

RESOLUTION 2008-19

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKE WALES, FLORIDA, AUTHORIZING THE MAYOR TO MAKE APPLICATION TO THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS FOR APPROVAL OF A CDBG COMMERCIAL REVITALIZATION PROGRAM GRANT SPONSORED BY THE CITY OF LAKE WALES; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**WHEREAS**, the City of Lake Wales, Florida is experiencing a need for physical improvements in one or more of its downtown commercial areas; and

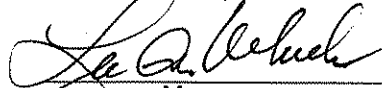
**WHEREAS**, it is the desire of the City Commission that local residents be assisted in creating an improved commercial environment in these areas.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF LAKE WALES, POLK COUNTY, FLORIDA;**

- SECTION 1. That the Community Development Block Grant (CDBG) program is declared to be a workable program for providing needed physical improvements to City commercial areas;
- SECTION 2. That the City Commission hereby directs the Mayor, City Manager or City Clerk, in his/her absence, to sign all necessary certifications of the Community Development Block Grant application, grant contract or other grant documents required by the CDBG program.
- SECTION 3. That the City Commission directs the Mayor, City Manager or City Clerk, in his/her absence, to execute and submit the CDBG grant application to the Florida Department of Community Affairs for state approval.
- SECTION 4. That the Mayor, City Manager or City Clerk, in his/her absence, is authorized and directed to submit additional information in a timely manner as may be required by the Florida Department of Community Affairs during the application review process and after execution of a contract agreement with the Department.
- SECTION 5. That the proposed CDBG application is consistent with the local comprehensive plan.
- SECTION 6. That the City's comprehensive plan is hereby adopted as the City's community development plan.
- SECTION 7. That this Resolution shall take effect immediately upon its passage.

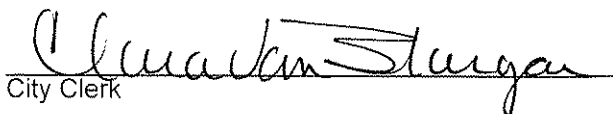
**PASSED AND DULY ADOPTED**, with a quorum present and voting, by the City Commission of the City of Lake Wales, Florida, on this 25<sup>th</sup> day of September, 2008.

CITY COMMISSION  
LAKE WALES, FLORIDA



Mayor

ATTEST:



City Clerk

**STATEMENT OF FISCAL IMPACT  
APPLICATION COMMUNITY DEVELOPMENT BLOCK GRANT  
COMMUNITY REVITALIZATION  
PREPARED BY  
CITY OF LAKE WALES  
FINANCE DEPARTMENT**

**Nature of Statement and Information Disclosed**

This is a statement of fiscal impact for the CDBG Program through the Florida Department of Community Affairs performed as required by and in accordance with Section 2, Article VIII of the City of Lake Wales Code of Ordinances. It is a statement solely for the purpose of analyzing and reporting the fiscal impact on the City of either receiving or not receiving this grant, using information provided by the Grant Applicant, and certain Assumptions as indicated herein. No attempt is made to evaluate the Grant Application for suitability to City objectives or likelihood of award.

In order to provide an unqualified statement of fiscal impact that can be certified as reasonably full and complete by the Finance Department, certain information must be provided permitting Finance Department personnel to produce a full and complete determination as to all anticipated fiscal impacts. This impact statement was produced using:

- Memorandum from Judith H. Delmar to the City Commission dated September 11, 2008
- Proposed Grant budget

This impact statement represents, in our unqualified opinion, a valid estimate of known present or future impacts anticipated to result from the application and acceptance of the aforementioned grant. As will be indicated, certain Assumptions must be made regarding the future environment in which the City will operate in order to make forward-looking statements of the impact of the grant.

In some cases, the nature of a fiscal impact is described rather than stated using specific dollar amounts or figures. This is done in order to provide information on the nature of the expected fiscal impact where there simply is not enough information to quantify the impact, or whether the exact amount of the impact depends on the exact type of future events or conditions.

**General Assumptions**

A fiscal impact statement constitutes a forward-looking statement on the acceptance of grant funds and the proper execution of all requirements as set forth in any grant application, agreement, covenants attached to real or tangible property, or other duly enforceable stipulations. In order to produce such a statement, assumptions about future events and conditions must be made.

