

# CITY MANAGER REPORT

FEBRUARY 21, 2008

## FOR CITY COMMISSION MEETING FEBRUARY 25, 2008

1. **PUBLIC HEARING**

**February 25 – 6 p.m.**

Brownfields for Lakeside Station  
John R. Trinkle Center at Hillsborough Community College

2. **WORKSHOPS**

**February 25 - Open**

**March 10 – 6:00 p.m.**

CSX Winter Haven Rail Yard, Ron Morrow,  
CSX Director of Operations – Polk County

**March 24 – Open**

**April 14 – Open**

**April 28 – 6:00 p.m.**

Financial Trends

**May 12 – Open**

**May 27 – Open**

**June 9 – 6:00 p.m.**

Vision Statement – Strategic Plan

**June 23 – 4 – 6:00 p.m.**

Preliminary Budget Workshop

**July 14 – 4 – 6:00 p.m.**

Budget Workshop

**July 28 – 4 – 6:00 p.m.**

Budget Workshop

**August 11 – 6:00 p.m.**

Strategic Plan

**August 25 – 6:00 p.m.**

Comprehensive Plan Update – Planning Commission Staff

**September 8 – 6:00 p.m.**

Comprehensive Plan Update – Planning Commission Staff (if needed)

**3. EASTSIDE CANAL STORMWATER MANAGEMENT REPORT**

This report has been prepared to address the concerns presented by Rev. Johnnie Cooper at the City Commission on February 11, 2008. In his presentation, he noted three issues: 1) the construction of Sam Cooper Lake didn't eliminate area flooding; 2) the undersized drainage pipes on Laura Street have not been replaced as promised; and 3) it was a violation of federal regulations to grant permits for the construction of homes in a flood plain.

1) Elimination of Area Flooding

In 2001, Professional Engineering Consultants, Inc. (PEC) of Tampa, Florida completed an analysis of the Eastside Canal watershed area. This drainage basin comprises approximately 6,302 acres, or roughly 9.8 square miles, of the eastern portion of Plant City and East Hillsborough County. Specifically, the boundaries of this area are East Alexander Street on the south, Collins Street/James L. Redman Parkway on the west, Knights-Griffin Road on the north, and Wilder Road north of Interstate 4 and Park Road south of Interstate 4 on the east. The Eastside Canal, a natural waterway officially known as Water Oak Branch, originates in a depression/wetland area located between East Alexander Street and Park Road and flows in a northerly direction into Itchepackesassa Creek, north of Knights-Griffin Road, which flows into Blackwater Creek. Blackwater Creek flows into the Hillsborough River, which eventually flows into Hillsborough Bay. Copies of the vicinity map and location map of the watershed limits are attached.

Two areas along the canal that experience significant flooding were identified in the report by PEC. These areas are the Country Meadows Mobile Home Park north of Sam Allen Road and a wide strip approximately two hundred feet wide on both sides of the canal between Young Street and Alsobrook Street. Five capital improvement projects were recommended to help alleviate the flooding conditions which periodically occur. The following table describes the proposed projects in the recommended order for implementation (cost estimates were provided by PEC in 2001).

Description	Estimated Cost	Available Funding	Project Status
Jenkins Street Pond Expansion (Samuel W. Cooper Lake)	2,899,502	2,955,361	Project Completed
Tomlin Street/Gilchrist Street/Pennsylvania Avenue Culvert Replacement	840,089	1,000,000	Design completed
Gilchrist Street/Pennsylvania Avenue to Reynolds Street Channel Improvements	833,168	700,000	Design underway
Reynolds Street to CSX Railroad Channel Improvements	604,554	0	No action taken
Laura Street Roadway/Culvert Replacement	1,230,855	400,000	Plans 95% Completed Obtained Permit

All of the projects need to be completed to significantly impact the incident of localized flooding. Funding constraints, however, have impacted the scheduled implementation of the recommended projects. The Community Redevelopment Agency Trust Fund (CRA) and Community Development Block Grant Program (CDBG) have been the primary sources of funding for the proposed improvements. Only the Jenkins Street Pond Expansion (Samuel Cooper Lake) and Laura Street Roadway/Culvert Replacement projects are located in both the CRA and CDBG neighborhood improvement areas. The Reynolds Street to CSX Railroad Channel Improvements project is in the CRA area. The other two projects are not in either area and cannot be funded from these sources. However, the culvert replacement at Tomlin Street and Gilcrest Street and the channel improvement at Gilcrest Street and Pennsylvania Avenue are funded with state grants in the amounts of \$1,000,000 and \$700,000, respectively. Additionally, a request for \$1.3 million has been submitted to the state to assist with the completion of the remaining work.

