

Update on City Projects

December 9, 2016

Mike Herr
City Manager



THE CITY OF
PLANT CITY

Florida





Topics in this Presentation

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- **Plant City Economic Development Corp.**
- **Community Redevelopment Agency (CRA)**
- **Midtown Vision & RFP Process**
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- **Alexander Street//SR 39 Swap**
- **Turkey Creek Widening Project**
- **Reese Road Force Main Project**
- **SR 574 Roadway Improvements**
- **US 92 Roadway Improvements**
- **County Line Road Utilities Project**
- **Park Road Reclaimed Water & Force Main Project**
- **Ellis-Methvin Park Project**

Budget Highlights

FY 2016 - 2017

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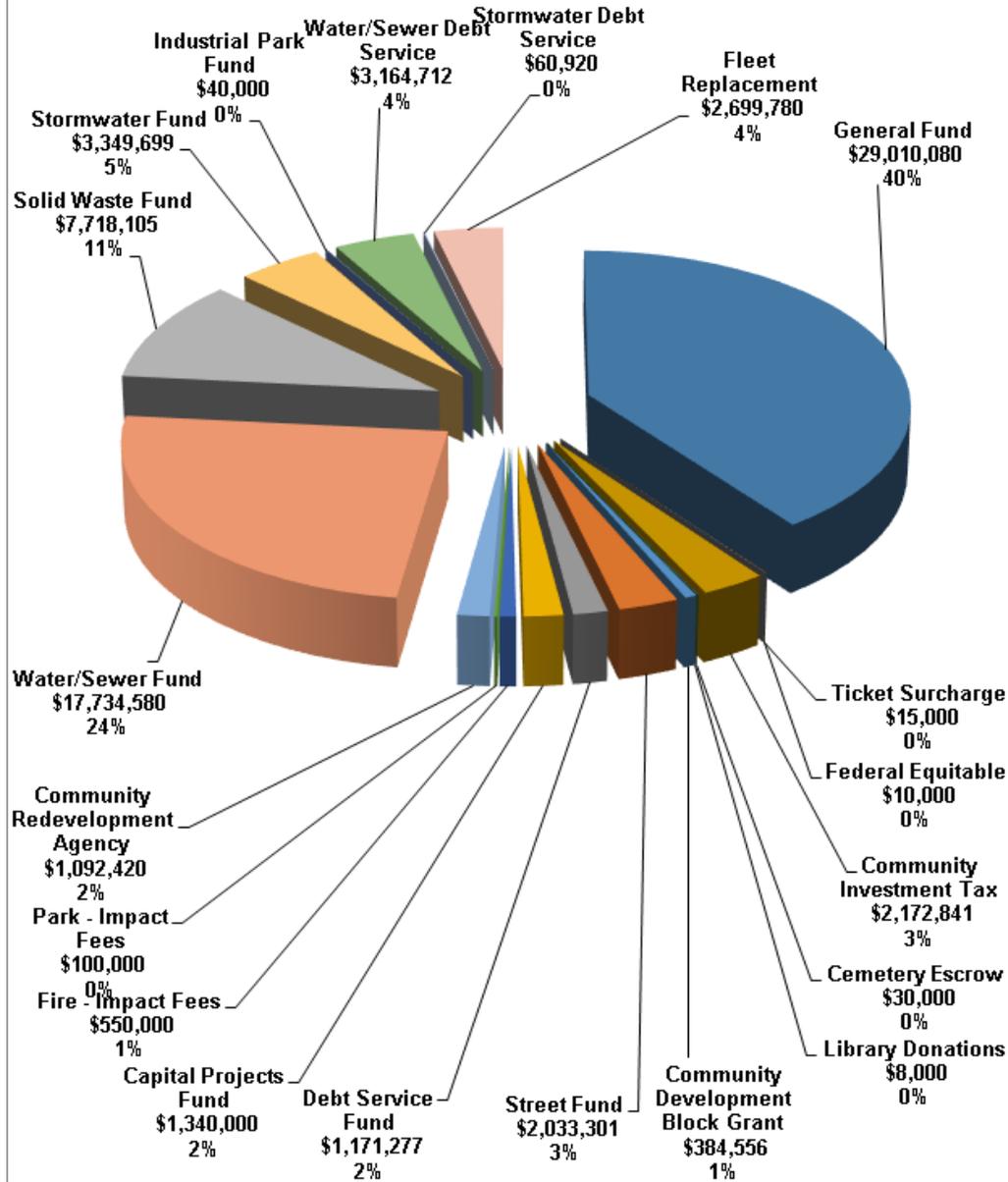




