



City Hall
510 N. Baker St.
Mount Dora, FL 32757

Mayor Crissy Stile

Vice-Mayor Marc Crail
District 4

Councilmember John Cataldo
District 1

Councilmember Cal Rolfson
District 2

Councilmember Austin Guenther
District 3

Councilmember Nate Walker
District 5

Councilmember Doug Bryant
At-Large

MOUNT DORA CITY COUNCIL

June 13, 2022, 10:00 AM

City Hall Board Room, 510 N. Baker Street

WORK SESSION AGENDA

CALL TO ORDER

ROLL CALL

DISCUSSION ITEMS

1. Review Fire Assessment, Capital Outlay, and Capital Improvements 2

FUTURE MEETING DATES

- June 21, 2022, 6:00 PM, Regular Session
- July 5, 2022, 6:00 PM, Regular Session
- July 11, 2022, 10:00 PM, Work Session
- July 19, 2022, 6:00 PM, Regular Session

ADJOURNMENT

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE AT THIS MEETING WITH RESPECT TO ANY MATTER CONSIDERED AT ANY MEETING OR HEARING, SUCH PERSON MAY NEED A RECORD OF THESE PROCEEDINGS. FOR SUCH PURPOSE, A PERSON 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. VERBATIM RECORD WILL NOT BE PROVIDED BY THE CITY OF MOUNT DORA.

NOTICE: IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT JESSICA BURNHAM, CITY CLERK, AT LEAST 48 HOURS PRIOR TO THE PROCEEDINGS. TELEPHONE (352) 735-7126 FOR ASSISTANCE. IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS, (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.



510 N. Baker St.
Mount Dora, FL 32757
352-735-7126

DATE: June 13, 2022

TO: Honorable Mayor and City Council Members

FROM: Patrick C. Comiskey, City Manager *Patrick C. Comiskey*

SUBJECT: Review Fire Assessment, Capital Outlay, and Capital Improvements

Introduction:

This is an opportunity to deliver to City Council a Budget Presentation in reference to the upcoming Fiscal Year 2022-2023 Budget.

Discussion:

The City Staff is updating the City Council on the following items:

1. Budget Progress Report
2. Preliminary Tax Roll
3. Impact on Average Resident
3. Fire Assessment
4. Capital Outlay
5. Capital Improvements

Budget Impact:

Documents will be provided for City Council review and discussion

Strategic Impact:

N/A

Recommendation:

The City Council interactively discuss budget direction with the City Manager, Interim Finance Director and Budget Officer.

Attachment(s):

1. Budget Workshop June 13th

Prepared by: Jessica Burnham, City Clerk
Reviewed by: Patrick Comiskey, City Manager



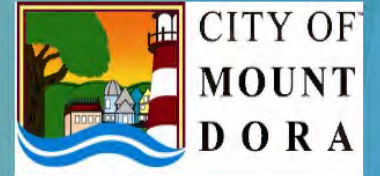
CITY OF MOUNT DORA, FL

**BUDGET WORKSHOP
JUNE 13TH, 2022**

OVERVIEW

- ▶ Guiding Principles
- ▶ Future Assumptions - *budget progress report*
- ▶ Preliminary tax roll
- ▶ Historical review
- ▶ Fire Assessment
- ▶ Capital Outlay
- ▶ Capital Improvements
- ▶ Next steps

GUIDING PRINCIPLES




- ▶ Increase service levels:
 - Urban Forestry (approx. \$30,000 a year);
 - Pressure-washing in addition to existing twice a year pressure-washing in Downtown Area
 - Routine street sweeping
 - *Urban Beatification*
- ▶ Maintain City's basic infrastructure;
- ▶ Maintain the public's safety;
- ▶ Assure compliance with all federal, state and local laws and codes;
- ▶ Retain employees - competitive pay and benefits;

FUTURE ASSUMPTIONS

All of the below items have to be taken into consideration to balance the budget

- ▶ Items effecting all operating funds
 - Indirect Admin Cost Allocation
 - Position Budgeting and Employee splits
- ▶ Health Insurance estimates for FY2022-23 will be provided in July
- ▶ Property and Casualty Insurance estimated at a 10% increase based upon market trend
- ▶ Workers Comp Insurance estimated at a 15% increase before any payroll increases
- ▶ Funding sources for Future Projects and Capital Outlays



Need direction on Councilmembers increase for FY 2022-23

PROPERTY TAX ROLL UPDATE



► Property Tax Revenues Update

- On May 27th Lake County Property Appraiser provided “Best Estimates” of Taxable Value for FY2022-23 including new construction of \$1,517,838,179 which is far greater than previously assumed on May 23rd Budget Workshop of 5.0%

	Tax year 2021 FY 2021-22	<i>“Best Estimate”</i> Tax year 2022 FY 2022-23	Notes
Gross Taxable Value	\$ 1,389,926,734	\$ 1,517,838,179	<i>9.37% increase per Lake County Appraiser</i>
Adopted Millage Rate	5.9603	<i>Goal - 5.9603</i>	<i>CPI in May 8.3%</i>
Maximum Millage Rate	6.2000	6.1000	
NET Taxes	\$ 7,870,161	\$ 8,594,432	\$ 736,279

