

St. Cloud City Council Regular Meeting
Thursday, September 18, 2025
City Hall - Council Chambers
1300 9th Street
6:30 PM
Agenda

Welcome to our Council meeting. In the interest of time efficiency and ensuring that everyone who wishes to address the Council is given the opportunity to do so, the following will apply to all comments made by the public. Each speaker shall be allotted 3 minutes to address the Council, unless such time is extended by the Mayor or by questions from Council. Groups shall designate a spokesperson to avoid repetition of comments. Every effort will be made to avoid interrupting speakers. Thank you for participating in your City Government.

I. Call to Order

II. Invocation

III. Pledge of Allegiance

IV. Roll Call

- Mayor Chris Robertson
- Deputy Mayor Ken Gilbert
- Council Member Jennifer A. Paul
- Council Member Kolby Urban
- Council Member Shawn Fletcher

V. Agenda Update

To include continued or add-on items, corrections, and/or deletions of existing items as submitted by the City Manager.

VI. Presentations

VII. Consent Agenda

The next portion of tonight's meeting is the consent agenda which contains items that have been determined to be routine and non-controversial. If anyone in the audience wishes to address a particular item on the consent agenda, now is the opportunity for you to do so. Additionally, if staff or members of the City Council wish to speak on a consent item, they have the same opportunity.

- 1) Resolution No. 2025-143R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to execute the Public Emergency Medical Transportation Letter of Agreement between the State of Florida Agency for Health Care Administration and the City of St. Cloud, authorizing the payment up to \$400,000.00 by the City, and providing an effective date.

COST: up to \$400,000.00

This item is to continue receiving supplemental Public Emergency Medical Transportation (PEMT) Medical Fees for Service (FFS) from the State of

Florida for emergency transport of Medicaid patients by the Fire Department.

- 2) Resolution No. 2025-145R, a resolution of the City Council of the City of St. Cloud, Florida, entering the First Amendment to the May 28, 2025, Memorandum of Understanding agreement with the School Board of Osceola County, Florida, Osceola County, and Center Lake Properties, LLLP, for property from the School Board to build an extension to Massachusetts Avenue and property to build Bluebird Groves Parkway. The Amendment is to extend the closing date of Bluebird Groves Parkway.

COST: Entering into a future Mobility Fee Credit Agreement for Bluebird Groves Parkway for an estimated \$1,721,195.63 in mobility fee credits (unchanged from the original agreement).

This item is to approve Resolution No. 2025-145R authorizing the Mayor to enter into a First Amendment to the May 28, 2025, Memorandum of Understanding between the School Board of Osceola County, Florida, Osceola County, and Center Lake Properties, LLLP, to obtain property to build both the Massachusetts Avenue Extension and Bluebird Groves Parkway.

VIII. Citizens Forum

Any person who desires to comment on any item not on this agenda is provided this opportunity to address the City Council. Each person is requested to complete a sign-in form to be provided to the presiding officer prior to, or as soon as is practical thereafter, the person addresses the Council.

IX. Public Hearings

- 1) **FINAL PUBLIC HEARINGS FOR RESOLUTION NO. 2025-097R**, a resolution of the City Council of the City of St. Cloud, Florida, establishing a final Ad Valorem Tax Millage for the City of St. Cloud for the fiscal year 2025/2026, the same being adopted prior to the adoption of a final budget for said period. (FINAL MILLAGE) (Above is full title) **ACTION ON RESOLUTION NO. 2025-097R**
- 2) **FINAL PUBLIC HEARINGS FOR RESOLUTION NO. 2025-098R**, a resolution of the City Council of the City of St. Cloud, Florida, establishing a final budget for the City of St. Cloud for the fiscal year 2025/2026; the same being adopted following the adoption of a final millage rate for said period.(FINAL BUDGET) (Above is full title) The total proposed fiscal year 2025/2026 budget is \$214,796,974 of which \$87,933,451 is attributed to the General Fund. Ad Valorem revenues \$32,251,555 (approximately 36.7% of total General Fund revenues) **ACTION ON RESOLUTION NO. 2025-098R**

X. Council Action

- 1) Discussion and possible action regarding the appeal for the Parking Determination of Neptune Road Apartments Project #PRK25-00001. The subject property is located approximately north of 13th Street, east of Old Canoe Creek Road,south of Neptune Road, and west of Sergeant Graham Road.

2) Discussion regarding Legislative Projects for Consideration

XI. First Readings and Introduction

The next items on the agenda are Ordinances before the Council for First Reading and Introduction for the sole purpose of the Council to authorize the publication of the ordinance for a final hearing. The Council will not take final action on the item tonight. Full presentations and public input on the ordinances will occur at the Final Hearing at which the Council will consider final action.

1) There are no First Readings and Introductions at this time

XII. City Attorney

XIII. City Manager

XIV. Mayor and Council Members

XV. Information Section and Report Section

Reports:

Warrant List #

2) Thursday, October 2, 2025 – Community Redevelopment Agency Meeting – 3:00 p.m. @ City Hall

Thursday, October 9, 2025 – City Council Meeting – 6:30 p.m. @ the St. Cloud Community Center

XVI. Adjournment

If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, such person will need a record of the proceedings and that, for such purpose, such person may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, and which record is not provided by the City of St. Cloud. (FS 286.0105) In accordance with the Americans With Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the Secretary/Clerk of the Committee/Board (listed below), prior to the meeting. (FS 286.26) City Clerk Ivy Llauro, 1300 9th Street, St. Cloud, FL. Phone 407-957-7300



Meeting: September 18, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-143R - Public Emergency
Medical Transportation Letter of Agreement.

Fire Department Agenda Item:

Resolution No. 2025-143R, a resolution of the City Council of the City of St. Cloud, Florida, authorizing and directing the City Manager to execute the Public Emergency Medical Transportation Letter of Agreement between the State of Florida Agency for Health Care Administration and the City of St. Cloud, authorizing the payment up to \$400,000.00 by the City, and providing an effective date.

COST: up to \$400,000.00

This item is to continue receiving supplemental Public Emergency Medical Transportation (PEMT) Medical Fees for Service (FFS) from the State of Florida for emergency transport of Medicaid patients by the Fire Department.

Strategic Key Focus Areas:

Effective Community Safety

Background Information:

Per Jason Miller, Fire Chief, since 2016 a program has been in place for Public EMS providers in the State of Florida to receive Public Emergency Medical Transportation (PEMT) Medical Fees for Service (FFS) supplemental payment reimbursements. Previously, the Council approved the City to enter into agreements with the seven Medical Managed Care Organizations (MCOs) in our region in order to receive additional supplemental payments for Medicaid patients transported by the Fire Department. The PEMT program provides supplemental payments to eligible public entities that meet specific requirements and provide emergency medical transportation to Medicaid recipients. In order to continue to receive these funds, the City needs to execute a Letter of Agreement through the Agency for Health Care Administration in the amount up to \$400,000.00 for FY 25/26.

SECTION I. The City Council does hereby authorize and direct the City Manager to execute the Public Emergency Medical Transportation Letter of Agreement between the City and the State of Florida Agency for Health Care Administration, as approved by the City Attorney, and does further authorize and approve the payment up to \$400,000.00 to the State of Florida Agency for Health Care Administration for the City's participation in the Public Emergency Medical Transportation appropriation program.

Legal Authority:

City of St. Cloud, Florida, City Charter No. 2.04.

Budget and Recommendation:

Proposed Budget FY24-25: up to \$400,000.00 / Actual Cost: \$325,263.07
General Fund

001-6520-526.46-01

Staff recommends **APPROVAL** of this request.

Finance Director's Comments:

Finance Director recommends **Approval** of this item.