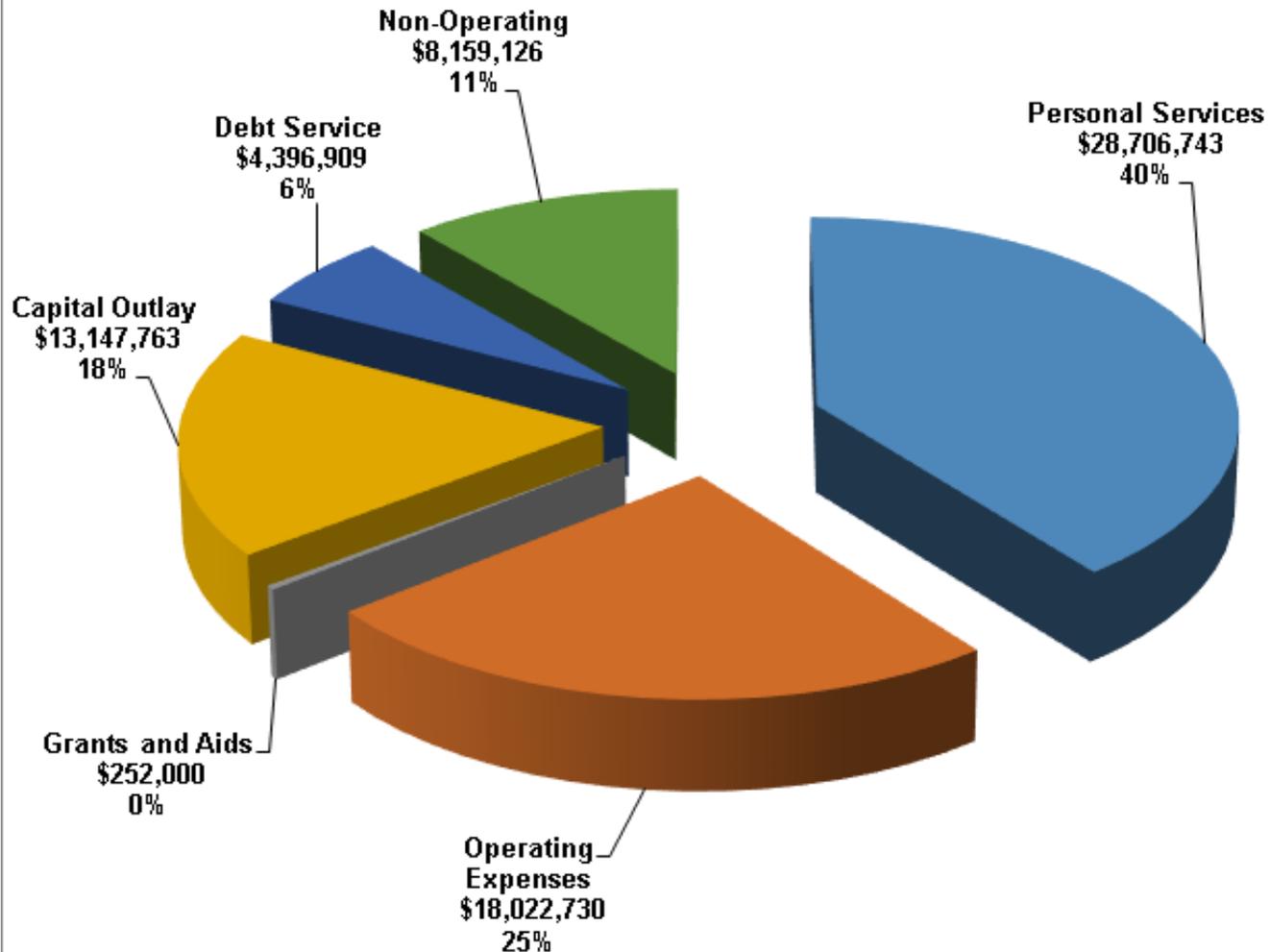
Fiscal Year 2016 – 2017 Budget Highlights