Approx. \$85,000
belongs to CRA
and NECRA

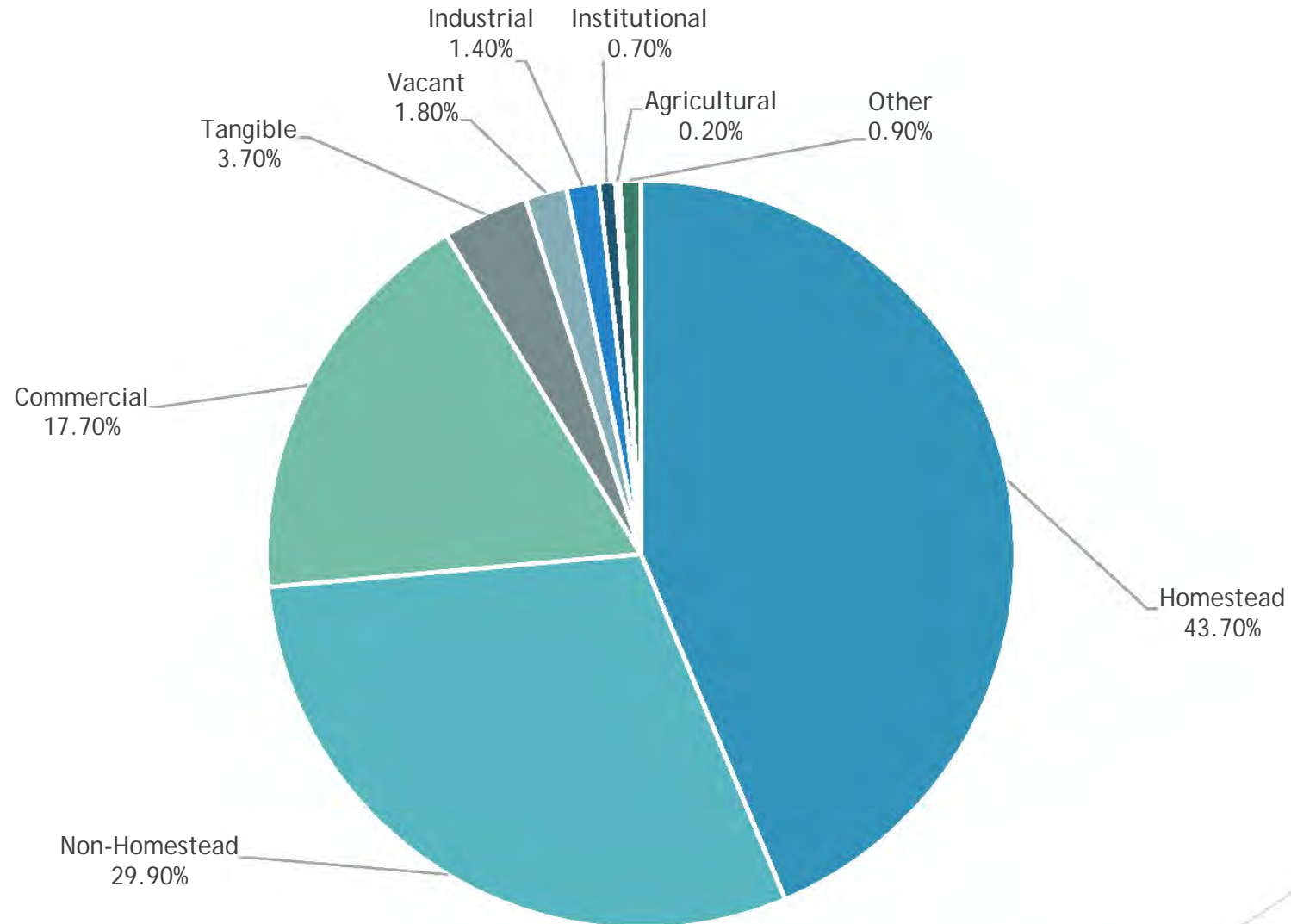
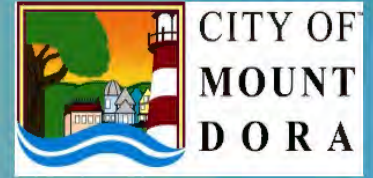
PROPERTY CHANGE IN VALUES



	2022 Taxable Value *Estimate	Taxable Value % change from last Year	2022 Net New Construction Value	New construction % change from last Year
MASCOTTE	\$ 312,776,531	27.91%	\$ 30,868,307	44.58%
MINNEOLA	\$ 1,055,686,603	23.35%	\$ 100,711,571	67.84%
GROVELAND	\$ 1,519,776,405	19.14%	\$ 136,939,445	20.56%
MONTVERDE	\$ 139,571,996	16.95%	\$ 2,078,207	-53.92%
HOWEY IN THE HILLS	\$ 147,710,372	15.05%	\$ 9,301,549	130.45%
LEESBURG	\$ 1,960,676,143	14.82%	\$ 82,648,608	40.54%
TAVARES	\$ 1,286,231,555	13.15%	\$ 45,856,371	108.91%
ASTATULA	\$ 79,126,026	11.24%	\$ 4,652,755	150.11%
UMATILLA	\$ 199,823,750	10.73%	\$ 2,931,244	-73.25%
CLERMONT	\$ 4,111,450,937	10.57%	\$ 132,461,252	-17.42%
MOUNT DORA	\$ 1,517,838,179	9.37%	\$ 18,387,644	-43.12%
LADY LAKE	\$ 1,466,920,044	8.56%	\$ 8,869,801	-33.71%
FRUITLAND PARK	\$ 930,634,759	8.50%	\$ 11,990,607	-35.54%
EUSTIS	\$ 1,321,636,309	8.03%	\$ 9,609,464	4.48%