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends approval

City Council Action:

FINAL ACTION 9/18/2025

Attachments:

1. Resolution 2025-143R
2. PEMT SFY 2025-26 LOA_St. Cloud Fire Rescue
3. AHCA Year 7 PEMT Model - Sept 2025
4. IGT Questionnaire 2025

RESOLUTION NO. 2025-143R

A RESOLUTION OF THE CITY COUNCIL OF ST. CLOUD, FLORIDA, AUTHORIZING AND DIRECTING THE CITY MANAGER TO EXECUTE THE PUBLIC EMERGENCY MEDICAL TRANSPORTATION LETTER OF AGREEMENT BETWEEN THE STATE OF FLORIDA AGENCY FOR HEALTH CARE ADMINISTRATION AND THE CITY OF ST. CLOUD, AUTHORIZING THE PAYMENT UP TO \$400,000.00 BY THE CITY, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City, desires to participate in the Public Emergency Medical Transportation appropriation program created by Florida Senate Bill 2500, the General Appropriations Act of State Fiscal Year 2025-2026; and

WHEREAS, participation in the program requires the City of St. Cloud, as a non-Medicaid governmental entity to fund an Intergovernmental Transfer to the State of Florida Agency for Health Care Administration; and

WHEREAS, the City Council of the City of St. Cloud, Florida has determined that it is in the best interest of the City to participate in the Public Emergency Medical Transportation program.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Cloud, Florida, as follows:

SECTION I. The City Council does hereby authorize and direct the City Manager to execute the Public Emergency Medical Transportation Letter of Agreement between the City and the State of Florida Agency for Health Care Administration, as approved by the City Attorney, and does further authorize and approve the payment up to \$400,000.00 to the State of Florida Agency for Health Care Administration for the City's participation in the Public Emergency Medical Transportation appropriation program.

SECTION II. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida, on this 18th day of September 2025.

CITY OF ST. CLOUD

Christopher Robertson, Mayor

ATTEST:

Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED
deBeaubien, Simmons, Knight, Mantzaris, & Neal, LLP

Daniel F. Mantzaris, City Attorney

Public Emergency Medical Transportation Letter of Agreement

THIS LETTER OF AGREEMENT (LOA) is made and entered into in duplicate on the _____ day of _____ 2025, by and between **City of St. Cloud** (the “IGT Provider”) on behalf of **St. Cloud Fire Rescue**, and the State of Florida, **Agency for Health Care Administration** (the “Agency”), for good and valuable consideration, the receipt and sufficiency of which is acknowledged.

DEFINITIONS

“Intergovernmental Transfers (IGTs)” means transfers of funds from a non-Medicaid governmental entity (e.g., counties, hospital taxing districts, providers operated by state or local government) to the Medicaid agency. IGTs must be compliant with 42 CFR Part 433 Subpart B.

“Medicaid” means the medical assistance program authorized by Title XIX of the Social Security Act, 42 U.S.C. §§ 1396 et seq., and regulations thereunder, as administered in Florida by the Agency.

“Public Emergency Medical Transportation (PEMT),” pursuant to the General Appropriation Act, Laws of Florida 2025-198 is the program that provides supplemental payments for eligible Public Emergency Medical Transportation (PEMT) entities that meet specified requirements and provide emergency medical transportation services to Medicaid beneficiaries.

A. GENERAL PROVISIONS

1. Per Senate Bill 2500, the General Appropriations Act of State Fiscal Year 2025-2026, passed by the 2025 Florida Legislature, the IGT Provider and the Agency agree that the IGT Provider will remit IGT funds to the Agency in an amount not to exceed the total of **\$325,263.07**. The IGT Provider and the Agency have agreed that these IGT funds will only be used for the PEMT program.
2. The IGT Provider will return the signed LOA to the Agency.
3. The IGT Provider will pay IGT funds to the Agency in an amount not to exceed the total of **\$325,263.07**. The IGT Provider will transfer payments to the Agency in the following manner:
 - a. Per Florida Statute 409.908, annual payments for the months of July 2025 through June 2026 are due to the Agency no later than October 31, 2025, unless an alternative plan is specifically approved by the agency.
 - b. The Agency will bill the IGT Provider when payment is due.
4. The IGT Provider and the Agency agree that the Agency will maintain necessary records and supporting documentation applicable to health services covered by this LOA in accordance with public records laws and established retention schedules.

a. AUDITS AND RECORDS

- i. The IGT Provider agrees to maintain books, records, and documents (including electronic storage media) pertinent to performance under this LOA in accordance with generally accepted accounting procedures and practices, which sufficiently and properly reflect all revenues and expenditures of funds provided.
- ii. The IGT Provider agrees to assure that these records shall be subject at all reasonable times to inspection, review, or audit by state personnel and other personnel duly authorized by the Agency, as well as by federal personnel.
- iii. The IGT Provider agrees to comply with public record laws as outlined in section 119.0701, Florida Statutes.

b. RETENTION OF RECORDS

- i. The IGT Provider agrees to retain all financial records, supporting documents, statistical records, and any other documents (including electronic storage media) pertinent to performance under this LOA for a period of six (6) years after termination of this LOA, or if an audit has been initiated and audit findings have not been resolved at the end of six (6) years, the records shall be retained until resolution of the audit findings.
- ii. Persons duly authorized by the Agency and federal auditors shall have full access to and the right to examine any of said records and documents.
- iii. The rights of access in this section must not be limited to the required retention period but shall last as long as the records are retained.

c. MONITORING

- i. The IGT Provider agrees to permit persons duly authorized by the Agency to inspect any records, papers, and documents of the IGT Provider which are relevant to this LOA.

d. ASSIGNMENT AND SUBCONTRACTS

- i. The IGT Provider agrees to neither assign the responsibility of this LOA to another party nor subcontract for any of the work contemplated under this LOA without prior written approval of the Agency. No such approval by the Agency of any assignment or subcontract shall be deemed in any event or in any manner to provide for the incurrence of any obligation of the Agency in addition to the total dollar amount agreed upon in this LOA. All such assignments or subcontracts shall be subject to the conditions of this LOA and to any conditions of approval that the Agency shall deem necessary.

- 5. This LOA may only be amended upon written agreement signed by both parties. The IGT Provider and the Agency agree that any modifications to this LOA shall be in the same form, namely the exchange of signed copies of a revised LOA.
- 6. The IGT Provider confirms that there are no pre-arranged agreements (contractual or otherwise) between the respective counties, taxing districts, and/or the providers to re-

direct any portion of these aforementioned supplemental payments in order to satisfy non-Medicaid, non-uninsured, and non-underinsured activities.

7. The IGT Provider agrees the following provision shall be included in any agreements between IGT Provider and local providers where IGT funding is provided pursuant to this LOA. Funding provided in this agreement shall be prioritized so that designated IGT funding shall first be used to fund the Medicaid program and used secondarily for other purposes.
8. This LOA covers the period of July 1, 2025, through June 30, 2026, and shall be terminated September 30, 2026, which includes the state's certified forward period.
9. This LOA may be executed in multiple counterparts, each of which shall constitute an original, and each of which shall be fully binding on any party signing at least one counterpart.

PEMT Local Intergovernmental Transfers	
Program / Amount	State Fiscal Year 2025-2026
Estimated IGTs	\$325,263.07
Total Funding Not to Exceed	\$325,263.07

IN WITNESS WHEREOF, the parties have caused this page Letter of Agreement to be executed by their undersigned officials as duly authorized.