- **Total Budget for Fiscal Year 2016-17 is \$72,685,72.**
- **General Fund Budget for Fiscal Year 2016-17 is \$29,010,080.**
- **Total number of full-time equivalents (FTE) positions did not increase and remains at 419.5. No new positions added in the FY 16 – 17 budget.**
- **There is NO increase to the Ad Valorem Millage Rate, which remains at 4.7157 mills.**
- **All Funds are considered to be in a fiscally positive and prudent position.**
- **\$150,000 financial support to Plant City Economic Development Corporation.**
- **\$50,000 financial support to Plant City Main Street.**
- **This is a responsible budget with a proactive operating and capital spending plan that will benefit Plant City taxpayers.**

City of Plant City Fiscal Year 2016-17 Total Revenues - \$72,685,271



**City of Plant City
Fiscal Year 2016-17
Total Expenditures \$72,685,271**



Plant City Economic Development Corporation

*Return on the City's Investment
of \$150,000*

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Plant City Economic Development Corp.

- The EDC was created in September 2015.
- Currently there are 57 investors involved in the EDC.
- All investors are private companies, individuals, and non-profits which are interested in economic development in Plant City.
- The City provides \$150,000 to assist in creating new jobs and investment of new capital for the expansion of the local tax base.





Plant City Economic Development Corp.

Announced Projects Since November 2015

| Company Name | Industry | Lead Source | Announced Jobs | Announced Avg. Wage | Announced Capex | Announced Sq Ft | Announcement Date |
|-----------------------------|------------------------|----------------------|----------------|---------------------|-----------------|-----------------|-------------------|
| AKCA Inc | Headquarters | PCEDC Investor | 30 | Average | \$400,000 | 6,000 | 11/18/2016 |
| CW Johnson | Construction | PCEDC Investor | 25 | Above Average | DND | 45,000 | 11/18/2016 |
| Premier Packaging | Distribution/Logistics | Broker | 20 | DND | DND | 33,000 | 11/18/2016 |
| Solution Source | Headquarters | PCEDC Investor | 20 | Above Average | DND | 30,000 | 11/18/2016 |
| Pathway Biologic | Agri-Business | Direct Outreach | DND | DND | DND | 3,150 | 11/18/2016 |
| Sparkle Skirts | Manufacturing | PCEDC Investor | DND | Average | DND | 7,500 | 10/3/2016 |
| International Paper | Manufacturing | Developer | DND | DND | DND | 25,000 | 6/1/2016 |
| McCraney Property Co | Construction | Developer | NA | DND | DND | 1,350,000 | 5/16/2016 |
| Patterson Companies | Distribution/Logistics | PCEDC Investor | 25 | DND | \$3,000,000 | 16,000 | 5/16/2016 |
| Rist Properties | Manufacturing | PCEDC Investor | NA | Average | DND | 150,000 | 5/16/2016 |
| Aceromex | Manufacturing | Broker | 30 | Average | \$8,000,000 | 32,000 | 5/6/2016 |
| PTR Baler and Compactor | Manufacturing | THEDC | 50 | Average | \$1,020,000 | 15,000 | 5/4/2016 |
| Central Florida Development | Real Estate | PCEDC Investor | NA | DND | DND | 1,000,000 | 4/19/2016 |
| Pathway Biologic | Agri-Business | Direct from Prospect | DND | DND | DND | 8,600 | 3/30/2016 |
| Sparkle Skirts | Manufacturing | PCEDC Investor | DND | DND | DND | NA | 1/11/2016 |
| Wish Farms | Agri-Business | Existing Industry | 25 | DND | \$218,416 | NA | 1/7/2016 |
| Gordon Food Service | Distribution/Logistics | Existing Industry | 100 | Above Average | \$30,000,000 | 160,000 | 12/18/2015 |
| Quikrete | Manufacturing | PCEDC Investor | 35 | DND | DND | 40,000 | 12/4/2015 |
| Hillsborough Title | Professional Services | PCEDC Investor | 100 | Above Average | \$5,175,000 | 12,000 | 11/9/2015 |
| QGS Development | Construction | PCEDC Investor | 10 | DND | \$2,185,000 | 16,000 | 11/9/2015 |
| Sunshine Bank | Banking | PCEDC Investor | 16 | Above Average | \$1,500,000 | NA | 11/9/2015 |
| Grand Totals (21 records) | | | | | | | |
| | | | 486 | | \$51,498,416 | 2,949,250 | |