In any case where a reasonable expectation of a future condition or event has been disclosed by the Grant Applicant, or is already known to Finance Department personnel, that information has been used as an Assumption in the fiscal impact statement. Expectations not known or not considered reasonably expected to occur have been excluded from the fiscal impact statement. If an event or condition may occur which would have a material and *direct* fiscal impact, but is not reasonably expected to occur, it is disclosed in the fiscal impact statement.

General Assumptions are made in this fiscal impact statement that the City Staff executing the grant program already possess the required knowledge and expertise to expertly perform all of the requirements of the grant, and that the information included by the Applicant in the grant application is true and correct. It is also assumed that no outside events will create a positive or negative influence on the grant program,

and that there will be no changes in the legal, operational, or economic environment in which the grant program, and the City as whole, operates, except as disclosed herein.

**Current Fiscal Impacts**

*Impacts on Revenue*

The grant application is in the amount of \$750,000.

*Impacts on Expenditures*

The City previously committed funds of \$959,862 for downtown fire protection improvements. These funds will be used to fulfill the \$250,000 CDBG matching funds requirement and fund the completion of the project.

The grant and City monies provide sufficient funds to achieve all of the required goals, however any cost overruns must be borne by the CRA Fund.

**Future Fiscal Impacts**

Maintenance costs, with the exception of the store front facade improvements, will be the responsibility of the City


**Certification**

We hereby certify that this fiscal impact statement is, to the best of our knowledge, a valid estimate of known present or future impacts anticipated to result from the application and acceptance of the aforementioned grant.

Approved By:



Bridget A. Denihan  
Interim Finance Director  
City of Lake Wales



Date



September 17, 2008

Mr. Andy Easton, AICP  
Andy Easton & Associates  
203 Ridgeland Road  
Tallahassee, Florida 32312

**RE: City of Lake Wales CDBG Revitalization – Tillman and 1<sup>st</sup> Street Parking Lot**

Dear Andy:

GAI Consultants, Inc. plans to develop biddable plans and specifications for a future parking lot at the northeast corner of 1<sup>st</sup> Street and Tillman Avenue in the City of Lake Wales, Florida. See attached location map.

