

**CITY OF BELLEVIEW  
WORKSHOP MEETING  
AGENDA**

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**BELLEVIEW CITY HALL  
COMMISSION CHAMBERS**

**October 8, 2007**

**6:00 PM**

Mayor TAMMY MOORE  
Seat 1 MICHAEL GOLDMAN  
Seat 2 KENNETH R. NADEAU  
Seat 3 WILMA LOAR  
Seat 4 CHRISTINE C. DOBKOWSKI

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*IF A PERSON SHOULD DESIRE TO APPEAL ANY DECISION MADE BY THE BOARD OR COMMISSION A VERBATIM RECORD OF THE PROCEEDINGS WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED MAY BE NEEDED. IT IS YOUR RESPONSIBILITY TO HIRE A COURT REPORTER TO MAKE A VERBATIM TRANSCRIPT, OR A TAPE OF THE MEETING CAN BE PURCHASED FOR \$5.00/TAPE AT THE CITY CLERK'S OFFICE. THE CITY IS NOT RESPONSIBLE FOR ANY MECHANICAL FAILURE OF RECORDING EQUIPMENT.*

This meeting has been properly noticed *PD*

**AGENDA**

**CAPITAL IMPROVEMENT AND STRATEGIC PLANNING**

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## **CAPITAL IMPROVEMENT AND STRATEGIC PLANNING**

Commissioner Dobkowski stated she attended a workshop at Withlacochee which was on capital improvements. The COB needed to address our level of service by 2008. The City's capital improvement element in the Comprehensive Plan was outdated. The deadline was a year away but the City needed to pinpoint some of the projects that were important and set priorities for the next year. At the workshop, they discussed putting a subcommittee of people together to look at this process. The Commission, as representatives of the citizens, needed to decide what the staff should work on.

The Commissioner stated to look at the current capital improvement element and see what the unfinished projects were and what was completed. The City could follow Withlacochee's schedule which coincided with the budget.

Mayor Moore asked of the items listed in our current capital improvement element which had been completed and PWD Monroe stated the following were done: The 5 CDBG Projects were completed; WWTF Centrifuge on Baseline Road; Baseline Road extension; gravity sewer expansion on 55<sup>th</sup> Ave Road; new force main on Baseline Road was partially done; water main on 66<sup>th</sup> Terrace; the sewer treatment plant; new sewer main at Belleview Santos Elementary was partially done and the STP Expansion was in progress.

The following were not done: water line expansion on 62<sup>nd</sup> Ave., south on 301; new gravity sewer main from 441 to the sewer treatment plant; new lift station at 441 overpass; water storage tower at Well 6; new reuse line at Belleview Sports complex; new water line for Floyds subdivision; new sewer main for Floyd's Subdivision and Vonn Addition; new water line for Asber subdivision, Belleview Santos Elementary and Nicholas Estates; new sewer main for Asber Subdivision and Nicholas Estates.

Some of these projects were in the current CBIR applications and some were on the plan to get built with the Big Box Project to save expenses. They were trying to identify the potential projects and if they qualified for grant funding they were already in our capital improvement element.

Commissioner Dobkowski stated that the City had to show that there were dedicated funds and Mr. Shrum stated that was correct, there had to be a cost feasible component you could not just list a project. In a 3 year window, we guarantee those projects; four and five year windows, we were not committed.

Mr. Shrum stated that the change was we had to look at roads, recreation, and open spaces if there was any and Mayor Moore stated if we don't list the project, we don't have to list the funding for it. Mr.

Shrum stated in this process, the City had to do a level of service (LOS) analysis for all our public facilities and we had to evaluate them against the comp. plan amendments done during that year. Track our LOS and our projects. The process was geared to evaluate your program against the LOS we have out there for all our facilities not just water and sewer. If it was not related to a LOS issue, then it would not be listed.

Mayor Moore stated how could we list the funding when there was no money for funding a project. Mr. Shrum stated if the project had no money then you would not want to show that project in the capital improvement element. The State was making sure that we maintained the LOS standards that were adopted with the capital improvements project; to make sure the City was meeting the needs for the changes that were approved. Mayor Moore stated that the developers should pay for the changes to our comp. plan. Mr. Shrum stated that Mr. Boone was making improvements and you would want to show that a private contribution was committed for a project improvement by a certain date.

Mr. Shrum stated that the goal was to maintain your LOS and the City could incorporate by reference the TPO projects and other jurisdictional improvements for transportation and school projects and things of that nature. Mr. Shrum stated that items 1-3 of the 5 year capital improvements element had to be committed funds and the City had to show when those funds come in. Up to 5 years, we were just hoping that we would have the money to do that project.

Mr. Shrum stated that the County does a 5 year transportation plan and list all projects they adopt and then they get incorporated back in. The Clerk stated it was an excellent budgeting tool and it would force the City to look forward and be responsible for the improvements we were doing. The Clerk stated that in 2000 the City did the capital improvement element and then we left it alone. This would make us look at our parks and roads because they already did a good job with water and sewer.