Community Redevelopment Agency (CRA)

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Community Redevelopment Agency (CRA)

- **CRA was created in 1981.**
- **City Commission serves as the CRA Board of Directors**
- **City Manager serves as the CRA Executive Director**
- **CRA adds tax increment funding for projects within specifically designated areas surrounding and including Downtown and Midtown.**



Community Redevelopment Agency (CRA)

Current projects or activities include:

- **Railroad Crossing Quiet Zones**
- **Midtown RFQ**
- **Closeout of Brownfield Cleanup**
- **Laura Street Neighborhood Improvements**
- **Financial Incentive Program**
- **Demolition and Lot Clearance**
- **Property Acquisition/Infrastructure Improvements**
- **Entry Way Signage**
- **Law enforcement, Plant City Main Street and Train Museum Salaries**



Community Redevelopment Agency (CRA)

Projects recently funded or assisted with CRA funds included:

- **Snowden Park Redevelopment**
- **Brownfield Cleanup**
- **Wheeler Street Realignment**
- **Acquisition of the Four Square Church Site**
- **Village Green Park**
- **Grant Hunter Pond Recreation Trail and Improvements**

Midtown: The Vision & The RFP Process

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Plant City's

MIDTOWN VISION



WMB

(ARCHITECTURE)

THE VISION FOR MIDTOWN

SUPERMARKET RENOVATION & CAFÉ STREET MARKET



THE VISION FOR MIDTOWN

COMMERCIAL, OFFICE, AND RETAIL CORRIDOR (MAIN STREET)



THE VISION FOR MIDTOWN

RESIDENTIAL STREET



THE VISION FOR MIDTOWN

RESIDENTIAL MIXED USE STREET



THE VISION FOR MIDTOWN





Midtown RFQ Update

- **Community Redevelopment Agency (CRA) has released a Request for Qualifications (RFQ) , seeking qualified development teams interested in redeveloping 15 acres currently owned by the CRA in the Midtown Area.**
- **RFQ was released on November 17, 2016 and will close on February 2, 2017.**
- **Two phase process:**
 - **First - identify potential developers.**
 - **Short list those respondents into the top 3-5, and these will receive a Request for Proposal (RFP).**
- **The RFP is far more detailed, and encompasses the full development proposal, including design, financing, development team, and potential phasing for the development.**
- **Anyone interested in learning more about the RFQ, should contact the City's Procurement Manager, Wiley Storey.**

Fire Station #3

Project Concept, Budget, & Time Line

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Fire Station #3 - Project Budget & Funding

- **Total Budget: \$1,890,000.**
- **Funding Sources:**
 - **\$1,340,000 - loan from Solid Waste Fund to be paid back in 10 years**
 - **\$550,000 from Fire Impact Fees**