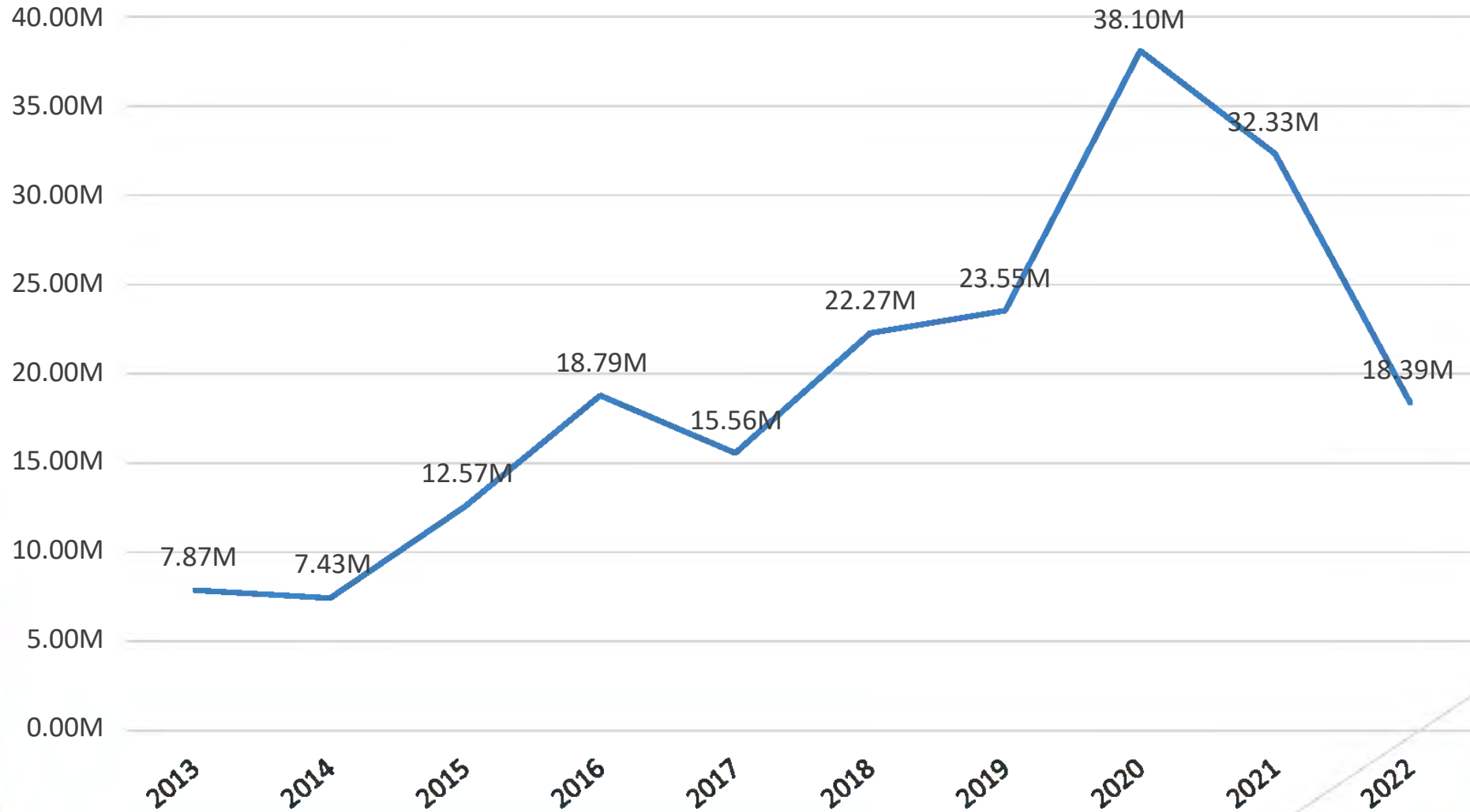
Countywide Taxable Values are up by 11.96% and the Cities Taxable Values are up by 14.10% on average