CITY OF ST. CLOUD

SIGNED
BY: _____

NAME: _____

TITLE:

DATE: _____

**STATE OF FLORIDA, AGENCY FOR
HEALTH CARE ADMINISTRATION**

SIGNED
BY: _____

NAME: Stephanie Scanlon

TITLE: Chief of Medicaid Program
Finance

DATE: _____

	Medicaid Number	Provider	Total Allotment	Total IGTs Needed	Net New Federal Funding
1	088173200	Alachua County Fire Rescue	\$ 5,924,973.96	\$ 2,534,703.86	\$ 3,390,270.10
2	110095100	Baker County Fire Rescue	\$ 234,519.04	\$ 100,327.25	\$ 134,191.79
3	124356900	Bay County EMS Division	\$ 2,360,783.46	\$ 1,009,943.17	\$ 1,350,840.29
4	400001300	Boynton Beach Fire Rescue	\$ 1,145,775.22	\$ 490,162.64	\$ 655,612.58
5	099404900	Bradford County EMS	\$ 1,042,112.82	\$ 445,815.86	\$ 596,296.96
6	088137600	Brevard County Fire Rescue	\$ 3,269,794.25	\$ 1,398,817.98	\$ 1,870,976.27
7	400042100	Broward Sheriffs Fire Rescue	\$ 4,443,013.19	\$ 1,900,721.04	\$ 2,542,292.15
8	089925900	Charlotte County Fire & EMS Departme	\$ 1,863,428.45	\$ 797,174.69	\$ 1,066,253.76
9	113842700	Citrus County Fire Rescue	\$ 3,131,328.22	\$ 1,339,582.21	\$ 1,791,746.01
10	112679700	City of Coconut Creek - Fire Rescue	\$ 216,056.91	\$ 92,429.14	\$ 123,627.77
11	400039100	City of Coral Springs Fire Departmen	\$ 999,325.57	\$ 427,511.48	\$ 571,814.09
12	125443300	City of Fernandina Beach Fire Dept	\$ 52,392.55	\$ 22,413.53	\$ 29,979.02
13	400009900	City of Greenacres	\$ 434,858.19	\$ 186,032.33	\$ 248,825.86
14	400007200	City of Hialeah Fire Department	\$ 957,661.01	\$ 409,687.38	\$ 547,973.63
15	088104000	City of Jacksonville Fire and Rescue	\$ 12,975,015.61	\$ 5,550,711.68	\$ 7,424,303.93
16	014564900	City of Key West Fire Department	\$ 238,261.37	\$ 101,928.21	\$ 136,333.16
17	400037400	City of Lauderdale Hill Fire Rescue Depar	\$ 1,817,896.83	\$ 777,696.26	\$ 1,040,200.57
18	089282300	City of Margate	\$ 527,168.87	\$ 225,522.84	\$ 301,646.03
19	087475200	City of Miami Fire Rescue Department	\$ 8,047,995.03	\$ 3,442,932.27	\$ 4,605,062.76
20	088070100	City of Miramar Fire Rescue	\$ 434,109.72	\$ 185,712.14	\$ 248,397.58
21	008855600	City of Ocoee Fire Department	\$ 934,458.60	\$ 399,761.39	\$ 534,697.21
22	400040400	City of Plantation	\$ 668,005.04	\$ 285,772.56	\$ 382,232.48
23	400057900	City of Stuart Fire Rescue	\$ 225,537.46	\$ 96,484.93	\$ 129,052.53
24	113723400	City of Sunrise Fire Rescue	\$ 1,304,948.79	\$ 558,257.09	\$ 746,691.70
25	400041200	City of Tamarac Fire Department	\$ 679,980.48	\$ 290,895.65	\$ 389,084.83
26	022548000	City of Tampa Fire Department	\$ 4,656,824.70	\$ 1,992,189.61	\$ 2,664,635.09
27	088103100	Clay CBOCC - Clay County Fire Rescue	\$ 1,721,344.84	\$ 736,391.32	\$ 984,953.52
28	089707800	Collier County EMS Department	\$ 1,655,105.68	\$ 708,054.21	\$ 947,051.47
29	088100700	County of Desoto BCC - Desoto County	\$ 336,809.27	\$ 144,087.00	\$ 192,722.27
30	003997800	County of Volusia	\$ 7,138,485.27	\$ 3,053,844.00	\$ 4,084,641.27
31	020395700	Delray Beach Fire Rescue	\$ 658,399.74	\$ 281,663.41	\$ 376,736.33
32	088175900	Dixie County BOCC - Dixie County ES	\$ 459,058.55	\$ 196,385.25	\$ 262,673.30
33	088087600	Flagler County Fire Rescue Departmen	\$ 927,472.92	\$ 396,772.92	\$ 530,700.00
34	400063300	Fort Lauderdale Fire Department Resc	\$ 3,128,958.08	\$ 1,338,568.27	\$ 1,790,389.81
35	400045500	Fort Myers Beach Fire Department	\$ 9,979.53	\$ 4,269.24	\$ 5,710.29
36	109865100	Gadsden County EMS	\$ 1,916,694.21	\$ 819,961.78	\$ 1,096,732.43
37	089871600	Gilchrist County	\$ 549,872.31	\$ 235,235.38	\$ 314,636.93
38	088053100	Hamilton County Ambulance Service	\$ 397,559.68	\$ 170,076.03	\$ 227,483.65
39	400115000	Hardee County Board of County Commis	\$ 224,539.51	\$ 96,058.00	\$ 128,481.51
40	084839500	Hendry County	\$ 611,620.68	\$ 261,651.33	\$ 349,969.35
41	112349200	Hernando County and Fire Rescue Dist	\$ 5,383,085.28	\$ 2,302,883.88	\$ 3,080,201.40
42	111363700	Highlands County EMS	\$ 1,587,120.11	\$ 678,969.98	\$ 908,150.13
43	088084100	Hillsborough County Fire Rescue	\$ 8,095,647.31	\$ 3,463,317.92	\$ 4,632,329.39
44	088031100	Hollywood Fire Rescue & Beach Safety	\$ 1,062,820.35	\$ 454,674.55	\$ 608,145.80
45	114515300	Holmes County	\$ 628,710.63	\$ 268,962.41	\$ 359,748.22
46	088224100	Indian River County Department of Em	\$ 1,335,635.85	\$ 571,385.02	\$ 764,250.83
47	088024800	Jackson County Fire Rescue	\$ 1,308,940.60	\$ 559,964.79	\$ 748,975.81
48	088061200	Jefferson County Ambulance Service	\$ 389,326.56	\$ 166,553.90	\$ 222,772.66
49	084438100	Kissimmee Fire Department	\$ 1,595,727.45	\$ 682,652.21	\$ 913,075.24
50	103181100	Lake Emergency Medical Services	\$ 4,057,304.21	\$ 1,735,714.74	\$ 2,321,589.47
51	400105200	Lake Mary Fire Department	\$ 265,455.60	\$ 113,561.91	\$ 151,893.69
52	088022100	Lee County EMS	\$ 6,350,601.08	\$ 2,716,787.14	\$ 3,633,813.94
53	400024200	Lehigh Acres Fire Control and Rescue	\$ 1,695,398.05	\$ 725,291.29	\$ 970,106.76
54	400101000	Leon County EMS	\$ 8,082,424.42	\$ 3,457,661.17	\$ 4,624,763.25
55	088051500	Levy County Department of Public Saf	\$ 1,137,417.36	\$ 486,587.15	\$ 650,830.21
56	117949700	Lighthouse Point	\$ 72,351.62	\$ 30,952.02	\$ 41,399.60
57	400035800	Longwood Fire Department	\$ 300,009.73	\$ 128,344.16	\$ 171,665.57
58	088042600	Madison County	\$ 679,731.00	\$ 290,788.92	\$ 388,942.08
59	400064100	Maitland Fire Rescue Department	\$ 203,083.51	\$ 86,879.13	\$ 116,204.38
60	088030200	Manatee County Department of Public	\$ 3,320,689.87	\$ 1,420,591.13	\$ 1,900,098.74
61	000683100	Marion County Fire Rescue	\$ 8,755,918.21	\$ 3,745,781.81	\$ 5,010,136.40
62	083903500	Martin County Fire Rescue	\$ 1,040,366.40	\$ 445,068.75	\$ 595,297.65
63	110344600	Miami Beach Fire Rescue Department	\$ 533,780.31	\$ 228,351.22	\$ 305,429.09
64	083899301	Miami-Dade County Fire Rescue	\$ 13,819,371.49	\$ 5,911,927.13	\$ 7,907,444.36
65	087736100	Monroe County Fire Rescue (MCFR)	\$ 205,827.88	\$ 88,053.17	\$ 117,774.71
66	088086800	Nassau County Fire Rescue	\$ 1,281,746.37	\$ 548,331.10	\$ 733,415.27
67	400050100	North Lauderdale Fire Rescue	\$ 609,624.77	\$ 260,797.48	\$ 348,827.29
68	088048500	North Port Fire Rescue	\$ 684,346.53	\$ 292,763.45	\$ 391,583.08
69	400006400	Oakland Park Fire Rescue	\$ 266,453.55	\$ 113,988.83	\$ 152,464.72
70	017422000	Okaloosa County EMS	\$ 3,793,969.26	\$ 1,623,060.05	\$ 2,170,909.21
71	088046900	Okeechobee County Fire Rescue	\$ 725,387.36	\$ 310,320.71	\$ 415,066.65
72	400038200	Orange County Fire Rescue EMS Bureau	\$ 12,301,896.06	\$ 5,262,751.13	\$ 7,039,144.93
73	003655700	Orlando Fire Department	\$ 4,447,628.73	\$ 1,902,695.57	\$ 2,544,933.16
74	089085500	Osceola County Fire Dept	\$ 3,426,597.67	\$ 1,465,898.49	\$ 1,960,699.18
75	400032300	Oviedo Fire Department	\$ 179,132.63	\$ 76,632.94	\$ 102,499.69
76	400028500	Palm Beach County Fire Rescue	\$ 9,086,116.04	\$ 3,887,040.44	\$ 5,199,075.60
77	018248400	Palm Beach Gardens Fire Rescue	\$ 541,514.45	\$ 231,659.88	\$ 309,854.57
78	088120100	Pasco County Board of County Commis	\$ 9,869,384.70	\$ 4,222,122.77	\$ 5,647,261.93
79	085063200	Pembroke Pines Fire Rescue	\$ 1,634,772.38	\$ 699,355.62	\$ 935,416.76
80	087678000	Pinellas County EMS Authority dba Su	\$ 22,869,473.89	\$ 9,783,560.93	\$ 13,085,912.96
81	113731200	Plant City Fire Rescue	\$ 778,403.64	\$ 333,001.08	\$ 445,402.56
82	088015900	Polk County Board of County Commissi	\$ 11,664,079.10	\$ 4,989,893.04	\$ 6,674,186.06