Proposed Location – Detail View





Architect's Rendering of Similar Designs



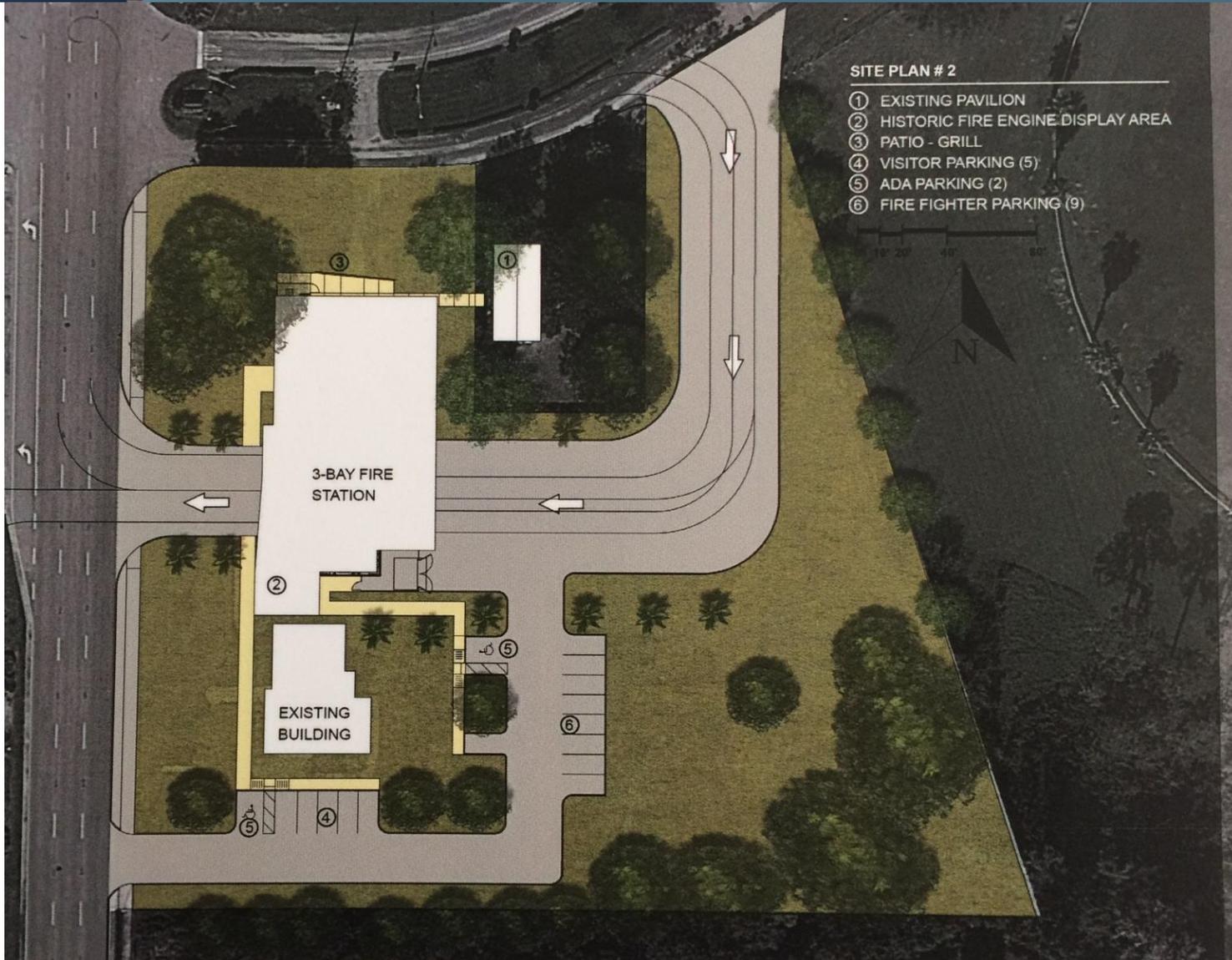


Architect's Rendering of Similar Designs





Recommended Site Option – Design Starting Point for Refinement to Final Product





Fire Station #3 - Project Schedule

| Action | Date(s) |
|--|-------------------------|
| Commission approval of architectural agreement | 11/28/2016 |
| Notice to proceed issued | 12/1/2016 |
| Design of Fire Station #3 | 12/1/2016 – 03/27/2017 |
| Advertisement for construction bids | 4/3/2017 – 04/27/2017 |
| Evaluation of bids | 04/28/2017 – 05/12/2017 |
| Commission approval of construction contract | 05/22/2017 |
| Construction of Fire Station #3 | 05/22/2017 – 04/02/2018 |
| Grand opening of Fire Station #3 | 04/09/2018 |

Alexander Street//SR 39 Swap Agreement with FDOT

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Alexander Street//SR 39 Swap - Benefits

- **Reduces semi-truck traffic in the Downtown area and relieves traffic congestion at Downtown intersections due to semi-trucks trying to make turns.**
- **Reroutes semi-truck traffic onto roads designed for heavy traffic and reduces impacts to City streets.**
- **Collin Street enhancements: bike lanes separated from traffic lanes; parallel parking; street trees and landscaping; and, wide pedestrian zones for street benches, street furnishings and pedestrian movement.**
- **Enhancements to Collins Street would bolster the connection between Midtown and Downtown corridor. Collins Street is the gateway into the Midtown and historic Downtown core of the City.**
- **Collins Street complete street improvements will be a context-sensitive and will serve as a catalyst for the revitalization of the Midtown area.**



Alexander Street//SR 39 Swap - Status

The Alexander Street and SR 39 swap is anticipated to be executed in the next few months.