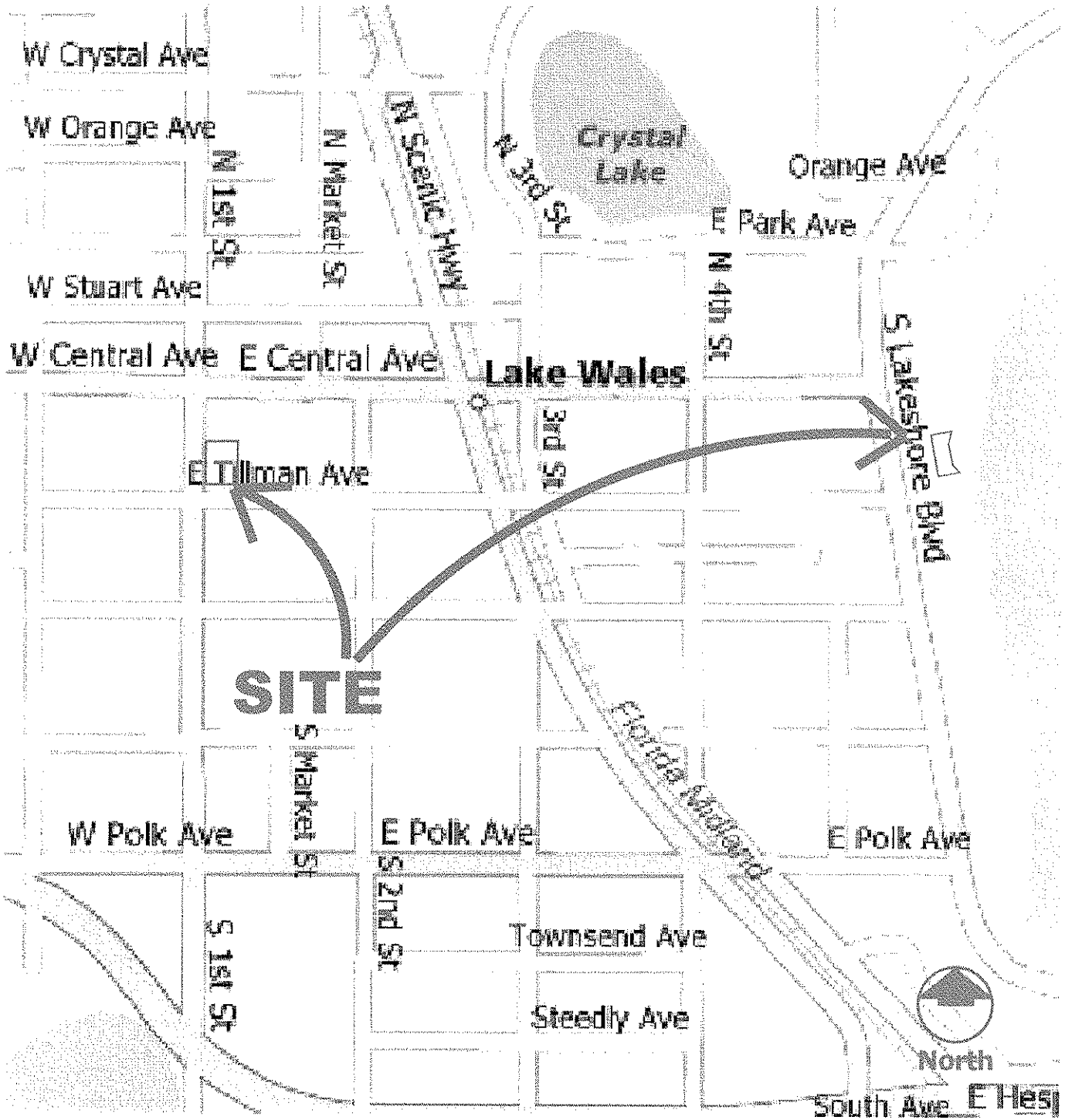
The Grant application is based on construction of a 38 space parking lot (2,350 square yards of grass parking with asphalt paved drive isles), wheel stops, rough grading and stabilization, sodding, and concrete drive aprons.

The estimate of probable construction costs for this project is \$50,000. Construction could begin as early as the first quarter of 2009, and would have a construction duration of approximated 120 calendar days.

Sincerely,  
GAI Consultants, Inc.

Robert A. Schanck, P.E.,  
Civil Engineering Department Manager





gai consultants

301 East Pine Street #1020  
Orlando, Florida 32801  
Phone: 407.423.8398

## LOCATION MAP

# TILLMAN AVENUE & 1ST STREET PARKING LOT LAKE WALES, FLORIDA

project no.: A081049.02

date: September 2008

scale: NTS

sheet no.: A-1

September 17, 2008

Mr. Andy Easton, AICP  
Andy Easton & Associates  
203 Ridgeland Road  
Tallahassee, Florida 32312

**RE: City of Lake Wales CDBG Revitalization – Stuart, Park, and Central Streetscapes**

Dear Andy:

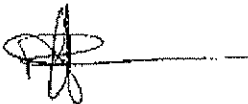
GAI Consultants, Inc. has developed biddable plans and specifications for streetscape improvements to the existing streetscape along Park, Stuart, and Central Avenues between Scenic Highway and 1<sup>st</sup> Street within the historic portion of the City of Lake Wales, Florida. See attached location map.

The CDBG Grant application is based on construction of a proposed streetscape project consisting of the addition of large canopy trees (High Rise Oaks, Magnolias, or Geiger) installed at a caliper size between 8" and 10" to provide the needed shade and urban area enhancement for the City of Lake Wales. The project would include the installation of Canary Sylvestris Palms (at 14' clear trunk) at locations where existing street lights are in close proximity to the proposed street tree installations. The height of these palms would not impact the light distribution onto the sidewalks, maintaining safe lighting levels for evening pedestrian activities. The project work will require some minor demolition of existing concrete walks located within the existing landscaped bump-outs along the project avenues. No changes will be made to the existing curb and gutter systems. Removal of some of the existing invasive and volunteer trees and over-pruned shrubs will also be required. The existing irrigation system will be reconstructed to meet the demands of the new trees, palms and shrubs. Low volume and/or drip type irrigation components will be utilized to conserve water as outlined in the attached bidding documents and specifications. The estimate of probable construction cost for the project is \$331,840 and the project will have a construction duration of approximately 150 calendar days. The work is scheduled to begin the first quarter of 2009.