TAXABLE VALUE BY PROPERTY CLASS



MOUNT DORA NEW CONSTRUCTION

2014 - 2022



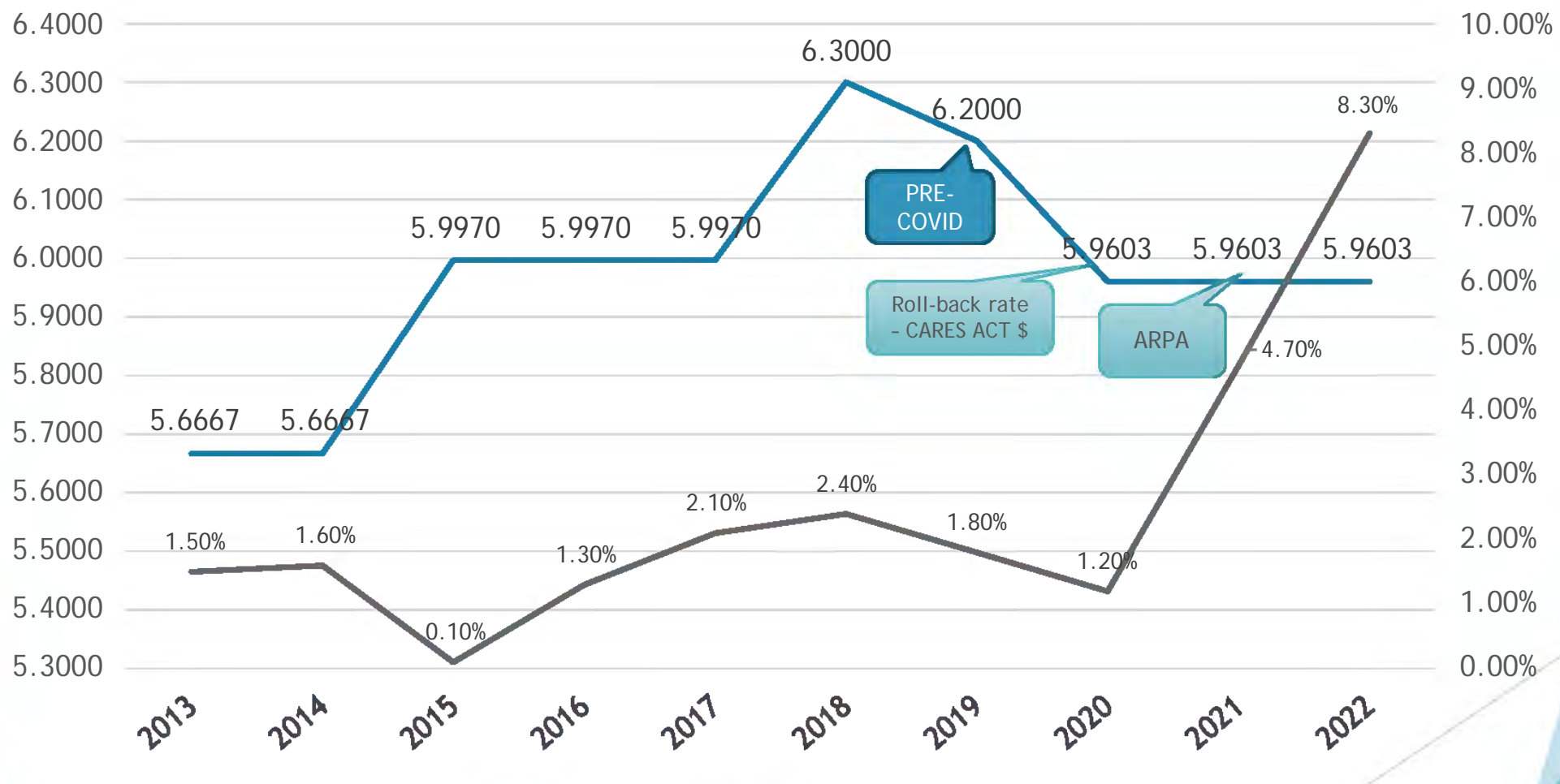
MOUNT DORA MEDIAN HOME SALES PRICE

** per Zillow*

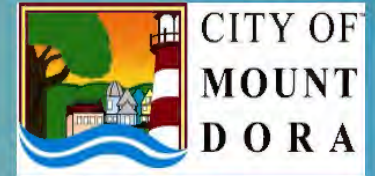


MOUNT DORA HISTORICAL MILLAGE RATES AND CONSUMER PRICE INDICES CHANGE

2013 - 2022

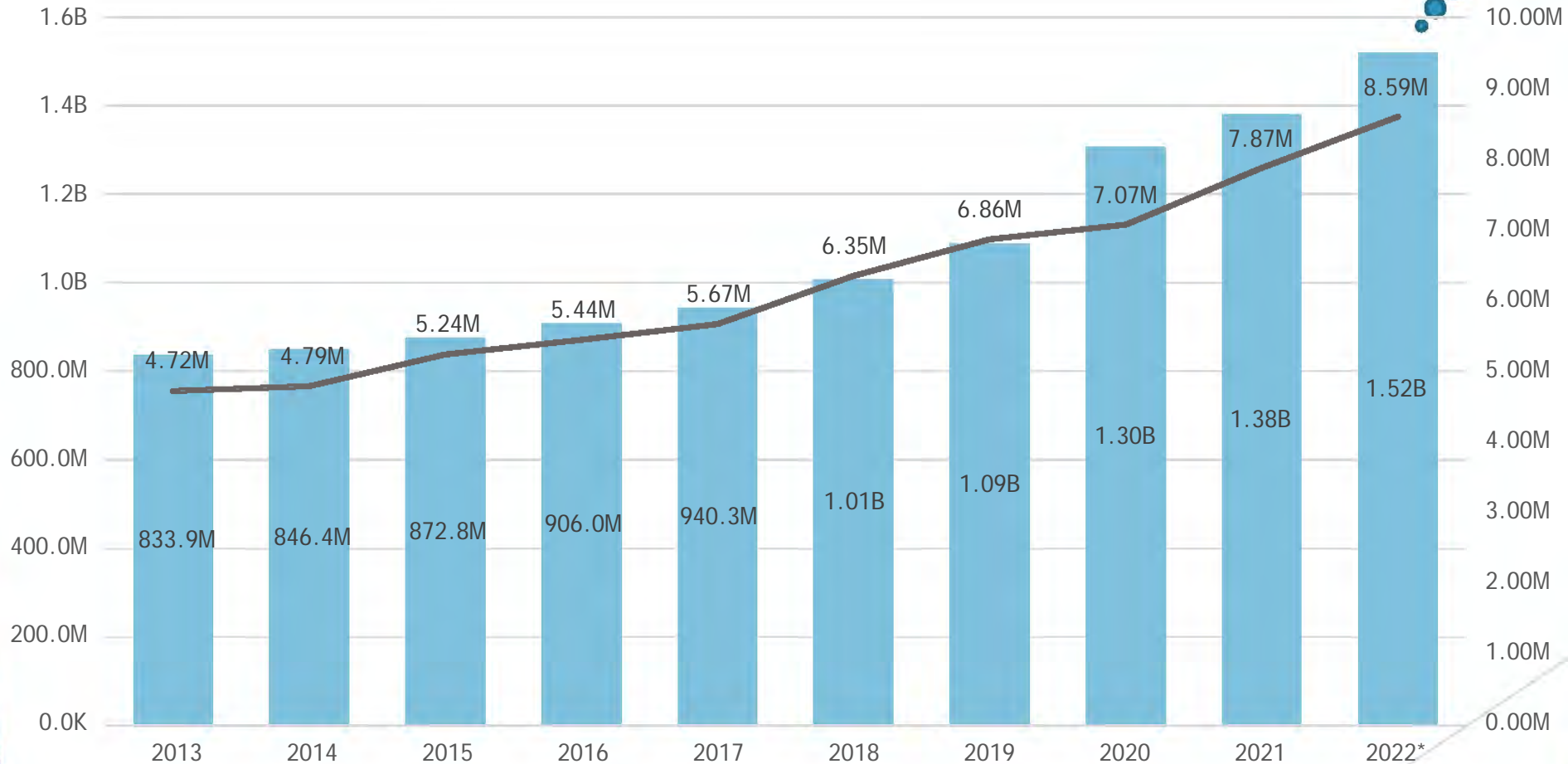


MOUNT DORA HISTORICAL TAX LEVY AND TAXABLE VALUE



2013 - 2022
* early estimate

At 5.9603 millage rate



IMPACT ON AVERAGE RESIDENT – CITY OF MOUNT DORA TAXES ONLY



FY21-22

Home Taxable Value \$ 261,500

Millage rate @ 5.9603	\$1,559
Fire Assessment Fee	+ \$209
City of Mount Dora Tax	= 1,768

FY22-23

Home Taxable Value \$ 269,345

Millage rate @ 5.9603	\$1,605
Fire Assessment Fee	+ \$209
City of Mount Dora Tax	= 1,814

NET INCREASE

\$47

This graphic displays what a homeowner pays in ad valorem taxes on a homesteaded property in the City of Mount Dora with an assessed value of \$261,500 (3% increase in FY22-23) less a \$50,000 Homestead Exemption.

FIRE ASSESSMENT

FY 2022-23 FIRE BUDGET OVERVIEW



General Fund Fire Protection 001-1810

- General fund monies
- Budget: not completed at this stage in budget process

We will be discussing in details under Governmental Funds - July 25th workshop

Fire Impact 125

- Restricted to expansion due to new growth
- Budget: \$350,000

Fire Assessment 131

- Fire Assessment Fee
- Fire Protection only not EMS
 - Proposing that the fee remains the same at \$209 per benefit unit based on continuation of utilization of the Impact Fees for Debt Service
- Budget: approx. \$1,873,599

2018 Fire Assessment Bond

- Debt Service in fund 200 via transfer
 - Outstanding Principal \$19,665,000
 - Outstanding Interest \$12,716,053
 - FY2022-23 Loan Payment: \$1,242,763

FIRE IMPACT FEES SUMMARY REVENUES & EXPENDITURES

REVENUES	FY 2022/23 Proposed	% of Total
Fire Fee - Residential	\$212,718	60.78%
Fire Fee - Commercial	\$96,434	27.55%
Carryover/Reserves	\$40,848	11.67%
Total	\$350,000	100.00%

Impact Fees are collected on new development to defray the cost of capital investments needed to maintain the level of fire service due to future growth.

EXPENDITURE	FY 2022/23 Proposed	% of Total
Debt Service	\$350,000	100.00%
Total	\$350,000	100.00%

