

5-Year Capital Improvement Program

Preliminary Discussion

January 31, 2024

General Fund Information

- ▶ Prior Year Funding from General Fund Revenues \$4,782,096
- ▶ Current Year Initial Funding from General Fund Revenues \$8,841,366
- ▶ Indications that at least some of this will have to be eliminated or come from a different funding source

Other Funds And Or Funding Sources - One Year Only Unless specifically Noted as Other

- ▶ Bonds \$195,000,000 over 5 years
- ▶ Service Fees for Equip/Vehicles \$798,000
- ▶ Water Pollution Control Funded \$3,969,275
- ▶ Water Pollution Control Unfunded \$26,500,000
- ▶ Water Funded \$2,926,336
- ▶ Water Unfunded \$26,225,000
- ▶ Maritime Fund \$440,000
- ▶ Parking Fund \$300,000

Purpose of Workshop

- ▶ Comprehensive List of Staff Identified Needs and Projects; This is not the actual 5-year plan at this time.
- ▶ Discussion with Council in workshop format to get Council thoughts, ideas and policy direction
- ▶ Next few slides include projects that are costly. They contain some information about the project, and factors that may influence decisions. These projects need some policy direction.

Maher Center

- ▶ Maher Center Feasibility and Renovation \$100,000 now/\$5,000,000 FY2025 - Requesting approval to move forward with feasibility study now.
- ▶ Building has been vacant for several years, and is in need of full renovation - discussion to renovate for potential school superintendent offices; canvassing offices and early voting; to relocate some city staff from trailers in public services yard; and possible records storage in back half of building.
- ▶ Some parking available; city departments currently have 9 storage units at storage facility in Middletown for an annual cost of \$30,600.

Easton's Beach

- ▶ Demolition and nourishment estimated at \$12M (not incl demolition of rotunda and cabanas)
- ▶ New Facilities estimated at \$25M plus
- ▶ Current RFP for demolition of a portion of the carousel building, snack bar and walkways on second level except for cabanas; carousel to be stored until decision whether to relocate or sell; staff recommendation to consider second RFP to remove rotunda and cabanas. Need some facilities for beach operations. Research is being done to look for long-term sustainable options.
- ▶ Significant damage from last three storms; need significant study and options to preserve actual beach

Public Safety Facility - Feasibility

- ▶ Funding of \$150,000 to fund a feasibility study of a combined public safety facility
- ▶ Look for options in the north end (which doesn't currently have either police or fire facilities) to combine fire headquarters and police; wouldn't impact Station 2 or 5
- ▶ Fire headquarters in flood zone and police have outgrown building and parking on Broadway; possible to negotiate for combined dispatch in a new combined facility

Replace Harbormaster Building in Perrotti Park

- ▶ Renovate or replace harbormaster building \$5M - This is a Maritime Fund project that requires GO Bonds
- ▶ Building in need of renovation and this gives us the ability to have two floors as public restrooms, which are needed.

Bellevue Avenue Improvements

- ▶ Stay with the current funding of \$600k for concrete joint repairs per year or switch to asphalt
- ▶ Not making progress with current funding levels and have been denied twice now for grants of approx. \$35M. The State TIP does include a project for reconstruction of the Bellevue Avenue Sidewalks but no money for the road.

Van Zandt Bridge

- ▶ Estimate of \$12M needed in FY2028 for replacement of the structure
- ▶ Another option might be to remove the structure altogether and bring the road down to grade opening access to Hunter Park on foot and access to the bike path. Biggest drawback is need to relocate utilities. Costs of this option not known at this time.

Replace Perrotti Park Bulkhead

- ▶ Perrotti Park Bulkhead \$12M - This is a Maritime Fund Project that requires GO Bonds
- ▶ Bulkhead needs replacement; we should also evaluate options for raising it to help with increased storm impacts

Maintenance of City Piers

- ▶ Resurfacing Stone Pier currently in at \$2M in bond funding (Maritime Fund Project)
- ▶ Funds also needed to address recent storm damage to Elm Street Pier. Access is currently restricted due to safety concerns; complete replacement required. Rebuild creates opportunity to broaden public access.

