



Report of the Infrastructure Task Force Advisory Committee
to the City Commission Joint Workshop
September 13, 2021

The mission of The Infrastructure Task Force/Advisory Committee (ITFAC) is to review all components of the City's infrastructure and make recommendations to the City Commission regarding repairs and replacements, funding sources and financing alternatives and to receive input from the public. The ITFAC will sunset on February 18, 2022. At this our 3rd Joint Workshop we would like get Commission feedback and accomplish the following:

1. Briefly review the recommendations to date
3. Discuss the material we reviewed and our current efforts
3. Get feedback on the best use of our remaining time
5. Start the Post February 18, 2022 discussion

Progress to Date

The Infrastructure Task Force was established in March 2017, extended to March 2020, reconstituted as an Advisory Committee and extended to February 18, 2022. (See Appendix 1) At that time the City Commission and the public acknowledged that that insufficient attention planning and funding had been devoted to all types of infrastructure and that had to change. The City and State entered into a Consent order regarding the sanitary sewer system, (See Appendix 2) specifying physical improvements and planning efforts that needed to be done by 2026. The City passed a \$200 million dollar bond to accomplish that. We supported and the City passed a \$200 million dollar Parks Bond and a \$100 million dollar Public Safety Building Bond. The City and State entered into a consent order regarding the potable water system (See Appendix 2) and that work is underway and may necessitate addition funding. Planning and implementation of Phase II of the Storm Water Master Plan is ongoing and being funded by increased user fees and future bonds.

The five year Comprehensive Improvement Plan (CIP) is funded by user fees from the Enterprise funds, borrowing in the form of bonds, money from the City budget and other non-city sources, (Transportation Surtax funds, grants, state and federal sources). Most infrastructure projects are designed, built, operated and maintained by the City. An alternative to that is a public private partnership (P3). These partnerships don't provide additional funding. They are a way to secure project specific expertise, expedite project completion times and lower costs, typically because the private partner is not bound by the many legal, contractual or policy positions of the government partner. A carefully crafted P3 agreement can result in cost savings on individual projects, reducing the cost to the City that will have to be provided through user fees or direct payments.



In Appendix 3 is a list of the various plan's, programs and funding mechanisms that we reviewed, commented on and monitored during our mission. A list of all our communications to the Commission is in Appendix 4. Appendix 8 is the Report on the Public Workshop

Our first interim report in October 2018 (See Appendix 5) made four recommendations

1. Phase out of ROI
2. Impact fees revisited, revised, increased and on automatic
3. Set aside 7-10% Capital Allocation from property taxes to broader infrastructure needs.
4. Support new stormwater fees to equitably fund a \$200 million dollar bond for the Phase II Stormwater Management Plan

In the summer of 2020, we were asked to review a P3 approach to building the new water treatment plant and we made a recommendation (see appendix 6).

In March of 2020 a new mission was added ***"To evaluate and provide a recommendation on the feasibility and impact of implementing a moratorium on the acceptance of an application for or issuance of a development permit within the City". We explored the legal issues and comprehensive plan requirements.*** We reviewed the current implementation of the ordinance regarding the review of projects, record keeping, developer requirements and capacity. In July 2021 We recommended: (See Appendix 7)

Capacity at the treatment plant is not the issue at this time

Collection system is being worked on over time but

Condition is still a problem in the DRC Process

Institutionalize condition as part of the review process either in ordinance or administratively

Currently we are

Monitoring progress on

The consent order/bond projects, Pump stations, I&I, New main trunk line, CIP Projects (Enterprise and Capital funds) planning products: Asset Management and CMOM, Hazen and Sawyer Report "Force Main Conditions and Risk Analysis" Water Distribution system mapping, sewer line and water main breaks, transportation surtax projects and Impact Fees

In summary

Since 2017, the City has made impressive progress in addressing infrastructure needs. We attribute this to the increased focus of our elected officials, Advisory Boards and the general public. Their support for the infusion of hundreds of million dollars in bonds and rate increases to repair, replace and plan for infrastructure needs has been critical. Enough can't be said for



the dedication and effort of the city staff in all departments in these Pandemic Conditions. Public Works, especially has been overseeing multimillion dollar projects, carrying out consent orders and planning new projects. Based on the planning work required by the consent orders we now have a better understanding of our water and sewer systems. With the Asset Management System (also required by the Consent Order) we have a methodology to adequately maintain them over time.

What we want your input on today.

- 1. instruct staff to administratively review condition as part of the development review**
- 2. support the BAB and ITFAC recommendation on allocation of % Capital funds**

What should we be doing post February 2022???

- 1. Review and recommend on larger P3 Projects?**
- 2. monitor plans and execution?**
- 3. Your view??????**

Appendix 1 Resolutions

Appendix 2 Consent Orders I

Appendix 3 Review Materials (not in order and a work in progress)

1. Asset Management Report (Mapping and Risk Analysis)
2. Capacity Management Operation and Maintenance Report (CMOM)
3. Latest Bond Progress Report
4. Latest Fire Hydrant Report
5. Mission Statements for ITF
6. Hazen Report "Wastewater Consent Order Program"
7. Hazen and Sawyer Force Main Assessment Report
8. Reiss Report "Comprehensive Utility Strategic Master Plan"
9. First ITF Report
10. Consent Order and Amendments to Date
11. All PowerPoint Presentations to Date

Appendix 4 All Communications to the Commission

Appendix 5 October 18 Interim Report

Appendix 6 P3 Recommendation on the Water Treatment Plant

Appendix 7 Recommendation on Development Review Permits

Appendix 8 Report on Public Workshop