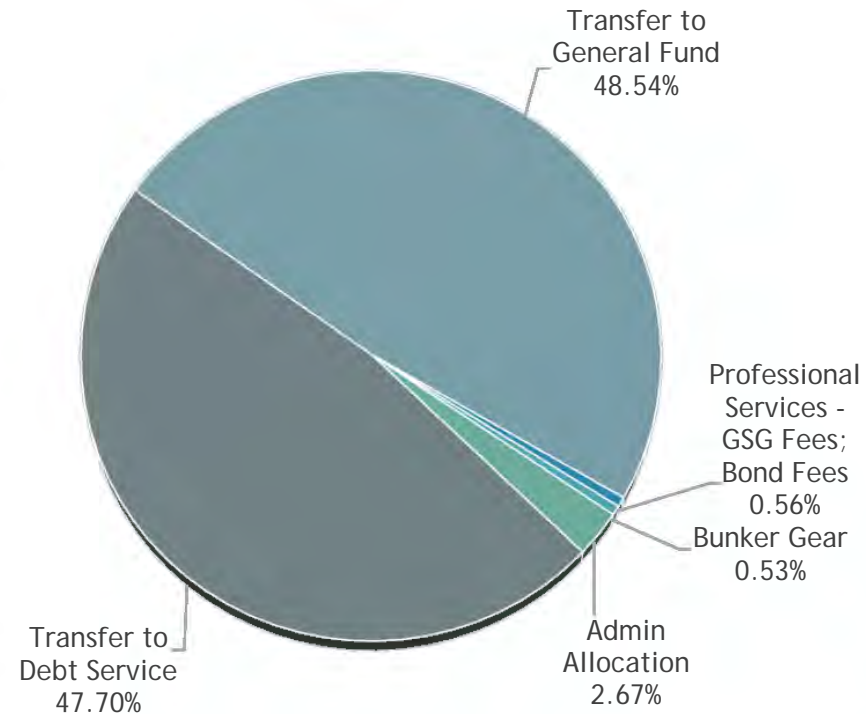
Impact Fees Can be used for capital or debt service related to growth.

FIRE ASSESSMENT SUMMARY REVENUES & EXPENDITURES



REVENUES	FY 2022/23 Proposed	% of Total
Fire Assessment Fee	1,873,599	100.00%
Total	\$1,873,599	100.00%

EXPENDITURE	FY 2022/23 Proposed	% of Total
Professional Services - GSG Fees; Bond Fees	10,450	0.56%
Bunker Gear	10,000	0.53%
Admin Allocation	50,000	2.67%
Transfer to Debt Service	893,763	47.70%
Transfer to General Fund	909,386	48.54%
Total	\$1,873,599	100.00%



CAPITAL EXPENDITURES

CAPITAL EXPENDITURES

Types of Capital Expenditures

Capital Outlays

Tangible asset \$5,000 or more in value and useful life more than 1 year (machinery, equipment)

CIP - Projects

Capital improvement Plan/Program

Funding Process per Capital Expenditure

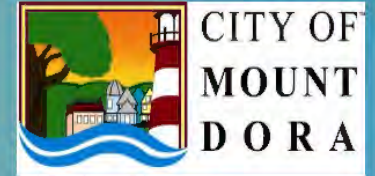
NEW FUNDING

New monies from the FY22-23 budget

CARRYOVERS

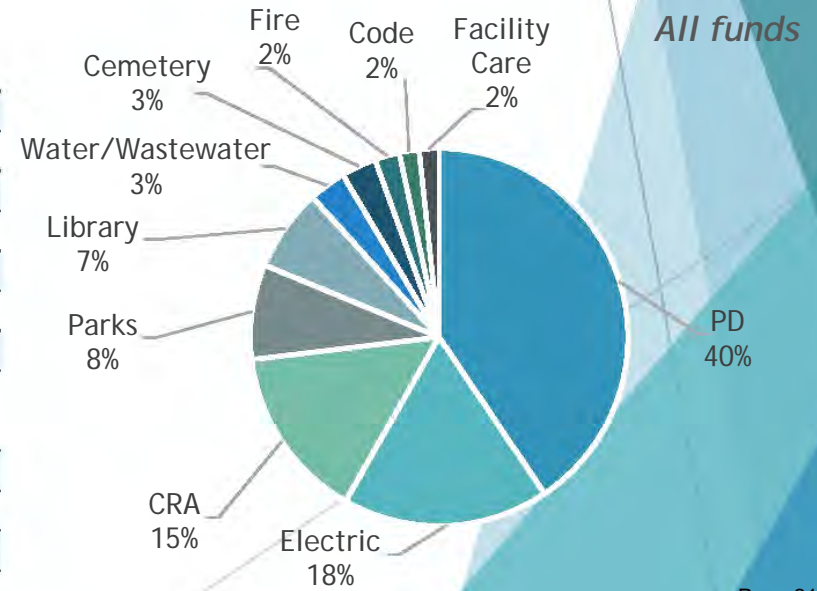
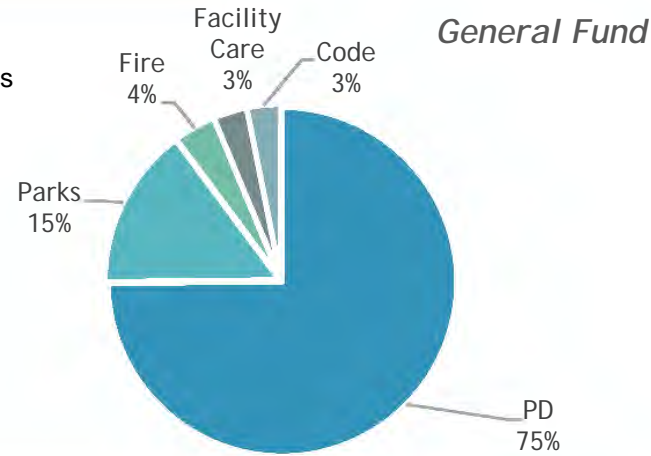
Unused monies from last Fiscal Year (2021-22)

