the Park Impact Fees were backlogged. She said that she had discussed how the ordinance could be written to involve recreation versus specific projects and to allow more uses. Vice Mayor Martin felt that leveraging should be used with Torino Park to express to the public that the City was keeping their promise to move forward with the park. Mr. Snyder explained the CIP Road and Bridge fund with the designated projects, and explained the One-Half Sales Tax funding, to which the City Manager added that there were no new projects under the One-Half Sales Tax and they were seeing more than expected inflation rates on all construction prices but revenues were coming in higher than expected as well. Mayor Oravec requested that project plans be completed in the chance that a Federal Infrastructure bill is passed.

Councilwoman Caraballo suggested that the City create and use community outreach & apprenticeship programs to promote trade jobs. The City Council had a discussion on high constructions costs and needs. Mr. Snyder continued onto the Stormwater Master Plan and voiced that in the fifth year of the plan staff would need to make an adjustment and were conducting a rate study. Mayor Oravec and Councilwoman Caraballo reiterated that the projects become “shovel ready” in preparation of funds. Mr. Snyder explained the Utility System projects with the associated funding in the CIP and stated that they received a lot of grants because of water quality projects. It was the consensus of the City Council to receive the bonding details once they were made available. Mayor Oravec inquired about the Public Works Facility Building, to which the City Manager replied that the engineer would be reviewing three sites and would submit their recommendation. The Mayor Oravec inquired about the timeline, to which the City Manager replied that the money had to be spent in three years and the placeholder for the bond was \$15 million. Councilwoman Caraballo inquired if the site would hold all Public Works employees, to which Mayor Oravec suggested getting rid of the houses. Vice Mayor Martin requested staff’s recommendations for the Public Works Facility site. Heath Stocton, Assistant Director Public Works, stated that the sites would be brought to the Summer Retreat and the design build packet would be ready by October 1, 2021. He added that some staff would be located in Building B for one stop permitting but the majority of the employees would be at the new site. Councilwoman Caraballo inquired

about maintenance storage, to which Mr. Stocton replied that they would have a better idea once they were in the process to finalize costs. Vice Mayor Martin moved to tentatively approve the proposed Fiscal Year (FY) 2021-22 Capital Improvement Program as noted. Councilwoman Morgan seconded the motion. The City Manager stated that it would include the additional \$4.2 million for a second floor in the Police Training Facility. The motion passed unanimously by roll call vote.

6. Adjourn

There being no further business, the meeting adjourned at 6:02 p.m.

Sally Walsh, City Clerk

Shanna Donleavy, Deputy City Clerk