The pond expansion project has been completed for a total cost of \$2,955,361; \$1,701,045 was expended for construction and \$1,254,316 for land acquisition and relocation benefits. This facility was dedicated on October 18, 2005 to honor the late Samuel W. Cooper, a longtime civic and community leader.

The City's Stormwater crew maintains the Eastside Canal. This maintenance, along with the Sam Cooper Lake improvements, has reduced occurrences of flooding in the watershed. The completion of the other proposed drainage improvements will provide additional relief. It has been noted that during the two incidents of flooding that have occurred since the completion of the lake, flooding was confined to the street and low lying vacant land along the canal; no structures flooded within this drainage basin. Laura Street, between Lake Street and Knight Street, and Reynolds Street, between Lake Street and Pennsylvania Avenue, held less than 1 foot of drainage runoff and remained passable during the rain events. The accumulated water was completely disbursed from both areas within a few hours after the rain subsided.

## 2) Laura Street Widening and Improvements Project

Dyer, Riddle, Mills, and Precourt of Tampa, Florida is providing engineering and design services for Laura Street Widening and Streetscape Improvements. This project provides for the widening of the roadway and replacement of the pavement and drainage facilities on Laura Street along with the replacement and/or installation of sidewalks, landscaping, and irrigation along Laura Street, Dr. Martin Luther King Boulevard, Allen Street, Knight Street, Water Street, and Lake Street. Drainage pipes that range from 18 inches to 30 inches will replace the existing reinforced concrete pipes which primarily have a diameter of 12 inches. Plans are being revised to comply with comments received on the 90% percent construction plans. The contract with DRMP specified that the design work be completed by January 1, 2008. However, because of difficulties in getting needed information and conflicts resolved with the utilities companies, plans will be completed by March 1, 2008. A permit for milling, re-surfacing, and streetscaping was approved by Southwest Florida Water Management District on January 9, 2008. A requirement of the permit was that a notice of agency action be advertised in a local newspaper with a thirty day response period to allow residents an opportunity to comment on the proposed project. As the estimated cost for this project is considerably more than the available funding, it

will have to be implemented in phases. After an updated cost estimate is obtained, it will be determined whether to implement the project block by block or complete the drainage and roadway improvements first and the other items later when funding becomes available. It is estimated that construction will begin on the first phase by June 1, 2008.

### 3) Regulations Governing Construction of Homes in Flood Plain

Regulations governing the construction of buildings in flood zones are determined locally. The area of Laura, Lake, and Dr. Martin Luther King Jr. is completely within the 100 year flood plain. This area has been mapped by FEMA for many decades as being within flood plain A with undetermined flood depths during major storm events. The City's Eastside Canal Master Plan has a calibrated model that was accepted by FEMA and SWFWMD; the 100 year flood elevations were calculated and included in the plan. The 100 year flood elevation at Laura Street and the Eastside Canal after the construction of Sam Cooper Lake is 126.28 feet. For comparison purposes, the current elevation of Laura Street is about 124.27 feet.

The most notable incident of flooding in the area was during Hurricane Donna in 1960. Many of the residents had to be evacuated by boat. Since then, we have had two incidents of major flooding in the area which were in 1983 and 1997.

Most of the dwellings in this area which had a history of frequent flooding were located north of Martin L. King Boulevard in the area where Sam Cooper Lake was constructed. Reports of flooding during the 1983 and 1997 flood events were received for only three properties on Laura Street – House of God at 520 Laura, Laura Street Bar at 705 Laura, and Dessie's Lunch/Church of God at 710 Laura. The Laura Street Bar was purchased and demolished by the City. The other two buildings with floor elevations approximately 126 feet are still subject to flooding.

The dwellings being constructed on Laura Street are infill housing replacing homes that were there for several decades without many incidents of flooding. Houses being constructed are required to meet the minimum floor elevation of 127.78 feet and have stem walls with minimum fill placed around them to meet the City's development regulations. Floor elevations will be over 3 feet above the roadway and over 18 inches above the calculated flood elevation for the 100 year storm, whereas the required floor elevations of dwellings constructed outside flood zone A areas are 18 inches above the crown of the road. Positive drainage away from the home to the street is also required. Furthermore, since so much of the area is within the flood plain, fill placement in the lots is severely restricted. These conditions will minimize the occurrence of flooding in the newly constructed homes.

### 4. **DOWNTOWN WI-FI COVERAGE**

The MIS Department has made upgrades and repairs to the downtown Wi-Fi system which slightly increases it and improves reliability. Enclosed is a map showing the area of the Wi-Fi system.

**5. EMPLOYEE RECOGNITION**

**Pat Love** – Business Tax Official for the City, has been elected to the Board of Directors of the Florida Association of Business Tax Officials, Inc., State of Florida, Palm Beach County.