- FDOT has prepared and submitted a Roadway Transfer Agreement to the City for review.**
- City staff provided written responses to FDOT staff on the Roadway Transfer Agreement.**
- FDOT staff are reviewing the City comments and are preparing a revised Roadway Transfer Agreement.**
- City staff submitted an application for SR 39 assigning to City the maintenance of Paul Buchman Highway from I-4 north to 250 feet north of Campbell Avenue.**
- The CSX staff and City Attorney are negotiating the terms of the assignment.**

Turkey Creek Road Widening





Turkey Creek Road Widening Project

- Turkey Creek Road is being expanded to three lanes, including a right/left turn middle lane, from just south of the railroad crossing south of SR 574 down to the intersection of Sydney Road.
- Project design should be completed in March 2017.
- Construction of the road improvements are anticipated to occur from September 2017 to February 2019.
- Airport Road will be realigned to a tee intersection with Turkey Creek Road. At the intersection a signal will be installed for proper traffic flow.
- Sydney Road will be expanded to include a right turn lane onto northbound Turkey Creek Road. The four-way stops at the intersection have been replaced with a traffic signal as part of the improvements to Turkey Creek Road.



Turkey Creek Road Widening - Budget

Sydney Road and Turkey Creek Road Signal

Plant City

\$518,984.00

Hillsborough County

\$518,984.00

Airport Road and Turkey Creek Road Signal

Plant City

\$143,333.20

Hillsborough County

\$286,666.80

Airport Road Realignment

Plant City

\$610,000.00

Hillsborough County

\$0.00

Turkey Creek Road

Plant City

\$0.00

Hillsborough County

\$3,866,157.00

Total \$1,272,317.20 + \$4,671,807.80 = \$5,944,125

Reese Road Force Main





Reese Road Force Main Project





Budget for Reese Road Force Main

| Item | Quantity | Unit | Cost/Unit | Cost |
|-------------------|----------|------|-----------|------------------|
| Mobilization | 1 | LS | \$ 10,000 | \$ 10,000 |
| 4" Forcemain | 1,800 | LF | \$ 28 | \$ 50,400 |
| Engineering | 1 | LS | \$ 25,000 | \$ 25,000 |
| Pavement | 400 | SY | \$ 50 | \$ 20,000 |
| Testing | 1 | LS | \$ 3,000 | \$ 3,000 |
| Contingency (25%) | | | | <u>\$ 27,100</u> |
| Total | | | | \$ 135,500 |



Reese Road Force Main Time Line

REECE ROAD FORCE MAIN PROJECT SCHEDULE



*May be affected by the Turkey Creek Widening project time line

FDOT Improvements to SR 574

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FDOT Roadway Improvements – SR 574

- **Improvements to SR 574 will begin just east of Turkey Creek Road and will end at Thonotosassa Road.**
- **FDOT funded project totaling \$2,800,000.**
- **The improvements consists of construction of:**
 - **Bridge over Sparkman Branch;**
 - **Sidewalk along the south side of SR 574 from Turkey Creek Road east to Reynolds Street near the Strawberry Festival grounds;**
 - **Bike lane on each side of the road;**
 - **Milling and resurfacing the road for the length of the project limits (~2 miles).**
- **The project has a construction time of 140 days is set to start in March after the 2017 Strawberry Festival.**
- **Project completion is expected to occur before the 2018 Strawberry Festival begins.**

FDOT Improvements to US 92





FDOT Roadway Improvements – US 92

Project Development & Environment Study (PD&E) Study for US 92 has been completed by FDOT from Garden Lane (near Tampa Bypass Canal) at I-4//US 92 interchange east to County Line Road. Section of US 92 from Mobley Street to Maryland Avenue will not have any improvements.

FDOT funded project currently totaling \$125,920,000. (Excludes the section from Mobley Street to Maryland Avenue.)

- Road improvements include:
 - Four-lane divided highway
 - Grassed median
 - Bike lanes in both lane directions
 - sidewalks on each side of the road.

Improvements to US 92 will help reduce the traffic load on I-4 through East Hillsborough County.