CAPITAL OUTLAY REQUEST



CITY OF
MOUNT
DORA

001 - General Fund	\$	319,171	Dept.	CM Recommendation
Code Compliance Vehicle		24,000	Code	Proceed
Mini Van		75,000	Parks	Proceed
Small SUV for Facility Care		24,000	Facility Care	Research options
60" Mower		10,550	Parks	Proceed
Community Building Illuminated Sign		20,000	Parks	Proceed
Greenhouse		9,364	Parks	Proceed
Security Cameras		6,980	Library	Proceed
Meridian Barriers		89,689	PD	Remove
Clear ProFlex Software		15,091	PD	Remove
Channel Combiner		11,081	PD	Remove
Fusus Software		15,000	PD	Remove
Traffic Camera System		7,000	PD	Remove
Laser Tech		11,416	PD	Remove
111 - Discretionary	\$	424,116		
4 Marked Hybrid Patrol Vehicles		265,200	PD	Change Tahoe to Hybrids
1 Marked F-350		60,916	PD	Remove
Body & Vehicle Camera Upgrades		98,000	PD	Proceed; confirmed with IT technology changes
117 - CRA	\$	210,000		
Street Sweeper		210,000	CRA	Split with CRA
125 - Fire Impact Fund	\$	30,000		
Emergency Watercraft/Jetski		30,000	Fire	Remove
126 - Library Impact Fund	\$	93,000		
Library Collections		93,000	Library	Proceed
150 - Cemetery	\$	42,450		
Cemetery Software & Onsite Kiosk		16,450	Cemetery	Proceed - offsetting revenue
Pet Cemetery Above Ground Niche		26,000	Cemetery	Proceed - offsetting revenue
410 - Electric	\$	250,000		
Bucket Truck		250,000	Electric	Proceed
421 - Water/Wastewater	\$	45,000		
Pickup Truck - Hybrid or Electric		45,000	Water/Wastewater	Proceed
TOTAL USES	\$	1,383,737		



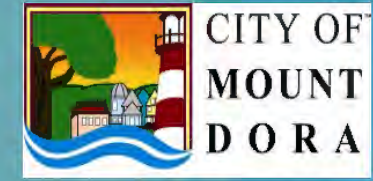
GENERAL CAPITAL (310)

CAPITAL IMPROVEMENTS REQUEST

Project #	Project Name	New Projects 2022-23	2023-24	2024-25	2025-26	2026-2027	Totals
New Projects or Additional Funding - New monies							
CL2001	Cauley Lott and Lillie Park- continuation	120,000					120,000
PK2103	Triangle Elementary- continuation	1,104,900					1,104,900
NEW	Frank Brown Expansion	70,400					70,400
NEW	Simpson Farmhouse Expansion	15,000	7,000	367,500			389,500
LI2207	Forest Preserve - continuation	40,000	301,000				341,000
NEW	IT - Fiber Upgrades - FY22-23	695,855					695,855
NEW	IT Software Parking Solutions	852,500					852,500
NEW	Existing Streetscape Repair and Enhancement Construction	275,000					275,000
CR2109	Parking Solution per the Redevelopment Plan - CRA	1,000,000					1,000,000
NEW	Downtown Streetscape - Future Phases Plan - CRA	300,000	3,657,000				3,957,000
CRA010	Signage - CRA	30,000					30,000
CRA013	Information Kiosks - CRA	150,000					150,000
NE2210	Community Resource & Recreation Center Design - NECRA	4,350,000	5,997,500				10,347,500
NE2110	20th Ave. Extension - NECRA	800,000					800,000
NCR001	Property purchase per redevelopment plan - NECRA	150,000					150,000
NE2112	Signage and Community Beautification - NECRA	45,000					45,000
NE2111	Northeast Streetlight Enhancement Program - NECRA	30,000					30,000
NE2113	Information Kiosks - NECRA	30,000					30,000
NEW	Lock Leven Park	500,000					500,000
NEW	4th Ave Dock Rebuild	46,000	1,003,000	1,003,000			2,052,000
CP0809	Roads Resurfacing	250,000	313,500	322,000	325,000	331,000	1,846,500
PL2001	Traffic Calming	90,000	37,000	38,000	39,000	40,000	244,000
RS2105	Pedestrian Crossings	60,000	60,000	60,000	60,000	60,000	300,000
RS2204	Tree Replacement Program	45,000	55,500	57,000	58,500	60,000	276,000
NEW	Donnelly Street Repaving	818,595	1,019,145	1,057,751	1,103,301	1,115,198	6,095,930
NEW	City Hall Roof Replacement	150,000					150,000
NEW	Wekiva Trail- Segments 1 and 5 - City portion to County	25,500	26,000				51,500
NEW	City Hall Spatial Optimization Renovation	100,000	1,000,000				1,100,000
5 year CIP planning							
NEW	City Hall Spatial Optimization Renovation	100,000	1,000,000				1,100,000
NEW	Wolf Branch Innovation Blvd (Round Lake to CR 437)		627,000				627,000
NEW	Baker Street Extension (City Portion) - Center Street		46,500		451,000		497,500
NEW	Innovation Trail PD&E Study			451,000			451,000
TOTAL USES		\$ 12,243,750	\$ 15,150,145	\$ 3,356,251	\$ 2,036,801	\$ 1,606,198	\$ 32,953,085

ELECTRIC (FUND 415)

