

TOWN OF MALABAR

**COUNCIL WORKSHOP MEETING
MONDAY, MAY 22, 2017
7:30 P.M.
MALABAR TOWN HALL
2725 MALABAR ROAD
MALABAR, FLORIDA**

AGENDA

- A. CALL TO ORDER, PRAYER AND PLEDGE**
- B. ROLL CALL**
- C. WORKSHOP ACTION:**
 - 1. Overview of Past, Current and Proposed Capital Improvement Projects**
 - 2. Discuss Date for Next Workshop**
- D. ADJOURNMENT**

WORKSHOPS ARE INTENDED AS "SHIRTSLEEVE" MEETINGS WHERE COUNCIL DISCUSSES TOPICS INFORMALLY IN ORDER TO ACHIEVE A BETTER UNDERSTANDING.

WORKSHOPS ARE NOT FORMAL LEGISLATIVE MEETINGS; THEREFORE, NO OFFICIAL ACTION CAN BE TAKEN. IN ORDER TO ALLOW SOME UNDERSTANDING OF THE STATUS OF DISCUSSION ITEMS, UNOFFICIAL "STRAW VOTES" MAY BE TAKEN TO DETERMINE THE SENSE OF COUNCIL

If any individual decides to appeal any decision made by this Council with respect to any matter considered at this meeting, a verbatim transcript may be required and the individual may need to insure that a verbatim transcript of the proceeding is made (FS 286.0105). The Town does not provide this service.

In compliance with the Americans with Disabilities Act (ADA), anyone who needs a special accommodation for this meeting should contact the Town Clerk at 727-7764 at least 48 hours in advance of this meeting.

TOWN OF MALABAR AGENDA ITEM REPORT

AGENDA ITEM NO: N/A
Workshop Meeting Date: May 22, 2017

Prepared By: Debby K. Franklin, C.M.C., Town Clerk/Treasurer

SUBJECT: Updates to Capital Improvement Plan projects

BACKGROUND/HISTORY:

The P&Z Board recently completed their review and forwarded their recommendations for Council consideration.

This is a requirement of the Comp Plan to review and update annually with a forecast out of 5-year projects and their funding sources.

Council has scheduled a workshop on May 22, 2017 to develop a realistic plan that would incorporate the needed improvements.

FINANCIAL IMPACT: as stated on Capital Improvement Plan

ATTACHMENTS:

- Recommendations from P&Z Board in April 2017.
- Last two years of CIP projects and their funding sources
- General information from the Government Finance Officers Assc on Common Projects included in a C.I.P.

ACTION OPTIONS: Council Information

TOWN OF MALABAR

MEMORANDUM

Date: April 28, 2017 17-AABO-002

To: Debby Franklin, Town Clerk/Treasurer
Town Council

From: Denine M. Sherear, Administrative Assistant to the Building official ~~DS~~

Ref: Recommendation from P&Z to Town Council, Annual Review of Capital Improvement Plan (CIP)

The Planning and Zoning Board discussed the Annual Review of Capital Improvement Plan (CIP) at a few of their recent PZ Meetings, it was an "Action" Item on 4/26/2017 and the following recommendation was made: (see attached)

Motion: Abare/Rice Recommend Council accept the Revised Capital Improvement Plan (CIP) .

ALL Vote: Ayes

Motion passed 5 to 0

MALABAR 5-YEAR CAPITAL IMPROVEMENT PLAN

CAPITAL IMPROVEMENT	YEAR 1 FY2016	YEAR 2 FY2017	YEAR 3 FY2018	YEAR 4 FY2019	YEAR 5 FY2020	FUNDING SOURCE	STATUS
EXTEND MARIE TO ATZ			X			TIFT AND ANNUAL BUDGET	
FIRE DEPT FLASHING LIGHT			X			ANNUAL BUDGET	
RESURFACE WEST HALL			X			ANNUAL BUDGET	
RESURFACE WEST ATZ		X				ANNUAL BUDGET	
RESURFACE OLD MISSION			X			ANNUAL BUDGET	
TRAILHEAD RESTROOMS	X					GRANT / ANNUAL BUDGET	COMPLETE
PAVE EVA LANE		X				ANNUAL BUDGET	
SW COREY RD PROJECT		X				ANNUAL BUDGET	
IMPROVE QUARTERMAN		X				ANNUAL BUDGET	
ARTESIAN HYDRANT		X	X	X	X	ANNUAL BUDGET	

The Town of Malabar Capital Improvement Plan (CIP) has a five year life span and is formally reviewed annually at budget time.