FDOT Roadway Improvements – US 92

Two public hearings will be held for property owners and citizens to provide comments:

- **Public Hearing Session 1 (east): December 1st at HCC Trinkle Center 5:30 pm - 7:30 pm Open House with Formal Presentation at 6:30 pm.**
- **Public Hearing Session 2 (west): December 6th at Shetaton Tampa East Hotel 6:00 pm - 8:00 pm Open House with Formal Presentation at 7:00 pm.**
- **Design to occur in 2017. Construction slated for 2021 – 2030.**

County Line Road Utilities





County Line Road Utilities Project

- **16,000 linear feet of 12-inch Water Main**
- **8,100 linear feet of 8-inch Reclaimed Water Main**
- **8,100 linear feet of 8-inch Waste Water Main**
- **Designed by Inwood Engineering (3 months)**
- **Constructed by Killebrew (6 months)**
- **Materials provided by the City of Plant City (purchased from Hayes Supply)**



County Line Road – Budget & Time Line

- **Design: \$257,000**
- **Construction: \$1,200,00**
- **Materials: \$380,000**

- **Time Line**
 - **Design: 3 Months → April 2015-June 2015**
 - **Construction: 6 Months → September 21, 2015 to January 13, 2016**
 - **Total Time: 9 months**

Park Road Utilities





Park Road Project Overview & Benefits

- **Reclaimed water main and force main utilities extended into commercial areas in the vicinity of Lakeside Station.**
- **These utilities extensions allow for further extension southeast along Coronet Road and to the south.**
- **Reclaimed water also extended to Plant City Stadium for use as irrigation.**
- **Ball fields along W MLK Blvd and also Marshal Middle School will have reclaimed water for irrigation.**
- **Using reclaimed water instead of precious potable water is environmentally friendly.**



Park Road Project Budget

- **Design: \$227,130**
- **8,155 feet of 18" reclaimed water main and 970 feet of 8" reclaimed water main at a construction cost of \$1,744,835.00**
- **5,175 feet of 12" force main at a construction cost of \$594,432.50**
- **Total of 14,300 feet of mains at a construction cost of \$2,657,777.50.**
- **The reclaimed water main received \$835,000 in cooperative funding from the Southwest Florida Water Management District, which paid for a part of the costs detailed above.**



Park Road Reclaimed Water & Force Main





Park Road Reclaimed Water & Force Main

- **Notice to proceed was issued on July 6, 2016.**
- **Project completion is anticipated on December 31, 2016.**
- **The project was a design-build with Stantec and E. T. MacKenzie forming the project team.**

Ellis-Methvin Park

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Ellis-Methvin Park – Site Aerial





Ellis-Methvin Park - Amenities

The completed park includes:

- **Plant City Tennis Center with eight lighted clay courts and four lighted hard surface courts, administration building, restrooms and parking;**
- **Four lighted youth baseball/softball fields with restroom/concession stand and restrooms;**
- **Eight lighted full-size football/soccer fields with restrooms;**
- **0.4 mile paved and lighted walking trail around the pond with trees and benches;**
- **Playground area and three picnic pavilions;**
- **0.9 mile paved perimeter walking trail around the entire complex;**
- **Paved and lighted driving lanes with grass parking.**



Ellis-Methvin Park - Funding

- **City applied for grants to essentially double what could be done with City funds alone.**
- **The City secured \$3,260,611 in grant funds from federal, state and county sources.**
-
- **City matching funds came from the City's share of the county-wide Capital Improvements Tax (½ cent sales tax for infrastructure), from Recreation Impact Fees (paid by new residential development within the City), the General Fund, and other sources.**
-
- **In total, the City and grant sources have invested \$9.5 million for the 46 acre park.**



Ellis-Methvin Park – Significant Activities

Significant Activities at Ellis-Methvin Park:

- Numerous youth travel ball baseball tournaments;
- Youth/adult national flag football tournament;
- Youth lacrosse and youth soccer tournaments;
- December 3-9, 2016 a large youth tackle football tournament will move to Ellis-Methvin Park from the Otis M. Andrews Sports Complex.



Ellis-Methvin Park - Photographs





Ellis-Methvin Park - Photographs





Ellis-Methvin Park – Picnic Pavilions & Pond





Ellis-Methvin Park – Soccer Fields





Ellis-Methvin Park – Baseball Fields





Ellis-Methvin Park – Tennis Center





Ellis-Methvin Park – Ribbon Cutting

Public is invited to attend the ribbon cutting ceremony for Ellis-Methvin Park:

- **Thursday, December 15, 2016**
- **Ribbon Cutting Ceremony starts promptly at 6 p.m.**
- **Park located at 2401 East Cherry Street**
 - **Just east of HCC Campus on Cherry Street**



End