CAPITAL IMPROVEMENTS REQUEST



Project #	Revenue Name	New Projects 2022-23	2023-24	2024-25	2025-26	2026-27	Totals
	Transfer from Electric Utility	671,000	915,500	905,000	1,002,500	816,000	4,310,000
TOTAL SOURCES		\$ 671,000	\$ 915,500	\$ 905,000	\$ 1,002,500	\$ 816,000	\$ 4,310,000

Project #	Project Name	New Projects 2022-23	2023-24	2024-25	2025-26	2026-27	Totals
New Projects or Additional Funding - New monies							-
EL2202	Advance Metering Infrastructure (AMI)	100,000	300,000	299,000	307,000	299,000	1,305,000
EL2301	Commercial Underground Project (Dora Drawdy)	200,000	265,000	255,000	344,500	166,000	1,230,500
EL2302	Roundabout - SR19A & Eudora	71,000					71,000
EL2220	Substation	300,000	350,500	351,000	351,000	351,000	1,703,500
TOTAL USES		\$ 671,000	\$ 915,500	\$ 905,000	\$ 1,002,500	\$ 816,000	\$ 4,310,000

All of the above project are fully funded for this year and are already incorporated into the budget

WATER/WASTEWATER (FUND 425)

CAPITAL IMPROVEMENTS REQUEST

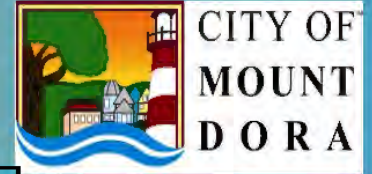


Project #	Revenue Name	New Projects 2022-23	2023-24	2024-25	2025-26	2026-27	Totals
	Transfer from Water / Wastewater	615,000 ✓					615,000
	Grant	-					-
	Debt	12,000,000	Possibly not needed - pending construction estimates				12,000,000
	Transfer from Wastewater Impact Fees	-					-
	Transfer from Water Impact Fees	1,170,000 ✓					1,170,000
	Unfunded / Future Year Project		1,400,000	4,728,000	7,857,000	793,500	14,778,500
	TOTAL SOURCES	\$ 13,785,000	\$ 1,400,000	\$ 4,728,000	\$ 7,857,000	\$ 793,500	\$ 28,563,500

Project #	Project Name	New Projects 2022-23	2023-24	2024-25	2025-26	2026-27	Totals
	New Projects or Additional Funding - New monies						-
WA2002	WWTP#1 Rehab Construction	12,000,000	Possibly not needed - pending construction estimates				12,000,000
NEW	WTP#1 Ground Storage Tanks Repair	415,000 ✓	415,000				830,000
WA2216	Water Utility GIS	200,000 ✓	116,000				316,000
WA2212	Water Treatment Plant #1 High Service Pump replacement	1,170,000 ✓					1,170,000
	5 year CIP planning						-
Planning	Water Treatment Plant #2 New Well		110,000	1,003,000			1,113,000
Planning	Wastewater Treatment Plant #2 Expansion		305,000	940,500	3,864,000		5,109,500
Planning	Alternative Water Supply		42,000		3,220,000		3,262,000
Planning	WTP#2 Ground Storage Tanks Repair & High Speed Pump		49,000	1,128,500			1,177,500
Planning	Telemetry Improvements, Other SCADA and Safety Needs		183,000	125,500	773,000	793,500	1,875,000
Planning	WWTP #2 Energy Efficiency		140,500	1,407,000			1,547,500
Planning	Interconnect with City of Leesville <small>to be completed with City of Leesville on Agenda</small>		39,500	123,500			163,000
	TOTAL USES	\$ 13,785,000	\$ 1,400,000	\$ 4,728,000	\$ 7,857,000	\$ 793,500	\$ 28,563,500

STORMWATER (FUND 445)

CAPITAL IMPROVEMENTS REQUEST



Project #	Revenue Name	New Projects 2022-23	2023-24	2024-25	2025-26	2026-27	Totals
	Transfer from Stormwater Operating	976,676					976,676
	State Grant	796,563					796,563
TOTAL SOURCES		\$ 1,773,239	\$ -	\$ 3,135,198	\$ -	\$ -	\$ 1,773,239

Project #	Project Name	New Projects 2022-23	2023-24	2024-25	2025-26	2026-27	Totals
New Projects or Additional Funding - New monies							-
SW1901	Boardwalk Drainage and Slope Stabilization	1,132,000		3,135,198			4,267,198
SW2114	Hilltop Dr Drainage Improvement	355,500					355,500
SW1807	Liberty Ave Stormwater Treatment Project	285,739					285,739
TOTAL USES		\$ 1,773,239	\$ -	\$ 3,135,198	\$ -	\$ -	\$ 4,908,437

All of the above project cannot be funded at this time given current Stormwater rate - options are loans (internal or external) or forfeit until next year

NEXT STEPS



▶ Budget Workshops

- Enterprise & Internal Service Funds - July 11th - 10:00 am
- Governmental Funds - July 25th - 10:00 am
- Final Budget Workshop - August 29th - 10:00 am

▶ Meeting for Action Items

- Adopt Preliminary Fire Assessment rate resolution - June 21st - Regular Council Meeting 6:00 pm
- Set Maximum Millage - July 19th - Regular Council Meeting 6:00 pm

▶ Public Hearings

- Fire Assessment September 6th - 6:00 pm
- 1st Tuesday September 6th - 6:00 pm
- 2nd Tuesday September 20th - 6:00 p.m.

QUESTIONS

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