

COMMUNITY REDEVELOPMENT AGENCY MEETING

Tuesday, February 24, 2009

5:30 p.m.

<u>CITY COMMISSION / PLANNING AGENCY / CRA</u>	<u>CITY STAFF</u>
Scott Black, Mayor Steve Van Gorden, Mayor Pro-Tem Eunice M. Penix, Commissioner Camille Hernandez, Commissioner Curtis A. Beebe, Commissioner	William C. Poe, Jr., City Manager James D. Class, City Clerk/Finance Director Karla S. Owens, City Attorney/Com. Dev. Dir. Jose B. Gil, City Engineer/Public Works Dir.

AGENDA

A. CALL TO ORDER:

Invocation:

Pledge of Allegiance:

Roll Call:

B. MINUTES:

Approval: February 10, 2009

C. OLD BUSINESS:

D. NEW BUSINESS:

E. CRA REPORT

E1. CRA Report – February 2009

NOTED ITEMS:

ADJOURNMENT:

APPEALS: Any person desiring to appeal any decision made by the Community Redevelopment Agency with respect to any matter considered at any meeting or hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based.

DISABILITY: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled at no cost to you to the provision of certain assistance within two (2) working days of your receipt of this notice. Please contact the Dade City Clerk's office, P.O. Box 1355, Dade City, FL 33526-1355; (352) 523-5052 for further assistance and information.

City of Dade City

AGENDA MEMO

To: Chairman and Members of the Community Redevelopment Agency
From: Karen Traenkner, Development Review Tech / CRA Director
Subject: CRA Report – February 2009
Date: February 18, 2009

Following is a synopsis of CRA-related activities that have occurred to date in 2009:

Streetlighting Proposal:

Attached is the latest proposal from TECO, submitted at the February 17 RAC meeting. After walking 7th Street to determine light placement as closely as possible, Lee Isham has determined there should be 84 fixtures. Total estimated monthly electric bill would be \$4,131.71, an \$8,300 deposit may be required, and the Contribution-in-Aid-of-Construction (CIAC) from the City is estimated at \$77,000.

Per TECO, “CIAC is required to cover excessive costs of installation that is not covered by the monthly rate.” This would include concrete cutting, fixtures and directional boring. Hard cost will be submitted when the project is approved.

There are still issues will have to be resolved, including:

- Some buildings have fixed canopies that cover the entire sidewalk; an alternate lighting system, such as wallpacks, will have to be designed for those areas. TECO cannot install fixtures directly onto buildings.
- Field verification is still needed to confirm placement due to location of water meters, utility lines, trees, setbacks, etc.
- Two or three customers will still get electric service from power poles; their feed will be moved to the back of their building(s), at an additional fee.
- Intersections along 7th Street now have four lights with amber fixtures. Lee recommends upgrading to the white metal halide lights (additional cost); service may then be decreased to two poles per intersection.
- Existing poles and fixtures will have to be removed, at additional cost.
- The area in front of Pasco Motors has no curbing. Lee recommends the City install 3' bollards around the lights in this area, to prevent vehicles from hitting them.

Action: RAC approved TECO's plan and proposal for submittal to the CRA. This will be submitted to the CRA at their March 10 meeting, and Ed Blommel and Lee Isham with TECO have been invited to make a presentation.

Alleyway between Matter of Taste & ANPM Building:

Jose Gonzalez with Hanson Hardscape Products gave a presentation on their Aquaflow Permeable Paving system, which he recommends to solve the drainage and aesthetic issues at the alleyway off 7th Street. Hanson's permeable product is designed to reduce water run-off from pedestrian and traffic areas. Pavers can be tinted to any color and are set in a liner and pebble system; since the system doesn't use sand, there is no migration or sinking of the pavers. Cost is estimated at \$6 to \$7 per square foot.

This system may also be applicable to park improvements. Aquaflow is adaptable for water re-use purposes, which could be advantageous in applying for grants.

Action: Karen will determine how large an area is involved, and request a bid from Hanson to install their permeable paver system.

8th Street Parking Lot Medians:

Jose Gonzalez also looked at the 8th Street parking lot medians, to give some ideas for repair/replacement of the existing bricks. As a result of his experience in brick work, Jose highly recommended removing the existing clay bricks, installing a compact limerock sub-base and replacing the bricks using very little screening sand. He estimated this cost at \$2.50 to \$3 per square foot; although this is not work that Hanson does, Jose can provide the name of several contractors who could do this type of work. He also noted that the clay bricks around Dade City are rare and should be preserved if at all possible.