	Medicaid Number	Provider	Total Allotment	Total IGTs Needed	Net New Federal Funding
83	400002100	Pompano Beach Fire Rescue	\$ 2,113,790.00	\$ 904,279.36	\$ 1,209,510.64
84	400021800	Riviera Beach Fire Department	\$ 1,084,650.58	\$ 464,013.52	\$ 620,637.06
85	400047100	Sanford Fire Department	\$ 1,042,861.28	\$ 446,136.06	\$ 596,725.22
86	084662700	Sarasota County Fire Department	\$ 2,957,933.82	\$ 1,265,404.09	\$ 1,692,529.73
87	400046300	Seminole County EMS/Fire Rescue Divi	\$ 2,956,312.14	\$ 1,264,710.34	\$ 1,691,601.80
88	111179500	South Walton Fire District	\$ 483,258.92	\$ 206,738.17	\$ 276,520.75
89	088499500	St. Cloud Fire Rescue	\$ 760,315.73	\$ 325,263.07	\$ 435,052.66
90	088065500	St. Lucie County Fire District	\$ 6,396,631.68	\$ 2,736,479.03	\$ 3,660,152.65
91	116069400	Sumter County Fire & EMS	\$ 1,369,815.76	\$ 586,007.18	\$ 783,808.58
92	088085000	Suwannee County Fire Rescue	\$ 802,354.52	\$ 343,247.26	\$ 459,107.26
93	089269600	Temple Terrace Fire Department	\$ 556,483.75	\$ 238,063.75	\$ 318,420.00
94	400051000	The Town of Davie Fire Rescue	\$ 815,078.42	\$ 348,690.55	\$ 466,387.87
95	088723400	Union County Fire Rescue	\$ 472,530.93	\$ 202,148.73	\$ 270,382.20
96	088105800	Wakulla County Fire Rescue	\$ 675,739.18	\$ 289,081.22	\$ 386,657.96
97	023813300	Walton County Fire Rescue	\$ 1,703,631.16	\$ 728,813.41	\$ 974,817.75
98	087867700	West Palm Beach Fire Rescue	\$ 597,524.59	\$ 255,621.02	\$ 341,903.57
99	111779200	Winter Garden Fire Rescue Department	\$ 546,878.45	\$ 233,954.60	\$ 312,923.85
100	003458200	Winter Park Fire-Rescue	\$ 274,811.41	\$ 117,564.32	\$ 157,247.09
	Totals		\$ 260,000,000.00	\$ 111,228,000.02	\$ 148,771,999.98



Intergovernmental Transfers Questionnaire

IGT Provider Name: City of St Cloud
Health Care Provider Name: St Cloud Fire Rescue Department
IGT Amount: \$325,263.07
State Fiscal Year Ending: 6/30/2026

1. What type of governmental entity is your organization considered? (county, city, hospital taxing district, or other)

City

If other, please explain

2. Does your organization have a relationship with the provider for which you contribute IGTs as named in the preamble of the enclosed Letter of Agreement (LOA)?

Yes

If yes, please describe your relationship, including services provided to/by the provider to/by the organization and any other financial transactions between the provider and the organization.

Yes, we are a provider.

3. Please describe the source of the IGT funding for your organization, including whether the source is from a tax, a provider donation, or other funds. Provide the amount of funding from each source.

Source	Amount
General Fund Revenue	\$ 325,263
	\$ -
	\$ -

If other, please explain

- a. Verify whether the funds are public funds as defined by 42 CFR § 433.51, and exclude any federal funds.

No

If no, please explain

We are not using public funds that are claimed in FFP

4. Does your organization have taxing authority?

Yes

5. If the source of IGT funding is from taxes, please answer the following questions:

a. Is the tax a state, county, city, or hospital district tax?

City

If other, please explain

b. What entities are taxed?

Residential and Commercial

c. What is the tax structure (i.e. property tax, percentage of revenue, assessment, etc.)?

Property Tax

d. What is the amount or percent of the tax?

.51128% or \$5.1128 per \$1,000 assessed value

e. Does at least 85% of the burden of the tax revenue fall on health care providers as defined in 42 CFR §433.55? (Provide the total tax revenue and the health care provider tax burden) If so, please answer the following questions:

	Amount
Total Tax Burden	\$ -
Healthcare Provider Tax Burden	\$ -
	0.00%

i) Is the tax broad based? A broad based tax can be defined as a tax that is imposed on at least all health care items or services in the class or providers of such items or services furnished by all non-Federal, non-public providers in the State, and is imposed uniformly, pursuant to 42 CFR § 433.68.

If no, please explain

- ii) Is the tax uniform across all entities being taxed? Based on 42 CFR § 433.68, a health care-related tax will be considered to be imposed uniformly even if it excludes Medicaid or Medicare payments (in whole or in part), or both; or in the case of health care-related tax based on revenue or receipts with respect to a class of items or services, if it excludes either Medicaid or Medicare revenue with respect to a class of items or services, or both. The exclusion of Medicaid revenue must be applied uniformly to all providers being taxed.

If no, please explain

- iii) Is the tax generally redistributive and a waiver of the broad-based or uniform tax requirement was granted in accordance with 42 CFR §433.68(e)?

If no, please explain

- iv) Does the tax program comply with the hold harmless provisions included in 42 CFR § 433.68(f)?

