

ST. CLOUD CITY COUNCIL WORKSHOP
Thursday, January 17, 2019
City Hall, Council Chambers
1300 Ninth Street
6:00 p.m.
Minutes

I. Mayor Bakcwell called the meeting to order at 6:00 p.m.

II. Roll Call

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| • Mayor Nathan Blackwell | Bill Sturgeon, City Manager |
| • Deputy Mayor Linette Matheny | City Attorney, Daniel Mantzaris |
| • Council Member Chuck Cooper | Linda Jaworski, City Clerk |
| • Council Member Dave Askew | Ivy De La Cruz, Deputy City Clerk |
| • Council Member Keith Trace | Members of the Press |

All members present

III. Discussion regarding Parks & Recreation Master Plan community feedback.

Kristin Caborn, Director of Parks System Planning - GAI Consultants provided an update.

She advised they were taking input from the public and along with their professional opinion they were starting to put the information into an actionable plan. Purpose of the plan is to update and refresh the current plan done in 2006; technology has changed the way parks & recreation master plans are done. The blueprint for the future will be part of the capital improvement plan. GAI Consultants dial into what's going to be meaningful for St. Cloud's population as it grows and demographics change and will end up with a more sustainable plan in the end. The consultants inventoried playgrounds, fields, picnic pavilions, open space, 53 buildings, 350 furnishings, 130 signs, and 14 park safety concerns.

She reviewed the following:

- Discussed parks and 10 minute walk service areas

- Public Survey
 - 5,422 surveys mailed out and 519 returned
 - 85% of responders were homeowners
 - 48% of them had kids at home
 - Heaviest 20% were in the 35-44 age range
 - Top priorities were Lakefront Park, walking, bike paths, and sandy beaches
 - Top four priorities for improvement were walking, bike paths, Lakefront Park, and nature trails.

Age, health and disabilities are reasons people are not using parks, as well as:

- Too busy
- Crowded, hot and uncomfortable

Did not know they were there
Not my lifestyle

- Public Workshops
 - Desire for more water activities
 - Love of birds and wildlife
 - Perception of overcrowding – Example of Lakefront Park
 - Blending in technology
 - Need for safer routes to parks

Five emerging themes from information above:

- Connective communication
- Trails/Paths
- Equity and inclusivity
- Distinct user experiences
- Canopy and wildlife

After they test the emerging themes they become the guiding principles.

Deputy Mayor Matheny inquired if there was anything in the city code that would allow an enhanced park, internal to a development to allow better coverage and provide impact fee credits if developer enhances the access. Ms. Caborn said absolutely and it will be addressed in the recreation open space element, which will eventually be adopted into the comprehensive plan.

Council Member Cooper asked if CCTV's were in the parks.

Stephanie Holtkamp, Parks & Recreation Director, stated four of our parks have them and any new park coming online will have them. Some parks are direct feed to the Police Department, but not Chisholm Park.

Council Member Trace said thankfully Council gets to set levels of service and standards and we have to make sure they were put in the comprehensive plan amendments. We have to look at the overall JPA area and not just inside city limits.

Mayor Blackwell said we have to make sure people are aware of the recreational activities that the City of St. Cloud offers.

Council was pleased with the presentation.

IV. Discussion regarding water rates

Andy Woodcock, TetraTech explained the changes to the water rate structures. The idea last summer was to investigate ways we could reduce customer water/sewer bills. The response back from the last presentation was to look at what the impact would be if these changes were applied to all customers. He took the same scenarios he has provided in the past and showed new changes if we applied it to the entire community. Providing relief to low end users, 3,000

gallons or less monthly and set out with a goal that any adjustments we make would have to be revenue neutral.

Currently:

- For both water/sewer flat monthly base charge regardless of usage
- Consumption charge for residential customers that increases with increases in usage
- Consumption factor on the sewage side – flat rate based on total amount used

On table for consideration:

Rate scenarios 1 & 2 – Look at first consumption block in water rate structure, 0 – 3,000 gallons and look at adjusting it, reducing it 50% or 100% in order to provide savings to those people who are just using water within that range.

Scenario 1 would be cutting \$1.00 rate down to .51 cents
Impact for 3,000 gallon per month customer would save \$1.53 on monthly bill
Utility will experience an annual revenue loss of approximately \$300,000

Scenario 2 would be save a little over \$3.00 on monthly bill
Utility will experience an annual revenue loss of approximately \$600,000

It would be a loss of revenue that we would be looking to make up elsewhere within the rate structure.

Entire city service area:

Looking at applying these rates assuming 100% participation
The estimated revenue loss would be approximately \$100,000 and \$200,000

In order to recover this revenue they looked to increase other consumption blocks 3 – 6 and general consumption rate, and apply whatever amount it needs to get it back to a revenue neutral position.