There are four alternates to this project for future work intended to further enhance the above project work. These alternates include the installation of planting pots, additional landscape areas and associated irrigation work. The estimate of probable construction costs for the future work alternates is \$18,260 and the work will have construction duration of approximately 30 calendar days. Construction will be scheduled at a future date.

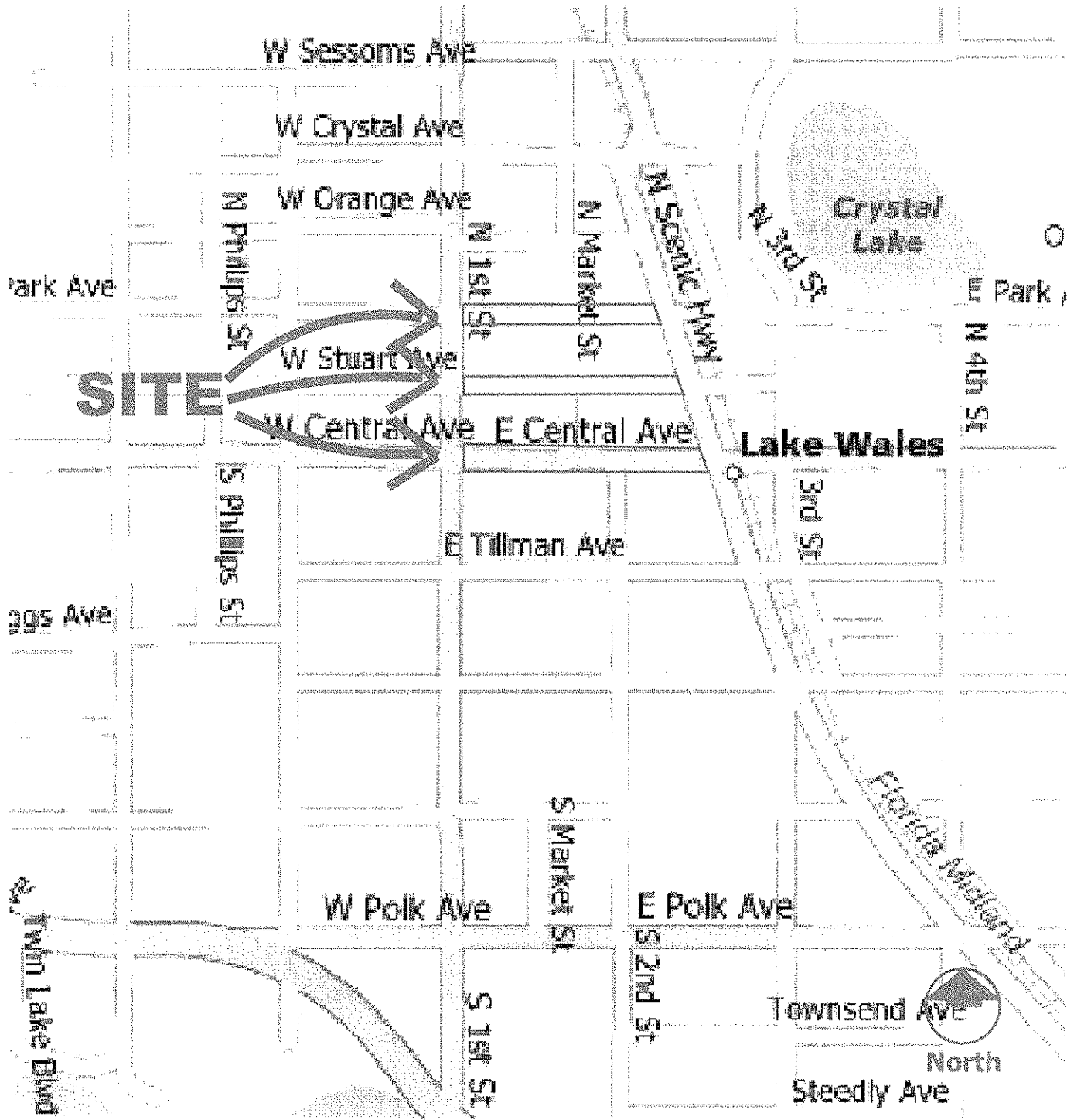
Sincerely,

GAI Consultants, Inc.