If no, please explain

- v) Does every tax paying entity receive a supplemental payment equal to or exceeding its tax cost?

If yes, please explain

6. Please answer the following regarding provider funds received from the healthcare entity and/or other health care entities.

- a. Are provider voluntary payments or in-kind services received by the organization as defined in 42 CFR § 433.52?

No

- b. How much of the organization's revenue is received from provider-related donations (Provide the total revenue and the provider-related donation amounts)?

	Amount
Total Revenue	\$ -
Provider Related Donations	\$ -

- c. Do individual provider donations exceed \$5,000 per year or \$50,000 per year for a health care organizational entity?

No

If yes, please list the provider and payment amount.

Provider Name	Funding Source	Amount
		\$ -
		\$ -
		\$ -

- d. Does any portion of the provider donation constitute as a "bona fide donation" pursuant to 42 CFR § 433.54? 42 CFR § 433.54 requires donations will not be returned to the individual provider, the provider class, or related entity under a hold harmless provision.

No

- e. Is there an agreement between the IGT provider and the health care entity? If so, please specify whether the agreement is written and provide the details.

7. Were funds utilized for the IGT specifically appropriated by the organization's board?

Yes

If yes, provide the board minutes and date of the appropriation.

I _____ certify that the statements and information contained in this submittal are true, accurate, and complete.

Signature of Officer or Administrator

Title

Date



Meeting: September 18, 2025

Agenda Item Type: Consent Agenda
Resolution No. 2025-145R First Amendment
Bluebird Groves Prkwy. MOU

Public Works Agenda Item:

Resolution No. 2025-145R, a resolution of the City Council of the City of St. Cloud, Florida, entering the First Amendment to the May 28, 2025, Memorandum of Understanding agreement with the School Board of Osceola County, Florida, Osceola County, and Center Lake Properties, LLLP, for property from the School Board to build an extension to Massachusetts Avenue and property to build Bluebird Groves Parkway. The Amendment is to extend the closing date of Bluebird Groves Parkway.

COST: Entering into a future Mobility Fee Credit Agreement for Bluebird Groves Parkway for an estimated \$1,721,195.63 in mobility fee credits (unchanged from the original agreement).

This item is to approve Resolution No. 2025-145R authorizing the Mayor to enter into a First Amendment to the May 28, 2025, Memorandum of Understanding between the School Board of Osceola County, Florida, Osceola County, and Center Lake Properties, LLLP, to obtain property to build both the Massachusetts Avenue Extension and Bluebird Groves Parkway.

Strategic Key Focus Areas:

Effective Community Safety

Background Information:

This is an amendment to the original agreement, extending the closing date.

Bluebird Groves Parkway is needed for a driveway connection for the School Board of Osceola County's new high school on Nova Road. The City of St. Cloud, Osceola County, the School Board of Osceola County, and Center Lake Properties, LLLP, are entering a Memorandum of Understanding to provide additional right-of-way for the roadway and associated stormwater ponds. The Memorandum of Understanding also provides for the School Board to convey right-of-way to the City of St. Cloud for the extension of Massachusetts Avenue and an associated stormwater pond.

In return The City of St. Cloud, Osceola County, and a third-party developer will enter into an Agreement for the purpose of setting forth the terms and conditions under which Mobility Fee Credits and cash reimbursement, at the jurisdiction's discretion, will be provided to the developer for the transportation improvements on Bluebird Groves Parkway.

Legal Authority:

City of St. Cloud Code of Ordinances, Part 1- Charter and Related Laws, Subpart A - Charter, Article II, Powers of City, specifically Section 2.04, General Powers.

Section 163.01, Florida Statutes, Florida Interlocal Cooperation Act of 1969.

Budget and Recommendation:**COST:**

The original agreement includes the following:

- Mobility Fee Credits: The City agrees to enter into a future agreement to provide a developer an estimated \$1,721,195.63 in mobility fee credits for the design, engineering, construction, and inspection of a portion of Bluebird Groves Parkway, a framework roadway. There is no cost change with the first amendment to the agreement.

Staff recommends **APPROVAL** of Resolution 2025-145R to enter a First Amendment to the May 28, 2025 Memorandum of Understanding Agreement with the School Board of Osceola County, Osceola County and Center Lake Properties, LLLP for property from the School Board to build an extension to Massachusetts Avenue and property to build Bluebird Groves Parkway.

Finance Director's Comments:

Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends approval

City Council Action:

09/18/2025 - Final action

Attachments:

1. Resolution No. 2025-145R
2. First Amendment for the Bluebird Groves Parkway Memorandum of Understanding (SB executed)-
3. Resolution No. 2025-037R executed by City of St. Cloud

RESOLUTION NUMBER 2025-145R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR TO ENTER INTO A FIRST AMENDMENT TO THE MAY 28, 2025, MEMORANDUM OF UNDERSTANDING AGREEMENT WITH THE SCHOOL BOARD OF OSCEOLA COUNTY, OSCEOLA COUNTY AND CENTER LAKE PROPERTIES FOR THE CONVEYANCE OF PROPERTY AND RIGHT-OF-WAY FOR BLUEBIRD GROVES PARKWAY AND MASSACHUSETTS AVENUE EXTENSION AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, School Board, City, Developer and County entered into the Bluebird Groves Parkway Memorandum of Understanding on May 28, 2025 (“**Agreement**”) pursuant to which the School Board would sell to the City the Massachusetts Avenue Property and the Bluebird Stormwater Property, and Developer would sell to School Board the Developer Property; and

WHEREAS, the Bluebird Groves Parkway Closing was to occur on September 4, 2025; and

WHEREAS, the parties require an extension of the closing date.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of St. Cloud, Florida, as follows:

SECTION I. The City Council does hereby approve and authorize the Mayor to enter into the First Amendment to the May 28, 2025, Memorandum of Understanding Agreement between the School Board of Osceola County, Osceola County, Center Lake Properties and the City of St. Cloud and as more particularly set forth in Exhibit “A”.

SECTION II. This resolution shall take effect immediately upon its adoption.

PASSED AND ADOPTED by the City Council of the City of St. Cloud, Florida, on this 18th day of September 2025.

CITY OF ST. CLOUD

Christian B. Robertson, Mayor

ATTEST:

Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED.
deBeaubien, Simmons, Knight, Mantzaris & Neal, LLP

Daniel F. Mantzaris, City Attorney

FIRST AMENDMENT TO BLUEBIRD GROVES PARKWAY MEMORANDUM OF UNDERSTANDING

THIS FIRST AMENDMENT TO BLUEBIRD GROVES PARKWAY MEMORANDUM OF UNDERSTANDING ("First Amendment") is made as of the last date signed below, by and between the **SCHOOL BOARD OF OSCEOLA COUNTY, FLORIDA**, a public body corporate organized and existing under the Constitution and laws of the State of Florida, ("**School Board**"), the **CITY OF ST. CLOUD**, a municipal corporation organized and existing under the laws of the State of Florida , ("**City**"), **CENTER LAKE PROPERTIES, LLLP**, a Florida limited liability limited partnership ("**Developer**"), and the **BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA** ("**County**"), a political subdivision of the State of Florida .

WITNESSETH:

WHEREAS, School Board, City, Developer and County entered into the Bluebird Groves Parkway Memorandum of Understanding on May 25, 2025 ("**Agreement**") pursuant to which the School Board would sell to the City the Massachusetts Avenue Property and the Bluebird Stormwater Property, and Developer would sell to School Board the Developer Property; and

WHEREAS, the Bluebird Groves Parkway Closing was to occur on September 4, 2025; and

WHEREAS, the parties require an extension of the closing date.