TOWN OF MALABAR
5-YEAR CAPITAL IMPROVEMENT PLAN FY 2014/2015

Capital Improvement	Year - 1 FY 2015	Year - 2 FY 2016	Year - 3 FY 2017	Year - 4 FY 2018	Year - 5 FY 2019	Funding Source
Extend Marie Street to Atz Road			X			TIFT and Annual Budget
Fire Department Flashing Light			X			TIFT Money
Resurface West Hall	X					Annual Budget
Resurface Old Mission	X					Annual Budget
Surface Glatter Road	X					Annual Budget
Trailhead Restrooms	X					DEP Grant
Artesian Hydrant	X	X	X	X	X	Annual Budget

The Town of Malabar's Capital Improvement Plan (CIP) has a 5-year life span and is formally reviewed annually at budget time. It is important to note that for projects dependent on grant funding, if there is a delay due to a delay in grant award and they are not started in the specific year for CIP listing, such projects are still to be considered as active in the current year and remaining years of the CIP as long as any updates to the CIP do not state otherwise.

MALABAR COUNCIL WORKSHOP MEETING

May 22, 2017

7:30 PM

This meeting of the Malabar Town Council was held at the Malabar Town Hall, 2725 Malabar Road, Malabar, Florida.

A. CALL TO ORDER:

The meeting was called to order at 7:30 pm by Chair Mayor Reilly. Prayer & Pledge were said by Council Chair, Mayor Patrick T. Reilly.

B. COUNCIL:

COUNCIL CHAIR:

MAYOR PATRICK T. REILLY

VICE-CHAIR:

STEVE RIVET

COUNCIL MEMBERS:

GRANT BALL

LAURA MAHONEY

DICK KORN, excused

RICHARD KOHLER

ADMINISTRATOR

DOUG HOYT, excused

CLERK/TREASURER:

DEBBY FRANKLIN

C. WORKSHOP ACTION: DISCUSSION ON CIP – prior to budget workshops

Chair stated Council has the recommendations from P&Z and the past two years 5-year plans. He suggested they go through the recommendations first and then place them on the 5-year plan. General discussion – good starting point. List the item and then suggest where / how it will be funded.

CM Ball said that Route 1 Motor Sports paid \$30K for each fire hydrant. Get analysis get info from Fire Inspector - how far are the fire wells useful.

Post Mtg Note: *Per Coastal Fire Safety, LLC, a 10" well would support 1000' feet of hose and cost approximately 15K-30K each. Another alternative he suggested was the purchase and placement of three fire suppression water tanks at 20K-30K gallon size with a 2" well pump to keep them full. Estimated cost is 22K each.*

Infrastructure #7: Mayor asked if there was any interest in getting permission to clean the natural ditches that run through private property. CM Mahoney said the creek behind her was cleared in 2005 but TA said he can't clear ditches on private property. CM Rivet said if the property owner gives permission. Most won't give permission. CM Ball said there should be drainage within the rights of way.

Infrastructure #6: Mayor said he has the topo from 1988. Should the Town redo the maps? CM Rivet shouldn't we do this on an as-needed or per project? Ditches have filled up. Address this with Morris. Page 84. Look at getting quote.

Post Mtg Note: *Per Engineer Morris Smith stated it should be done on a per project basis for the reasons stated at the workshop.*

CM Kohler – The new slope mower under Equipment should be year 1. Put it in at 140K-150K. CM Rivet said there will always be a small group of people that oppose the spending of any money. CM Mahoney said she has tried to get costs to have it done outside. CM Ball said can't decimate the PW Dept. You must think about small projects that no one wants to bid. CM Ball they must think about the big picture. If a culvert collapses under a lane it must be fixed now; not time to put a bid together and then advertise and then hold a bid opening.

CM Mahoney said that Mr. Hood is always there and gets 20% and he puts everything out to bid – without any guarantee of future work once a project is done. The other thing with PW if a machine is broke you should be able to fix it. CM Rivet said they do fix the little stuff. She was told that the slope mower was down for a year.

Post Mtg Note: *Per PW Director Tom Miliore the slope mower was out of commission for nine months prior to him taking over.*

Land Acquisition #3: Mayor said they were trying to get river access. CM Ball explained the way that it came to be a no-man's land. Town did survey on that last year. CM Mahoney has been there with scouts using the area. Contact the owner and ask if they want to donate. Give lead to Drew

Mayor suggested selling Huggins Park. CM Ball, CM Rivet, CM Kohler all supported selling it. CM Mahoney what about renting. CM Rivet said that would increase liability.