**6. PLANT CITY TRANSIT SERVICE MONTHLY PERFORMANCE REPORT**

**January 2008**

	January 2008	December 2007	January 2007	Current Fiscal Year 10/1/07 - 1/31/08	Previous Fiscal Year 10/1/06 - 1/31/07
Number Days of Service	21	20	21	83	82
<b>RIDERSHIP</b>					
Daily Riders	3,605	3,584	3,572	14,272	14,332
Shuttle Riders	230	161	n/a	686	n/a
Group Riders	0	64	32	156	160
Paratransit Riders	46	49	26	313	163
Total Riders	3,881	3,858	3,630	15,427	14,655
Average Daily Riders	185	193	173	186	179
Revenue Miles	4,657	4,407	4,657	18,378	18,157
Passengers per Mile	.83	.84	.78	.84	.82
Revenue Hours	336	318	336	1,326	1,310
Passengers per Hour	11.55	12.13	10.80	11.63	11.19
<b>REVENUE</b>					
Daily Fares	1,080.83	771.32	1,067.54	4,344.78	4,186.63
Shuttle Fares	633.00	440.80	n/a	2,063.80	n/a
Monthly Passes	60.00	60.00	105.00	270.00	405.00
Paratransit Coupons	90.00	30.00	30.00	270.00	510.00
Total Revenue	1,863.83	1,302.12	1,202.54	6,948.58	5,101.63
Average Daily Revenue	88.75	65.11	57.27	83.72	62.22

During the month of January, 11.55 passengers were transported per hour of revenue service. For the current fiscal year, the average is 11.63 passengers per hour. During the same period last year, 10.80 passengers per hour were transported during the month of January and the average for the fiscal year was 11.19 passengers per hour.

Note: Based upon the recommendations of staff of HART and the Citrus Connection, a benchmark of ten passengers per hour with a 5% annual growth has been targeted for the local transit service. For the current fiscal year the benchmark is 10.5 passengers per hour.

**7. MONTHLY REPORT ON PURCHASES – JANUARY 2008**

**Local Area Purchases**

Invoices Charged in January, 2008	<u>Number</u>
\$673,601	822
Year to-Date (10/01/07 thru 9/30/08)	
\$1,881,581	3,157

**Out Of Local Area Purchases**

Invoices Charged in January, 2008	<u>Number</u>
\$591,636	778
Year to-Date (10/01/07 thru 9/30/08)	
\$3,435,069	2,583

**8. DEPARTMENTAL MONTHLY REPORTS**

**BUILDING DIVISION PERMITS**

Month of January		Year to Date	
<u>2008</u>	<u>2007</u>	<u>2008</u>	<u>2007</u>
\$6,247,901	\$11,274,453	\$25,398,131	\$32,512,778

**FIRE RESCUE FOR JANUARY**

	<u>2008</u>	<u>2007</u>
Total Calls	369	370
Structure Fires	7	7
Total Fires	22	22
Fire Loss	\$164,750	\$22,700
Rescue & EMS Incidents	255	259
EMS Transports	197	125
	ALS 151	-0-
	BLS 46	125

**POLICE DEPARTMENT FOR JANUARY**

	<u>2008</u>	<u>2007</u>
Docket Charges	961	1,095
Complaints Investigated	6,155	6,516
Accidents Investigated	111	116
Miles Patrolled	64,981	69,440

**CODE INSPECTION REPORT FOR JANUARY**

<u>MATTER</u>	<u>CURRENT MONTH NO.</u>	<u>PREVIOUS YEAR SAME MONTH NO.</u>
Weed Letters	0	0
Lots Mowed	0	1

Code Letters (Junk, Litter, Trash, Auto/Parts, etc.)	9	18
Cases Before the Code Enforcement Board	7	16
Buildings to be Demolished	1	3
Condemned Buildings	0	0
Miscellaneous/Code Inspections (Trash & debris, signs, abandoned vehicles, tags no permit, pools, commercial vehicles in residential areas, follow up on violations, etc.)	<u>370</u>	<u>499</u>
GRAND TOTAL-----	387	537

**GENERAL SERVICES DIVISION FOR JANUARY**

	<u>SERVICES</u>
Building Repairs	110
Furniture Manufactured	5
Lock Smith - Keys Cut	41
Lock Smith - Lock Repairs and Installations	12
Maintenance Call Outs (After Hours)	5
New Construction	1
TOTAL SERVICES	174
Preventive Maintenance	45.5

General Services reports the completed services above for January 2008.

**LIBRARY DEPARTMENT FOR JANUARY**

<u>Information Service</u>		<u>Library Programs</u>
Reference Services	11,683	10 Programs
Internet/PC Users	8,956	181 Attending
<u>Circulation</u>		<u>Meeting Room Use</u>
January 2007	32,689	27 Groups
January 2008	32,612	1,008 Audience

Patron Registration  
January 2008

274

Library Attendance  
26,096