NOW THEREFORE, in consideration of the premises, conditions, mutual and reciprocal obligations, and covenants contained herein; and for other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged by and among the parties; the parties to this Agreement hereby agree as follows:

1. **RECITALS**. The foregoing recitals in the WHEREAS clauses are true and correct and are incorporated herein and made a part of this Agreement by reference.
2. **EFFECTIVE DATE**. The later of the date of approval by the Developer, City Council of the City of St. Cloud, the Board of County Commissioners of Osceola County, or the School Board of Osceola County, Florida, shall be referred to herein as the "**Effective Date**."
3. **EXTENSION OF CLOSING DATE**. The Bluebird Groves Parkway Closing shall occur on or before November 7, 2025.
4. **CAPITALIZED TERMS**. Terms not defined in this First Amendment shall have the meaning provided in the Agreement.

5. NO FURTHER CHANGES. Except as expressly provided in this First Amendment, no other terms, conditions, provisions, or obligations of the Agreement have been amended or altered by this First Amendment, and thus, shall remain in full force and effect.

6. CONFLICTS. If any terms of this First Amendment shall conflict with any terms of the Agreement, then this First Amendment shall supersede any such conflicting terms in the Agreement.

7. COUNTERPARTS. This First Amendment may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same instrument, and signature pages from one counterpart may be removed and attached to another counterpart to create a single, integrated counterpart with all necessary signatures. Delivery of an executed signature page of this First Amendment by facsimile or electronic transmission shall be as effective as delivery of a manually-executed counterpart thereof and may be used to all purposes. Signatures of the parties transmitted by facsimile or electronic transmission shall be deemed to be their original signatures for all purposes.

[Remainder of Page Intentionally Left Blank. Signature Pages Follow.]

IN WITNESS WHEREOF, the parties hereto have made and executed this First Amendment as of the date set forth below.

Signed, sealed and delivered in the presence of:

THE SCHOOL BOARD OF OSCEOLA COUNTY, FLORIDA

Witness:

By: H. Kahn

Print Name: Heather Kahn
Chair

Print Name: Ari Munez

Address: 817 Bill Beck Blvd.

Kissimmee FL 34744

Print Name: Danyara Valverde

Address: 817 Bill Beck Blvd

Kissimmee FL 34744

ATTEST:

By: [Signature]

Superintendent

STATE OF FLORIDA

COUNTY OF Osceola

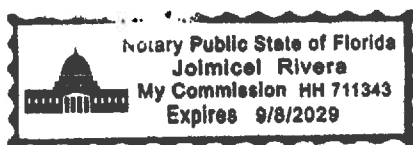
The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 9 day of September, 2025, by Heather Kahn as Chair of the School Board of Osceola County, Florida, a public body corporate organized and existing under the Constitution and laws of the State of Florida ☒ who is personally known to me or ☐ who has produced _____ as identification.

(Seal)

[Signature]
Notary Public - State of Florida

Print Notary Name: Joimice Rivera

My Commission Number is: HH 711343



IN WITNESS WHEREOF, the parties hereto have, by their duly authorized representatives, executed this First Amendment on the dates set forth below.

DATED this _____ day of _____ 2025.

“COUNTY”:

ATTEST:
OSCEOLA COUNTY CLERK
OF THE BOARD

BOARD OF COUNTY
COMMISSIONERS OF OSCEOLA
COUNTY, FLORIDA

By: _____

By: _____

Name: _____

Chair/Vice Chair

As authorized for execution at the Board of
County Commissioners meeting of:

IN WITNESS WHEREOF, the parties hereto have made and executed this First Amendment as of the date set forth below.

CITY OF ST. CLOUD

By: _____
Christian B. Robertson, Mayor

ATTEST:
CITY OF ST. CLOUD CITY CLERK

By: _____
Ivy Llauro, City Clerk

As authorized for execution at the City
Council meeting of:

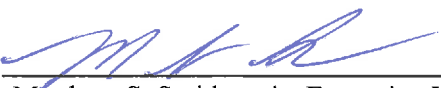
IN WITNESS WHEREOF, the parties hereto have made and executed this First Amendment as of the date set forth below.

Signed, sealed and delivered in the presence of:

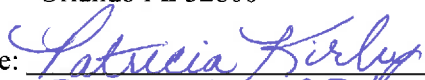
Witnesses:

CENTER LAKE PROPERTIES, LLLP,
a Florida limited liability limited partnership

By: Pineloch Management Corporation, a Florida corporation, as its General Partner

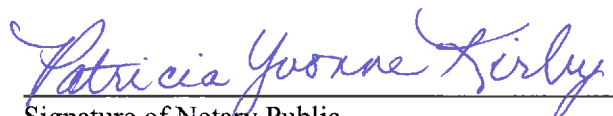
By: 
Matthew S. Smith, as its Executive Vice President

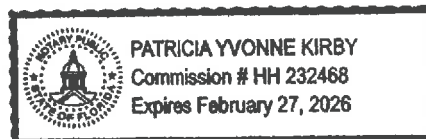
Signature: 
Print name: Julia G. Mulligan
Address: 102 W. Pineloch Ave, Suite 10
Orlando FL 32806

Signature: 
Print name: PATRICIA KIRBY
Address: 102 W. Pineloch Ave, Suite 10
Orlando FL 32806

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [XX] physical presence or [] online notarization, this 28th day of August, 2025, by Matthew S. Smith, as Executive Vice President of Pineloch Management Corporation, a Florida corporation, the General Partner of CENTER LAKE PROPERTIES, LLLP, a Florida limited liability limited partnership, who is [XX] personally known to me or [] has produced _____ as identification.


Signature of Notary Public
Print Name: PATRICIA YVONNE KIRBY
Commission Expires: FEBRUARY 27, 2026





RESOLUTION NUMBER 2025-037R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, ENTERING INTO AN AGREEMENT WITH THE SCHOOL BOARD OF OSCEOLA COUNTY, OSCEOLA COUNTY AND CENTER LAKE PROPERTIES, LLLP, FOR CONVEYANCE OF PROPERTY AND RIGHT-OF-WAY FOR BLUEBIRD GROVES PARKWAY, A FRAMEWORK ROAD, AND CONVEYANCE OF RIGHT-OF-WAY FOR THE MASSACHUSETTS AVENUE EXTENSION, FOR ENTERING INTO A FUTURE TRI-PARTY AGREEMENT TO CONSTRUCT BLUEBIRD GROVES PARKWAY; AUTHORIZING THE MAYOR TO EXECUTE THIS AGREEMENT AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, in Section 3 of the agreement, the City of St. Cloud and Osceola County agree to design and construct Bluebird Groves Parkway, a framework roadway as set forth in Exhibit “E” of the agreement, through a future Tri-Party Transportation Agreement using Mobility Fees; and

WHEREAS, in Section 4 of the agreement, the School Board of Osceola County agrees to convey to the City of St. Cloud property Massachusetts Avenue as set forth in Exhibit “I” of the agreement; and

WHEREAS, in Section 3 of the agreement, the School Board of Osceola County agrees to convey to the City of St. Cloud property for Bluebird Groves Parkway as set forth in Exhibit “J” of the agreement; and

WHEREAS, in Section 3 of the agreement, the School Board of Osceola County agrees to convey to the City of St. Cloud property for the Bluebird Stormwater Pond as set forth in Exhibit “K” of the agreement; and

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, as follows:

SECTION I. The City Council of the City of St. Cloud hereby approves an agreement with the School Board of Osceola County for the Bluebird Groves Memorandum of Understanding as set forth in Exhibit “A” of the agreement.

SECTION II. The City Council of the City of St. Cloud hereby approves an agreement with the Developer for the conveyance of right-of-way in exchange for entering into a mobility fee credit agreement.

SECTION III. The City Council of the City of St. Cloud, hereby approves and authorizes the Mayor to execute the Agreement set forth in Exhibit “A” hereto.

SECTION IV. This resolution shall take effect immediately upon adoption by the City Council.

PASSED AND ADOPTED this 8th day of May 2025.