Scenario 1 would be a 19.5% increase

Scenario 2 would be a 38.7% increase

*Table provided with increase on 3,000 or less customers and everybody else increases put into other consumption blocks and it's where we were recovering lost revenues.

Council Member Cooper was frustrated because the City of St. Cloud is approximately \$11.00 - \$12.00/per month higher than Toho Water Authority and said 90% of Florida is using reverse osmosis while we were using expensive chemicals.

Deputy Mayor Matheny said it is challenging because we have not made the decisions yet about what we were doing with our water system. We need to make a decision about where we were going with Cypress Lake definitively before we can talk about rate structures.

Scenario 3 Looked at a 10% & 20% reduction in the base charge. Average customer using 3,000 gallons savings in the monthly bill would be \$3.09 at 10% and 20% would be approximately \$6.00. Impact on the utility on an annual basis is approximately \$762,000.

Scenario 4

Looked at adjusting the base charge

Looked at recovering the revenues on the water side by increasing the consumption blocks.

Created a second usage tier on the sewage side. Impact on the utility on an annual basis is approximately \$1.5 million.

In the recovery phase we were looking at bumping up the increase in usage blocks and on the sewer side creating a tier for residential users.

Mr. Woodcock said if you're going to cut the base charge you have to consider that bondholders prefer steady income versus the consumption blocks where there is a risk that revenues could become more variable.

The four scenarios show a potential savings to customer bills anywhere from \$1.50 up to over \$6.00/monthly. There are varying ways of achieving this savings and still maintaining the revenue neutrality.

Mayor Blackwell was frustrated with the recommendations made because all it does is redistribute costs and recommended the City Manager have a feasibility study done.

Deputy Mayor Matheny supported Mayor Blackwell and recommended a comprehensive study be done. She likes the idea of purchasing bulk water because it's not a huge investment of city capital all at once, and would like to meet with Toho Water Authority to discuss.

Council Member Trace stated he was trepidacious about making these types of decisions without having all the facts.

Council Member Askew agreed with getting all the facts before proceeding with it.

Hughette Crumpler, 300 Michigan Ave, believed the City should research all options before any decisions are made.

Council consensus was to bring information back regarding a feasibility study, to include the cost of the study.

Gary Revor, TetraTech said a decision would have to be made as to the direction the City of St. Cloud would be going because this group as a whole will be proceeding as Toho Water Authority and Orange County will need the water in the next five to seven years. It is important to remind Council that all the things everyone is doing with new development is there to reduce the overall demand but it didn't change the decision for Cypress Lake for Toho Water Authority.

Council consensus was to have City Manager Sturgeon continue to investigate and research other options, while we're still in with the Cypress Lake Project and additionally, discuss reservoirs, purchasing bulk water, and reusing the service area.

- V. Planning & Zoning update to include annexations, comprehensive plan and lighting Ordinance

Andre Anderson, Planning Director, reviewed:

Five annexation options available to us as a local government:

- **Involuntary annexation:** - establish an ordinance to annex property with a referendum for voters
- **Voluntary annexation** - primarily how properties are annexed into the city
- **Annexation by a contract** - an agreement between the City of St. Cloud and Osceola County to annex what we consider small enclaves or areas that are surrounded by city limits
- **Annexation by an agreement** – Planning department started to work on this a couple years back which is considered an interlocal service boundary agreement looking at non-contiguous properties for annexation
- **Annexation by legislation** - adopt a special local bill through the legislature to identify a specific area to annex

These are options for the future on how we may want to grow the city. We have to decide what we want to annex, do we want to set priority areas that Council would like to annex first, and so forth.

Council Member Trace stressed the importance that residents who are annexed pay for the services we provide; it has to make sense fiscally to annex properties after they're already developed.

Andre Anderson, Planning Director noted that a fiscal analysis was done before we decided to annex Tohoqua to see what type of revenue we would receive and it was pretty significant in comparison to the existing development; in essence it would pay its way and it subsidized existing developments.

Council Member Askew suggested we think about areas we would like to grow, other areas we would not, or do we just want to stop.

Mr. Anderson said that our current JPA is obligated to send us properties that are contiguous but staff has been requesting projects from Osceola County currently that are not contiguous despite that it is not in our JPA currently. There is no guarantee they will always provide information to us. If we were able to get information prior to them making any approvals then we have more control.

City Attorney Mantzaris said the ISBA process is the interlocal service boundary area process with Osceola County and is looking for direction from Council as to whether you want to resurrect this process. There is an opportunity that the Planning Director discussed about non-contiguous annexation and this would require approval and an agreement with Osceola County. He hoped to go through the ISBA process and address it this way.