Facilities - #1 – use the existing TH as Community Center and build a new town hall by FD. Mayor said he approached G-V regarding their town hall. The town hall \$600K. G-V is a gorgeous building.

CM Mahoney said do like Lori Wilson park and bring in a park ranger for tours. Make it make money. She said you need to connect with your community. CM Ball said you see how many are here. CM Mahoney said Skip Hard came to a council meeting and asked if a citizen group could work on the redistricting. CM Rivet said listening to the constituents is not just doing what Skip Hard. She talks until she is blue in the face re: listening to the citizens.

CM Rivet said that doesn't mean they are not listening. CM Ball said do a three-year plan to present to voters how to get a new town hall and use this one for community center.

Infrastructure #3: CM Kohler said if that was improved somewhat it could be used for emergency access over the railroad as well as for trails. He has ridden it and it is passable. The ROW is owned by Malabar and is 100' wide. CM Mahoney said there might be some other funds that Don talked about. Emergency funds.

CM Ball said they should also improve the Briar Creek Blvd ROW so that it is passable if the bridge fails. Funds to make such improvements should be identified.

Infrastructure #5: That should be done in 2018 to get storm water on the west end out of Town via the Melbourne Tillman canal.

Infrastructure #4: Mayor said the second biggest issue is roads. Weber, Corey, Rocky Point roads that were done 30 years ago. Also, Country Cove. We have accepted a lot of paved roads that need to be re-paved – not resurfaced. Town must have a budget for this and planning to do this every year. Our millage rate is very low. We need some sort of assessment. They put a referendum to the voters in Palm Bay. The people that already had paved roads in good condition voted against it. They never planned to repave. This is very, very, very important. CM Rivet said get a list of all the roads, type, how old, condition – rated 1 thru 10. CM Ball and CM Kohler agreed with that. CM Ball said they should start with the collectors. CM Ball said he recently read an article on how some municipalities are tearing up their paved roads and making them gravel because of the cost to re-pave. Mayor how are we to budget for this? Currently have in budget 81K and it is not going to get very much done.

CM Ball asked is there any way to stimulate commercial development. Mayor said water and sewer are what is needed for any kind of development other than storage facilities.

Mayor said Cocoa Beach couldn't get anyone to re-develop because their land development regulations (LDR) were too strict so they did workshops on LDCs and made amendments and now there are developers willing to update old structures.

Malabar could pay for the water to come down Malabar Road but that would be a capital investment with an unknown return. CM Mahoney said we want to remain rural. Keep building the trail systems.

CM Rivet said there are three options:

- Encourage commercial development along Babcock, Malabar Road and Highway 1
- Extend water and sewer along Malabar Road
- Raise taxes.

Actions resulting from this workshop:

- 1) Get estimate of cost of topographic map of Town with detailed elevations of culverts and intersections and drainage ditches – an updated one from 1988.
- 2) Get cost of outsourcing the ditches and mowing for CM Mahoney.
- 3) Ask Drew (T&G) to contact the upland property owner re: donating the land at north end of Rocky Point Road – CM Ball
- 4) Put new slope mower in budget at 140K-150K – CM Kohler
- 5) Budget for road repaving, not resurfacing or tarring – 81K is not enough - Mayor
- 6) Budget all the approved stormwater projects from 2014 that have not been completed – CM Rivet
- 7) Get prioritized list of Fire Dept needs for the next five years.
- 8) Come up with ideas to encourage commercial development
- 9) Carry forward all 2017 CIP to 2018
- 10) Eliminate the items that will be accomplished when SR514 is widened – Corey and Weber intersections, multi-modal along Malabar
- 11) Joint use of a new structure at Malabar Scrub Sanctuary with EELp. Process should be a separate three-year project with bond money and information to citizens. Old TH can then become a community center.
- 12) Get list of roads with conditions from Tom and Morris so priority list can be created for recapping
- 13) Get document from Mayor from 1988 to show Morris re: topo info

Chair Reilly, without objection, adjourned the meeting at 9:06 pm.

BY: _____

Mayor Patrick T. Reilly, Council Chair

(seal)

ATTEST:

Debby Franklin, C.M.C.
Town Clerk/Treasurer

Approved: RTCM 6/5/2017