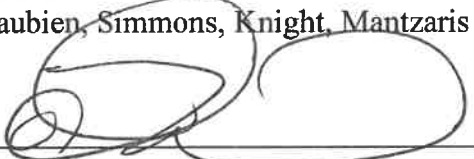
CITY OF ST. CLOUD


Christian B. Robertson, Mayor

ATTEST:


Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED.
deBeaubien, Simmons, Knight, Mantzaris & Neal, LLP


Daniel F. Mantzaris, City Attorney

Pursuant to Section 695.26 (3) (f), this instrument is exempt from Chapter 695, F.S

Resolution No. 2025-037R

BLUEBIRD GROVES PARKWAY MEMORANDUM OF UNDERSTANDING

THIS BLUEBIRD GROVES PARKWAY MEMORANDUM OF UNDERSTANDING ("Agreement") is made as of the last date signed below, by and between the **SCHOOL BOARD OF OSCEOLA COUNTY, FLORIDA**, a public body corporate organized and existing under the Constitution and laws of the State of Florida, ("**School Board**"), the **CITY OF ST. CLOUD**, a municipal corporation organized and existing under the laws of the State of Florida, ("**City**"), **CENTER LAKE PROPERTIES, LLLP**, a Florida limited liability limited partnership ("**Developer**"), and the **BOARD OF COUNTY COMMISSIONERS OF OSCEOLA COUNTY, FLORIDA** ("**County**"), a political subdivision of the State of Florida .

WITNESSETH:

WHEREAS, School Board owns that certain real property, consisting of approximately 6.5 acres, more or less, located in the City of St. Cloud, Florida, as more particularly described or depicted on **Exhibit "A"** attached hereto and by reference made a part hereof (the "**Massachusetts Avenue Property**"); and

WHEREAS, School Board owns that certain real property, consisting of approximately 1.24 acres, more or less, located in the City of St. Cloud, Florida, as more particularly described or depicted on **Exhibit "B"** attached hereto and by reference made a part hereof (the "**Bluebird Stormwater Property**"); and

WHEREAS, School Board is constructing a high school (the "**High School**") scheduled to open in May 2026 and bus depot on property owned by the School Board that currently includes the Bluebird Stormwater Property; and

WHEREAS, Developer owns that certain real property, consisting of approximately 0.97 acres, more or less, located in the City of St. Cloud, Florida, as more particularly described or depicted on **Exhibit "C"** (the "**Developer Property**");

WHEREAS, School Board desires to acquire the Developer Property in order to convey 0.64 acres of it (the "**0.64 Acre Property**"), as more particularly described or depicted on **Exhibit "D"** attached hereto and by reference made a part hereof, to the City for construction of Bluebird Groves Parkway; and

WHEREAS, the County is the record owner of a portion of the property upon which Bluebird Groves Parkway will be constructed; and

WHEREAS, the City and the County, are proceeding with design and construction of Bluebird Groves Parkway, allocating responsibility for the design and construction such that the City is responsible for the design and construction of that portion of Bluebird Groves Parkway from Nova Road to the western edge of the Amelia Groves development ("**City Portion of Bluebird Groves Parkway**"), and the County is responsible for the design and construction of

Bluebird Groves Parkway from the western edge of the Amelia Groves development to Pine Groves Road, as approximately depicted in **Exhibit “E”**; and

WHEREAS, the design for Bluebird Groves Parkway shall include a right- in, right-out curb cut as approximately depicted in **Exhibit “F”**.

WHEREAS, the City and the County have agreed that the City Portion of Bluebird Groves Parkway will be completed before May 1, 2026); and

WHEREAS, the City and the County will pay for the design and construction of Bluebird Groves Parkway through the issuance of mobility fee credits, which estimated cost is reflected in **Exhibit “G”**; and

WHEREAS, the City portion of the mobility fee credits to be issued in connection with the City Portion of Bluebird Groves Parkway is estimated to be \$1,721,195.63 (the “**City Mobility Fee Credits**”); and

WHEREAS, the construction of Bluebird Groves Parkway will require the discharge of the stormwater from the City Portion of Bluebird Groves Parkway onto the Bluebird Stormwater Property; and

WHEREAS, the County will convey Bluebird Groves Parkway to the City pursuant to a separate agreement; and

WHEREAS, City seeks to acquire the 0.64 Acre Property from the School Board in order to have Bluebird Groves Parkway constructed; and

WHEREAS, the School Board seeks to convey to the City the Bluebird Stormwater Property for purposes of stormwater management of Bluebird Groves Parkway; and

WHEREAS, City seeks to acquire the Massachusetts Avenue Property as part of the City’s expansion and realignment of Launchpad Avenue and Starry Point and in order to accommodate the stormwater generated by this expansion and realignment; and

WHEREAS, this Agreement (i) is consistent with and furthers the goals, objectives and policies of the County’s Comprehensive Policy Plan, the City’s Growth Management Plan, and the School Board’s construction of the High School; (ii) is a public purpose and necessity; (iii) is important for the enhancement of the public transportation network and the safe and efficient flow of vehicular traffic within and including the municipal limits of the City.

NOW THEREFORE, in consideration of the premises, conditions, mutual and reciprocal obligations, and covenants contained herein; and for other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged by and among the parties; the parties to this Agreement hereby agree as follows:

1. RECITALS. The foregoing recitals in the WHEREAS clauses are true and correct and are incorporated herein and made a part of this Agreement by reference.

2. EFFECTIVE DATE. The later of the date of approval by the Developer, City Council of the City of St. Cloud, the Board of County Commissioners of Osceola County, or the School Board of Osceola County, Florida, shall be referred to herein as the “**Effective Date.**”

3. AGREEMENTS REGARDING BLUEBIRD GROVES PARKWAY:

- a. The City and the County agree that the design of Bluebird Groves Parkway shall include a right-in, right-out curb cut as approximately depicted on **Exhibit “F”**.
- b. The School Board shall convey to the City fee simple title to the Bluebird Stormwater Property by special warranty deed substantially in the form attached hereto as **Exhibit “K”**,
- c. Developer shall convey to School Board fee simple title to the Developer Property by special warranty deed substantially in the form attached hereto as **Exhibit “H”**.
- d. School Board shall convey to the City fee simple title to the 0.64 Acre Property by special warranty deed substantially in the form attached hereto as **Exhibit “J”**,
- e. School Board agrees to provide a retaining wall adjacent to the High School stormwater management pond adjacent to Bluebird Groves Parkway to a height that will allow Bluebird Groves Road to be constructed without filling Bluebird Groves Parkway to match the berm of the High School pond. Determination of retaining wall height shall be made by the School Board upon the presentation of the roadway profile grade line and typical section to the School Board by the City. The School Board will be responsible for the cost of any retaining wall on the High School property. If the City or County determine that a retaining wall is required in the Bluebird Groves Parkway right of way, the cost of such a wall would be the responsibility of the City or County, as appropriate.
- f. School Board agrees to diligently pursue the design of the roadway improvements within Nova Road which will include the turn and storage lanes, travel lane transitions, and roadway turnout to Bluebird Groves Parkway which design is required to complete the design and permitting of the road improvements for Bluebird Groves Parkway. The parties agree that sidewalk improvements within Nova Road are not required.
- g. School Board agrees to execute all permit applications to permit the design of the stormwater management system to be located on School Board property if the County is ready to submit permit applications prior to the transfer of property from the School Board to the City. It is anticipated that a permit will be required from the South Florida Water Management District and the US Army Corps of Engineers.
- h. The City and the County agree to provide the final design plans for Bluebird Groves Parkway to the School Board as expeditiously as possible after completion.

- i. Upon the School Board's receipt of the final design plans for Bluebird Groves Parkway, the School Board shall prepare the legal description for the 0.64 Acre Property, which legal description will be provided to the City and added to this Agreement as **Exhibit "D"** without the need for further amendment.