City Yard and Utilities Relocation

- ▶ City Yard relocation \$1.5M design and \$45M+ construction
- ▶ Assumes we can find a location to support garage, fleet, equipment and offices plus utilities offices

Cliff Walk Repairs

- ▶ Cliff Walk repairs \$15M - total cost
- ▶ Have applied for grants, federal earmark, and state funding; state bond resolution in for \$8M
- ▶ Should also look to establish an annual fund and start funding for future repairs and maintenance

Elizabeth Brook Study and Daylighting

- ▶ Study for \$600k and future cost if feasible of \$65M which would need to be funded with GO Bonds or grants.
- ▶ Did not get the grant for the study and did not get the grant from NOAA for daylighting. Continued effort to get grant funding but needs cost-benefit analysis. Staff plan is to request feasibility study in FY2025 with the goal of applying for BRIC funding (FEMA grant) in January 2025.
- ▶ This potentially significantly helps the north end with flooding

Rogers Soil Stockpile and Landfill

- ▶ Current plan calls for \$5M in bonds for FY2027 but estimate and timing subject to change
- ▶ Likely need at least \$10M in FY25 or FY26

Water Pollution Control Fund Includes Sanitary and Storm Sewers

- ▶ WPC Funded Projects of \$3,969,275 (5-year total of \$20,954,275)
- ▶ WPC Unfunded Projects of \$26,500,000 (5-year total of \$153,500,000)
- ▶ WPC Projects are supported by ratepayers
- ▶ Massive Need and inability to fund much of it; need to find funding sources and creative ways to address stormwater flooding throughout the city

Water Fund

- ▶ Water Fund Funded Projects \$2,926,336 (5-year total is \$17,643,700)
- ▶ Water Fund Unfunded Projects \$26,225,000 (5-year total is \$143,125,000)
- ▶ Water Rates are regulated by the Public Utilities Commission, and rates are determined to support operations and capital needs. The only funding option outside of rates set by PUC is grants.
- ▶ One of the unfunded projects includes \$35M for Easton's Ponds dam rehab, resilience and reinforcement. This project is being submitted for a BRIC grant, and is a priority for protecting the drinking water supply in the two ponds.

Bond Resolution

- ▶ Maher Center Renovations \$5,000,000
- ▶ Easton's Beach Demolition and Beach Nourishment \$12,000,000
- ▶ Replace Harbormaster Building \$5,000,000
- ▶ Seawall Repairs King Park (matching for grant) \$2,500,000
- ▶ Replace Perrotti Park Bulkhead \$12,000,000
- ▶ City Yard/Utilities Offices relocation \$47,000,000
- ▶ Cliff Walk Match \$5,000,000
- ▶ Harrison Avenue Landfill \$10,000,000
- ▶ **Total \$98,500,000**

Potential Department Reorganization - Why?

- ▶ Streamline flow of information between the City Manager and departments; and between departments
- ▶ Put Resilience and Sustainability front and center as a main priority
 - ❖ *Resilience - The quality or fact of being able to recover quickly or easily from, or resist being affected by, a misfortune, shock, etc.; robustness; adaptability.*
 - ❖ *Sustainability improves the quality of our lives, protects our ecosystem and preserves natural resources for future generations.*
 - ❖ *Environmental sustainability is the ability to maintain an ecological balance in our planet's natural environment and conserve natural resources to support the wellbeing of current and future generations.*
- ▶ Continue to breakdown silos and build collaboration and teamwork; foster ability to quickly and nimbly pivot or act as necessary

Department Reorganization

- ▶ Combine existing departments into three main “super” departments
- ▶ Public Safety would be Police, Fire, Harbor and Parking (possibly)
- ▶ Administrative Services would be Finance, IT, City Clerk and Canvassing
- ▶ Resilience and Sustainability would be Public Services, Utilities, Planning and Zoning and Inspections. Envision a new grant writer position placed here.
- ▶ Communications and Human Resources would remain under City Manager

Resilience and Sustainability Department

- ▶ Need Council authorization to hire a senior level department director to oversee this department.
- ❖ Serve as the point person for the city's resilience plans, policies and programs
- ❖ Bring key stakeholders together from various sectors
- ❖ Lead the development of a resilience and sustainability strategy
- ❖ Oversee strategy implementation
- ❖ Person needs to demonstrate strong leadership capabilities, experience as an innovator, and experience in one or more of the disciplines of planning, utilities, environmental services, ecological services and/or public services.

Items for Immediate Action

- ▶ Maher Center feasibility study \$50-\$100K
- ▶ Put bond resolution together for Council approval and authorization to forward to General Assembly
- ▶ Start Elizabeth Brook Study now
- ▶ Develop job description for Director of Resilience and Sustainability and post position.