



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
August 22, 2022, 10:00 AM
City Hall Board Room, 510 N. Baker Street

WORK SESSION AGENDA

CALL TO ORDER

ROLL CALL

DISCUSSION ITEMS

1. Bonded Construction Projects Discussion
2. Update on Property Acquisition for Downtown Parking

FUTURE MEETING DATES

- August 29, 2022, 10:00 AM, Budget Work Session
- September 6, 2022, 6:00 PM, Regular Session
- September 20, 2022, 6:00 PM, Regular Session
- October 4, 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: August 22, 2022

TO: Honorable Mayor and City Council Members

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

SUBJECT: Bonded Construction Projects Discussion

Introduction:

This is an opportunity to discuss a proposal to consolidate fire service and repurpose existing City buildings for Warehouse, Public Works, Electric, Water/Wastewater and Parks staff.

Discussion:

This is an opportunity for City Council to receive information and discuss a proposal to consolidate all firefighters and fire apparatus into one, larger station on Limit Avenue; forego building a new public works building; rehabilitating the existing fire stations for deployment of public works and park and recreation workers into the existing fire stations; and housing the city warehouse and electric staff in the building currently under construction at the “Golden Triangle.”

The proposed change will result in the city not having to borrow additional funds, repurpose existing buildings, improve service delivery, and allow for funds to be applied to other projects including parking solutions.

Budget Impact:

N/A

Strategic Impact:

Goal 3: Fiscal Resources

Recommendation:

City Council to discuss and provide direction to staff.

Attachment(s):

1. Budget Workshop Presentation 08222022

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

Approved - 8/19/2022
Approved - 8/19/2022
Final Approval - 8/19/2022



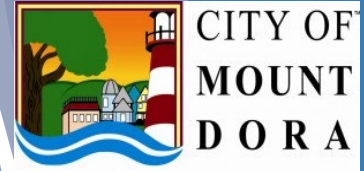
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CITY OF MOUNT DORA, FL

WORKSHOP
AUGUST 22ND , 2022

OPTION 1: CURRENT PLAN

2 FIRE STATIONS & PUBLIC WORKS FACILITY



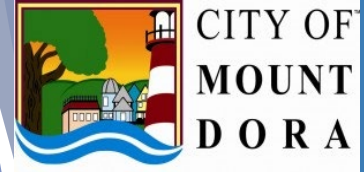


OPTION 1: CURRENT PLAN

2 FIRE STATIONS & PUBLIC WORKS FACILITY

- ▶ Complete Construction & Staff New Fire Station 35 on CR 19-A
(Estimated Completion: December 2022)
- ▶ Proceed with Construction of New Fire Station 34 & Public Works Facility on Limit Avenue Site
(Estimated Completion: 2024)
- ▶ Borrow an additional \$7 million to complete the projects

OPTION 1: CHALLENGES



- ▶ Fire Service Delivery
 - Station 35 primarily provides service outside City limits
- ▶ Civil Engineering revealed significant stormwater challenges on the Limit Ave. site
 - Increased Costs to Resolve Stormwater
 - Costs exceed available bond funding and require an additional **\$7 million** debt issue to complete, resulting in higher Fire Assessment Fee in the future
- ▶ Warehouse lease expires 9/30/2023
 - Need alternate location for warehouse storage between 10/1/2023 and 2024 Completion

OPTION 2: PROPOSED PLAN

CONSOLIDATED FIRE STATION ON LIMIT AVE. &
PURSUE ALTERNATIVES FOR PUBLIC WORKS

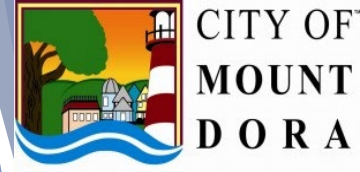


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OPTION 2: PROPOSED PLAN

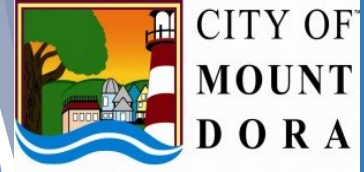
CONSOLIDATED FIRE STATION ON LIMIT AVE. & PURSUE ALTERNATIVES FOR PUBLIC WORKS



- ▶ Utilize New Structure on CR 19-A for Warehouse Storage and Electric Department Personnel
- ▶ Redesign New Fire Station 34 to include one additional bay and bunks to accommodate all Fire personnel in a centralized station for better fire service delivery and proceed to construction with late-2023/2024 completion date
- ▶ Renovate Old Fire Station 34 (Lincoln Ave.) for Public Works Use
- ▶ Renovate Annex for Parks & Recreation Use

OPTION 2: PROPOSED PLAN

HOW WILL THIS AFFECT BOND & ARPA FUNDS?



- ▶ Capital Improvement Bonds allow flexibility to include “other municipal capital improvements as shall be approved by the City Council.”
- ▶ Fire Assessment Bonds allow flexibility for City Council to amend Resolution No. 2018-184 to modify the project definition
- ▶ ARPA Funds (\$7.1 million) previously earmarked for Public Works Facility construction will be free to use for renovating general government administrative facilities

FACT SHEET: FIRE OPERATIONS

- ▶ NO Reduction in Force
- ▶ NO Transfer of Fire Services to County
- ▶ New Fire Station 34 will be enlarged to allow all Mount Dora Fire Personnel and Apparatus operate from a single, central facility
- ▶ Competitive Pay - Greater than 10% pay increase
 - June 2022: Firefighters received 5% salary increase
 - October 1, 2022: Firefighters will receive an additional 5% salary increase, provided the proposed budget is adopted by City Council