Robert A. Schanck, P.E.,  
Civil Engineering Department Manager





gai consultants

301 East Pine Street #1020  
 Orlando, Florida 32801  
 Phone: 407.423.8398

### LOCATION MAP

## SCENIC HWY TO 1ST ST. STREETSCAPE PROJECT LAKE WALES, FLORIDA

project no.: A081049.00

date: September 2008

scale: NTS

sheet no.: A-1



September 16, 2008

Mr. Andy Easton, AICP  
Andy Easton & Associates  
203 Ridgeland Road  
Tallahassee, Florida 32312

**RE: City of Lake Wales CDBG Revitalization – Lincoln Avenue Lighting Upgrades**

Dear Andy:

GAI Consultants, Inc. has developed biddable plans and specifications for roadway lighting upgrades along Lincoln Avenue from A Street to E Street in the City of Lake Wales, Florida. See attached location map.

The Grant application is based on a proposed project consisting of removing 42 deteriorated light poles and fixtures and replacing them with new poles and fixtures provided by Progress Energy. All existing wiring, conduit and pull boxes shall remain as a cost savings element to the project. Progress Energy will own and maintain the new poles and fixtures and will therefore be a sole source contractor for the project. The estimate of probable construction cost for the project is \$150,000. Construction is scheduled to begin the first quarter of 2009 and will have construction duration of approximately 90 calendar days.

There are two addition phases for future work. These include removal and replacement of 5 deteriorated light poles and fixtures on A Street and the removal and replacement of 11 deteriorated light poles and fixtures on B Street. Both of these projects are immediately adjacent to the above Lincoln Avenue project. The estimate of probable construction costs for the A Street project is \$20,100 and the B Street project is \$40,620. Construction will require approximately 30 calendar days to complete each of the projects. The work will be scheduled at a future date.

Sincerely,  
GAI Consultants, Inc.

Robert A. Schanck, P.E.,  
Civil Engineering Department Manager







gai consultants

301 East Pine Street #1020  
 Orlando, Florida 32801  
 Phone: 407.423.8398

### LOCATION MAP

## LINCOLN AVENUE STREET LIGHTING LAKE WALES, FLORIDA

project no.: A081049.00

date: September 2008

scale: NTS

sheet no.: A-1



September 16, 2008

Mr. Andy Easton, AICP  
Andy Easton & Associates  
203 Ridgeland Road  
Tallahassee, Florida 32312

**RE: City of Lake Wales CDBG Revitalization – Lincoln and C Street Parking Lot**

Dear Andy:

GAI Consultants, Inc. has developed biddable plans and specifications for a proposed parking lot at the southeast corner of Lincoln Avenue and C Street in the City of Lake Wales, Florida. See attached location map.