Action: Karen will get specs from Jose Gil for this type of brick installation, research contractors and put the project out to bid.

Newspaper Racks:

Five areas throughout the City have been identified for placement of newsracks, and photos submitted to April Hemby representing the Tampa Bay Publishers Group. Since racks are installed on concrete pads (also provided by April's group) and can't block sidewalks for ADA purposes, installation issues have to be resolved in front of City Hall, the Post Office and 7th Street in the north end of town.

Revisions to Redevelopment Goals and Objectives:

In conjunction with revision of Redevelopment Goals & Objectives, renovation of the exterior of City Hall was discussed. Work would be done in several phases – the first being

waterproofing the exterior of the building, to include new windows, paint/stucco and removal of the one-story section that used to house the Police Department.

Nancy Johnson had concerns about the ability of CRA to renovate a public building. Karla Owens has researched this with the attorney for the Florida Redevelopment Association, who said the project was possible under CRA guidelines, but recommended the City obtain a letter from Pasco County Commission giving their approval also since the County contributes toward CRA funds.

Although City Hall is not a tax-producing building, it does represent City government in Dade City. It is difficult to impose strict aesthetic requirements on developers who want to build in the City, when City Hall itself is a run-down, outdated structure.

Since there were two speakers and the meeting had run over two hours, further work on revision of goals and objectives was continued to the March 17 meeting.

Recycling:

Jennifer Seney, Recycling Coordinator for Pasco County, made a presentation at the January 20 RAC meeting, and brought in an example of the recycling containers used by the County for special events (one of which is in Commission Chambers). Main Street has decided to make their events “green” and has spearheaded a drive to use these containers. They will purchase one kit of containers (five frames and lids + ten liners) and partner with Habitat for Humanity, who will also purchase one kit – and will take on the responsibility of gathering up containers at the end of each event and transporting the bags to the recycling center. Main Street has asked the Chamber of Commerce and CRA to each contribute one kit at \$250 and 100 additional recycling bags at \$55.

Before committing to the project, however, the City Manager has recommended that a contract or agreement be executed with Habitat for pick-up and disposal of recycling containers at each event, to prevent City workers from having to collect, store and pay a tipping fee for the retrieval and disposition of recyclables. This request will be referred to the City Attorney.

Membership:

Edna Gonzalez announced she has sold the Tropical Breeze restaurant and will be moving out of Dade City. She promised that the new owners would continue the Cuban food, menu and service they established. She was appointed to RAC as a Citizen member and will have to be replaced on the committee.

Respectfully Submitted,

Karen Traenkner

OUTDOOR LIGHTING PROPOSAL



Propid: 239

Work Request Number:

Contact Name: William C Poe Jr
Billing Name: City of Dade City
Teco Rep: Lee Isham
Site Address: 7th St

Type	Service Description	Qty	RateCode	Total per Month
Classic	<i>DuskToDawn</i>			
	Classic Luminaire III 175 Watts MH Black	84	574	
	Franklin Composite 16 Ft. Pole Black	84	525	
				\$3,714.39

Total Fixtures:	<input type="text" value="84"/>	Total Poles:	<input type="text" value="84"/>	Total KWHs:	<input type="text" value="6,216"/>	SubTotal:	\$3,714.39
						FuelTotal:	\$403.11
Estimated Deposit (if required)	<input type="text" value="\$8,300.00"/>					Gross Receipt Tax:	\$14.21
						Franchise Fee:	0.00 % \$0.00
						Pre-Tax Total:	\$4,131.71
						Florida State Tax:	0.00 % \$0.00
						ASCT: <input type="text" value="\$3,760.85"/> City Tax:	0.00 % \$0.00
						County Tax:	0.00 % \$0.00
TOTAL ESTIMATED MONTHLY BILL:							\$4,131.71

Contribution-in-Aid-of-Construction	Amount:
CIAC - The Lighting Engineer has determined that there is a contribution-in-aid-of-construction (CIAC) for this job. CIAC is required to cover excessive costs of installation that is not covered by the monthly rate.	\$77,000.00

Notes:

This CIAC is an estimate only and may reflect high or lower charges.