OPTION 1: CURRENT PLAN

FIRE BOND



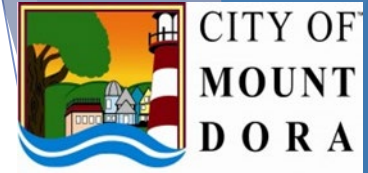
\$ 21,740,000	Initial Bond Taken	
\$ 22,490,395	as of 2/28/2022	<i>included interest</i>
\$ (45,915)	Committed* Station 36	<i>\$ spend between 2018-2022</i>
\$ (1,401,547)	Committed* Station 34	<i>\$ spend between 2018-2023</i>
\$ (2,096,713)	Trucks (2)	<i>\$ spend in FY20-21</i>
\$ (6,902,010)	Committed* to Station 35	<i>FY21-22</i>
\$ (18,094,565)	Needed for Station 34	
\$ (6,050,355)	Deficit	Loan needed
<i>\$4M loan - additional payment is \$300,000/year for 20 years</i>		
<i>\$7M loan - additional payment is \$510,000/year for 20 years</i>		

PW BOND

\$ 12,160,000	Initial Bond Taken	
\$ 12,287,819	as of 9/30/2021	<i>included interest</i>
\$ (1,929,895)	PW Committed*	
\$ 3,635,196	ARPA FY2022-23	} \$ 7,145,392
\$ 3,510,196	ARPA FY2021-22	
\$ (17,062,174)	PW needed	
\$ 441,141	Net	

Need this \$ to address the storm water issue on the west site of the property

OPTION 2: PROPOSED PLAN



FIRE BOND

\$ 21,740,000	Initial Bond Taken	
\$ 22,490,395	as of 2/28/2022	<i>included interest</i>
\$ (45,915)	Station 36	<i>\$ spend between 2018-2022</i>
\$ (1,401,547)	Station 34	<i>\$ spend between 2018-2023</i>
\$ (2,096,713)	Trucks (2)	<i>\$ spend in FY20-21</i>
\$ (18,094,565)	Needed for Station 34	
\$ 851,655	Net	

*Committed - Actuals + Encumbrance

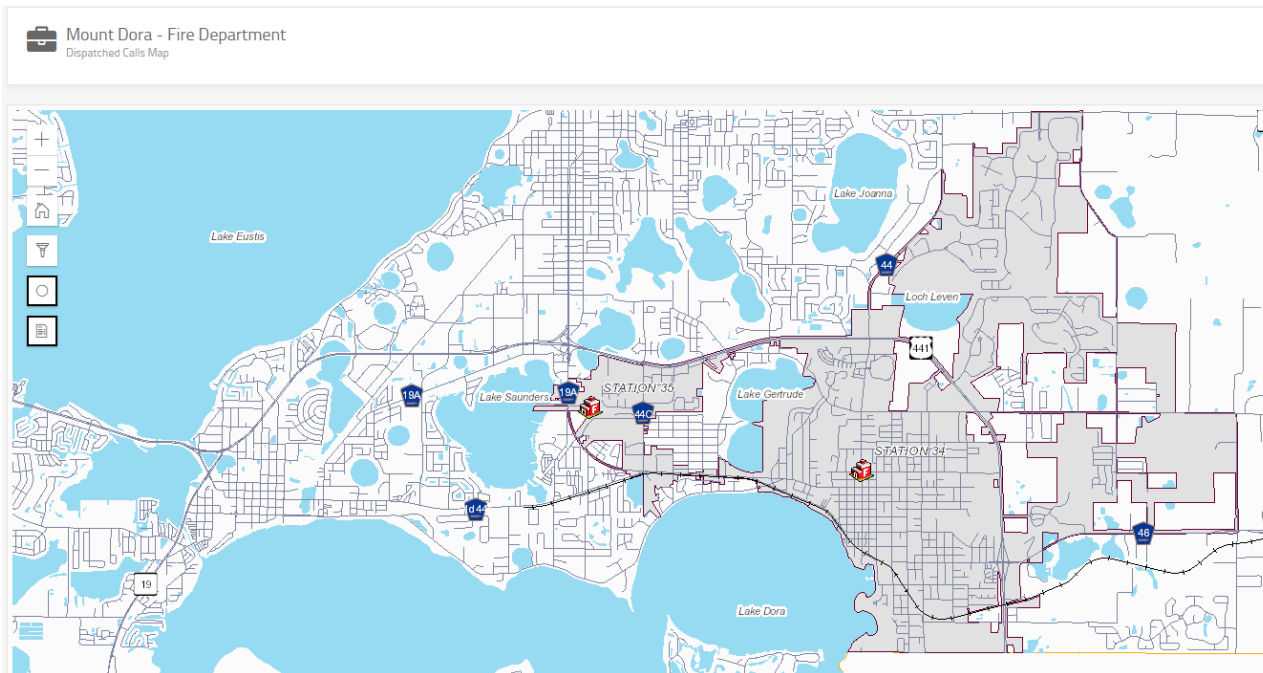
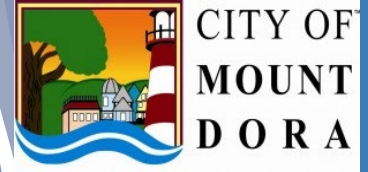
PW BOND

\$ 12,160,000	Initial Bond Taken	
\$ 12,287,819	as of 9/30/2021	<i>included interest</i>
\$ (1,929,895)	PW Committed*	
\$ (6,902,010)	New Station 35 become PW Warehouse	
\$ 3,455,913	Net	

\$7,145,392 of ARPA funds available for use

DATA ANALYSIS

FIRE SERVICE DELIVERY



QUESTIONS

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