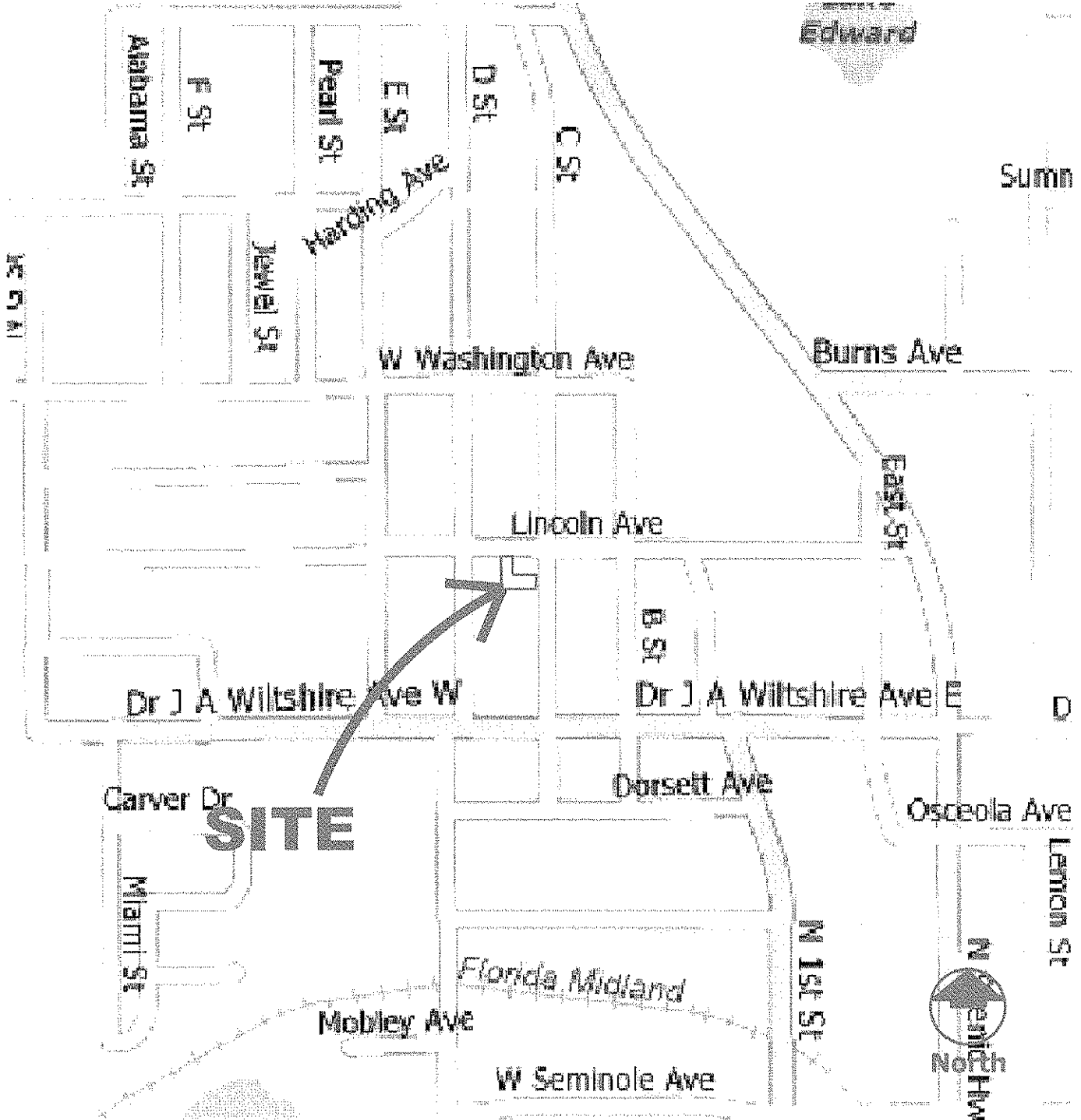
The Grant application is based on construction of Phase I of the proposed parking lot project and as outlined in the attached plans and specifications. The Phase I work will consist of constructing a 14 space parking lot (730 square yards of pavement), the stormwater management system, wheel stops, sidewalks, signage and sodding. The estimate of probable construction costs for Phase I of this project is \$75,000. The bidding forms identifying the Phase I work are outlined in the attached project manual under Phase I - Bid Option. Phase I construction is scheduled to begin in the first quarter of 2009, and will have a construction duration of approximated 120 calendar days.

The components of Phase II are future work intended to enhance the functional parking lot constructed in Phase 1. The Phase II work includes the addition of perimeter curbing, landscaping and lighting as outlined in the attached plans and specifications. The estimate of probable construction costs for Phase II of this project is \$64,000. Phase II construction will be scheduled at a future date and will have a construction duration of 45 calendar days.

Sincerely,  
GAI Consultants, Inc.

Robert A. Schanck, P.E.,  
Civil Engineering Department Manager





gai consultants  
 301 East Pine Street #1020  
 Orlando, Florida 32801  
 Phone: 407.423.8398

### LOCATION MAP

## LINCOLN AVENUE & C STREET PARKING LOT LAKE WALES, FLORIDA

project no.: A081049.01  
 date: September 2008  
 scale: NTS  
 sheet no.: A-1

**Contingency Items (future needs)**

**Lincoln Avenue Façade Improvement**

Address: 207 Lincoln Avenue Lake Wales, Florida 33853

Owner: Booker Young Jr.

**Parking on Tillman and First Street**

**Phase II on Lincoln and C Street parking lot**

**Additional lighting on A and B Streets**

*The above contingency items will be undertaken if funds are available.*