Deputy Mayor Matheny struggled with the ISBA strategy because it creates enclaves.

The City Attorney clarified that the issue regarding non-contiguous annexations is a very small part of most ISBA agreements that have been negotiated in the State of Florida.

The City Attorney believed the ISBA process is more on the lines of identifying those areas whereby the natural expansion of a city allows you to enter into agreements for more efficient provision of services and on a more particular and enforceable basis with Osceola County.

Examples are fire protection, water/sewer issues, roads, and some of the issues our Planning Director is currently running into where Osceola County has no obligation to let us participate in any review of any projects that are not contiguous to the City of St. Cloud.

Comprehensive Plan Update

Mr. Anderson said the comprehensive plan is out of date and we want to make sure it is updated and consistent with local state requirements, provide strategy on how we will grow over the next 20 years, and ensure that ideas from 'Envision St. Cloud' are included in the comprehensive plan update.

We want to provide flexibility on how our plan is adopted and currently it's adopted to include data analysis as well as goals and policies.

By statute we're only required to adopt the goals and policies. The reason it is important that data is updated and adopted as part of our the comprehensive plan and it has to be submitted to the state.

We want to keep our data analysis current and our goals/policies can be general enough so they do not require to be updated as often. We are now able to streamline the update process.

What could be helpful to the City is a formal review process related to projects that we may not annex but are clearly near enough to us or in our water/sewer service area, that we have the right to have an expression as to what happens on this dirt and an ISBA could allow us to do this.

Deputy Mayor Matheny stated she would like to discuss annexations regarding any projects by Osceola County that are not contiguous to the City of St. Cloud.

City Attorney Mantzaris said the driving factor for most of the annexations is getting water/sewer for undeveloped property. If the City of St. Cloud wanted to participate in the Toho Water Authority, it was a deal breaker for them if the city wanted to use the water/sewer option as a way to improve development. Council Member Trace said basically we would not be able to ask for anything. He compared it to OUC and said if the City does not participate in decisions to provide electric in the service area; it's completely delegated to the Orlando Utilities Commission. The provider of water most likely would want the same authority.

City Attorney Mantzaris and Mayor Blackwell believed we should revisit ISBA with Osceola County.

Council Member Trace asked the City Attorney if he had information where they left off with discussions with Osceola County.

City Attorney Mantzaris said he was frustrated professionally because the past Council eliminated the issues before they even sat down at the table to discuss. The issues were

artificially reduced for the ease to continue discussion. He suggested terminating the ISBA process and renew the ISBA process with a new initiating resolution which identifies new issues and puts it on the agenda for Council to approve. We then send to Osceola County and they have thirty days to respond and believes this time it will be more successful.

Council consensus was to proceed with the ISBA and draft a resolution and bring back to Council.

Mr. Anderson asked what the Council's pleasure was on annexing through legislation.

Council Member Askew mentioned the properties west of the Florida Turnpike and said if we could get the ISBA and cooperation with Osceola County, they would have the ability give it to us.

City Attorney Mantzaris said it would have to be negotiated. He said as far as the legislative perspective this process is put in place but it also requires a local bill by the legislature that forces folks to annex whether they want to or not and did not believe it could get through this legislative session but may be appropriate for next year.

Mayor Blackwell announced Council would not be pursuing this option at this time.

Mr. Anderson noted the comprehensive plan is out of date and want's to make sure it was updated and consistent with the local state requirements and provide strategy as to how we were going to grow over the next twenty years. We have to ensure that things that were adopted and also 'Envision St. Cloud' are included in the comprehensive plan update. They would like to provide more flexibility in how our comprehensive plan is adopted. Currently our comprehensive plan is adopted to include both the data and analysis, as well as the goals, objectives and policies. By statute your only required to adopt the goals, objectives and policies. Everytime data is updated if it's adopted it has to be submitted to the state. Because of the cumbersome process we want to keep our data analysis current and our goals, objectives and policies general enough where they don't have to be updated as often. We want to keep the data analysis current and by excluding the data from the adopted document we are now able to streamline our update process.

Mr. Anderson included a schedule with different elements that will be used for updating the comprehensive plan.

Lighting Standards

Mr. Anderson reviewed he lighting standards which are accepted by IESA, Engineering Society of North America and would like to emulate these standards in St. Cloud.

Four general principals they would like to consider and bring back to Council at a later date.

- Minimize the amount of elimination
- Minimize the area where it's displayed
- Minimize the duration of the elimination

- Minimize the wave length

Council Member Trace inquired about LED lighting.

The City Manager told Council he authorized the setting up of a Utility Deferment Program for furloughed workers.

VI. Adjournment 9:37 p.m.

Mayor Nathan Blackwell

ATTEST: City Clerk, Linda P. Jaworski

Minutes Approved: _____