The Clerk stated we don't have to create what we don't need. If we were fine with our level of service, we would not have to create more just to list it; right now with the 27 acres we should be fine with our parks. Mayor Moore stated if we put it on the list and don't get a grant what happens and Mr. Shrum stated that if you don't get the grant and don't have the funds, then you push the project back but if you get it, you go forward.

Commissioner Dobkowski stated when we do it annually it would become more feasible; it really was not much different than our budget process. The Clerk stated we need to look at different chapters of the comprehensive plan and the levels. The City had a 5 year plan for transportation for years. PWD Monroe stated that most of the transportation projects were not related to our LOS, more of a maintenance issue. We put things like Baseline Extension on our plan for funding so the County could reference our capital improvement plan; C-25 was listed for DOT in order to get funded.

Mayor Moore stated the 3 year funding was a problem, not the 5 years and PWD Monroe stated we only put on there what we know we could fund. Mr. Shrum stated you could keep the items in the 4<sup>th</sup> year constantly and stated the purpose was to ensure that at some point in the 5 years it would be a committed project. In the past, local governments decided not to do a project and that decision would impact a development that was going up.

Commissioner Goldman stated if the funds were not there within the 3 years then we were not in compliance with our capital improvement element and as a result DCA would not approve our amendments. Baseline Road project was moved out of the 5 year window and we could move it back if we don't have the funding. Mr. Shrum stated to create a full list of the projects that you would like to see. The City was going after a State grant so we should list that project as a potential funding source in the 5<sup>th</sup> year.

Commissioner Goldman stated to identify them and start filtering some of them into the 3, 4 and 5 year capital improvement element. Mr. Shrum stated this would also make life easier for staff and it would give a clear direction on how you want the City to proceed. The Clerk stated to do it by resolution so they don't fall off the table.

Mayor Moore stated the maintenance of the water tower and PWD Monroe stated that was a long term project outside of the 5 years. The Clerk stated once you identify and prioritize your project list that would tell future elected officials what this Commission had prioritized and where we were in that process.

Commissioner Nadeau stated for the sake of continuity regardless of who was sitting on the Commission, the projects would get carried out. His concern was whether to fund these projects because our list would have 2-3 things that we know we had to do a lot more on the 4-5 year range. That was not how you were supposed to use the capital improvement element and the Clerk stated it was a start and you would have a list of the important projects.

Mr. Shrum stated there would be more on the 5 years list than on the 3 year list because developments rely on the projects. Commissioner Goldman stated to identify all the projects you want to see in the element and take out some that we could do and update it on a quarterly basis. The Commissioner stated to identify and prioritize all the capital improvements that we would like to see and put them inside our plan.

The Clerk stated that some of the FRDAP grants would be moved into the 3 year plan. Mayor Moore stated in 3 years the Public Works and Police Department's new buildings were definitely capital improvements as well as the new water tower. The Clerk stated that was correct.

Mr. Shrum stated you need to be cautious for proportionate fair share mitigation commitments where only part of the money was put up and the City would have to put up the rest of the money. Mr. Shrum stated in that process the City was entering into a binding agreement with the developer to have that funding in place and if they contributed the City would have to come up with the money.

Commissioner Nadeau stated he understood that some of this was specific and some was general and if the State required us to do it this way, then put together a list.

Mayor Moore stated in the 3 year plan would be anything the City had current funding for. A new water tower was needed and should be on there because we need to have it to keep the City going so that was a top priority. Mr. Shrum stated the Staff and Commission would come up with a list of items and then we would prioritize.

The Clerk stated we would get public input and the Mayor stated a Citizens' Advisory Board would be an option because we also would like to see some revitalization done and that would require that we get our citizens involved.

Commissioner Goldman stated the biggest complaint he heard re: the capital improvement comprehensive plan was that the public was not involved. He liked the idea of a citizens review committee which was a wonderful way to get volunteers, sweat equity and to involve people.

Mayor Moore stated we need to get a master list together which had to be done because of mandates and prioritizes; then the wish list that could be changed.

Commissioner Dobkowski stated we could make the public understand the process and what we had to do and beyond that the Commission wanted to know what the residents wanted.

Mr. Shrum stated to keep in mind the City resources when they think about the projects and the staff work load; the projects should be based on need and the level of service the City had. Clerk McKamey stated we need to look at level of service and then add the rest to the list.

Commissioner Nadeau stated he was not prepared to discuss projects, but wanted to look over where the City was and where it wanted to be and then assemble the list.

The Clerk stated the Workshop with the County was scheduled for 11/5 at 6:00 PM and on the Agenda would be the Water Issue. Commissioner Goldman stated that meeting was scheduled to be held in Ocala providing everyone agreed; all the Commissioners were in agreement.

Meeting was adjourned at 7:21 PM

ATTEST:

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Sandi McKamey, MMC, CPM  
City Clerk/Administrator