4. AGREEMENTS REGARDING THE MASSACHUSETTS AVENUE PROPERTY.

- b. The School Board shall convey to the City fee simple title to the Massachusetts Avenue Property by special warranty deed substantially in the form attached hereto as **Exhibit "I"** providing the City with a sketch and description of the Massachusetts Avenue Property.
- c. City shall ensure that those portions of the Massachusetts Avenue Property that are contiguous to St. Cloud High School are fenced in accordance with state requirements.
- d. The City shall enter into a stormwater easement with the School Board to accept stormwater from St. Cloud High School in the event that the School Board undertakes construction on the St. Cloud High School site that results in the need for additional offsite stormwater retention. The City shall only be obligated to grant the easement contemplated herein if there is available capacity in the existing stormwater system to address the additional offsite stormwater retention required. If there is not such capacity, the City and the School District will in good faith negotiate a stormwater easement and discharge agreement to accept the additional stormwater retention.

5. APPRAISALS

- b. Massachusetts Avenue Property. No later than sixty (60) days after the Effective Date, the School Board shall obtain an appraisal of the Massachusetts Avenue Property ("**Massachusetts Avenue Appraisal Price**").
- c. Bluebird Stormwater Property. No later than sixty (60) days after the Effective Date, the School Board shall obtain an appraisal of the Bluebird Stormwater Property ("**Bluebird Stormwater Property Appraisal Price**").
- d. Developer Property. No later than sixty (60) days after the Effective Date, the School Board shall obtain an appraisal of the Developer Property. The Developer Property shall be appraised in accordance with Section 1013.14, Florida Statutes, and under the density and uses permitted in the surrounding neighborhood, assuming offsite treatment of stormwater and taking into consideration access to Bluebird Groves Parkway through a right-in, right-out curb cut. The Developer Property shall not be appraised for any other potential uses which could result in greater density or higher values such as commercial or condominium/multifamily. If the appraisal is less than \$500,000.00, then only one appraisal is required, however, Developer may order its own appraisal, and the difference between the two appraisals shall be addressed in accordance with the balance of this paragraph. If the appraisal price is more than \$500,000.00, then a minimum of two (2) appraisals shall be obtained for the Developer Property. If the appraised values of the two (2) appraisals deviate more than ten percent (10%) from one another, then a third appraisal

will be obtained, and the average of the two (2) appraisals closest in value shall establish the appraised value of the Developer Property. If the two (2) appraisals deviate ten percent (10%) or less from one another, then the average of the two (2) appraisals shall establish the appraised value of the Developer Property. The School Board will pay for the first appraisal, which is to be performed by an appraiser of the School Board's choice. Developer will pay for the second appraisal, which is to be performed by an appraiser of Developer's choice. If a third appraisal is required for the Developer Property, then the School Board and Developer or its assignees will split the cost of the third appraisal. The **"Developer Property Appraisal Price"** shall be the appraisal value determined in accordance with this paragraph.

- e. 0.64 Acre Property. No later than forty-five (45) days after the School Board receives the survey for the 0.64 Acre Property, the School Board shall obtain an appraisal of the 0.64 Acre Property (**"0.64 Acre Property Appraisal Price"**).
- f. The City may at its option obtain its own appraisal for either or any of the Massachusetts Avenue Property, the 0.64 Acre Property or the Bluebird Stormwater Property. In the event that the City elects to obtain its own appraisal, the "Appraisal Price(s)" for purposes of Section 6 below, shall be calculated as the average of the School Board's and the City's appraisals.
- g. All appraisals obtained hereunder shall be completed by a Certified Real Property Appraiser as provided by law.

6. PURCHASE PRICE.

- b. City. If the City Mobility Fees are equal to or exceed the total of the Massachusetts Avenue Appraisal Price, the 0.64 Acre Property Appraisal Price, and the Bluebird Stormwater Property Appraisal Price, then City will not need to provide any further consideration for the Massachusetts Property, the 0.64 Acre Property, or the Bluebird Stormwater Property. Under no circumstances will the School Board be required to contribute to the cost of the construction of the City Portion of the Bluebird Groves Parkway.
- c. School Board. The School Board shall pay to the Developer the Developer Property Appraisal Price at the time of the Developer's conveyance of the Developer Property to the School Board.

7. TITLE AND SURVEY.

- b. Within fifteen (15) days of the School Board's receipt of the surveys for the 0.64 Acres, the Developer Property, the Massachusetts Avenue Property, and the Bluebird Stormwater Property, the School Board will, at its sole cost and expense, obtain an ALTA form title insurance commitment (**"Commitment"**) for the 0.64 Acres, the Developer Property, the Massachusetts Avenue Property, and the Bluebird Stormwater Property issued by Old Republic Title National Title Insurance Company through its issuing agent Marchena and Graham, P.A. The respective Commitments shall evidence that upon

execution, delivery and recordation of the deed or easement for each property, and the satisfaction of the requirements specified in Schedule B, Section I of the respective Commitment, each acquiring party shall obtain either indefeasible fee simple and marketable title to its respective property, or an easement interest, as applicable, subject to Permitted Exceptions (as defined below).

b. Within thirty (30) days of the Effective Date of this Agreement, the City and/or the School Board may obtain an ALTA survey on the Bluebird Stormwater Property and the Massachusetts Avenue Property. Within thirty (30) days of the Effective Date of this Agreement, the School Board will obtain an ALTA survey on the Developer Property. Within thirty (30) days of receipt of the final design plans for Bluebird Groves Parkway the School Board will obtain an ALTA survey on the the 0.64 Acre Property. In the event a survey reflects any easement, encroachments, rights-of-way, roads, lack of access, deficiencies, gaps or gores or hiatus between any of the parcels included within or between each property and any adjoining streets or roads, or any other adverse matters not acceptable to the party ordering the survey, such party shall notify the other party of such party's objections to the survey on or before thirty (30) days after receipt of the survey. Objections to the survey shall be treated as Title Objections pursuant to this Section 7.

c. Within thirty (30) days of a party's receipt of its Commitment or survey, such party ("**Objecting Party**") shall deliver to the other party ("**Curing Party**") its written notice of any title or survey matters which are not acceptable to the Objecting Party (the "**Title Objections**"). If the Objecting Party raises any Title Objections, then the Curing Party, at its option, may, at its expense, undertake reasonable and diligent efforts to cure and remove such Title Objections within twenty (20) days after receipt of the Title Objections ("**Cure Period**"). It being agreed that a Curing Party is not obligated or required to undertake any cure. If, after the exercise of reasonable and diligent efforts the Curing Party shall be unable to or elects not to cure the Title Objections within the Cure Period, then the Objecting Party shall have the option, prior to the expiration of the Inspection Period, to: i) elect to terminate this Agreement by furnishing written notice thereof to the Curing Party; or ii) waive such defects and accept title as it then is and without setoff. Notwithstanding any other term or provision contained in this Agreement, in all events, regardless of whether the Objecting Party has given its Title Objections, or the Curing Party elects not to cure or eliminate any Title Objections, each party shall prior to the Closing, be obligated to pay, satisfy and otherwise remove any recorded lien or mortgage or other title exception or defect that is monetary in nature. A party's failure to comply with its obligation to discharge and release its property from all monetary liens encumbering its property on or before the Closing shall be a default under this Agreement entitling the other party to exercise all rights under Section 11 below if not cured or corrected on or before Closing.

d. Any defect in title or survey which a party does not object to on or before the expiration of the Title Objection Period, together with any and all objections which such party elects to waive in writing, shall be deemed permitted exceptions ("**Permitted Exceptions**").

e. Not more than ten (10) days prior to a closing, School Board shall cause its title company to endorse its Commitment for the property being conveyed to update the effective date. If the endorsement to the Commitment includes any additional requirements in Schedule B Section I, the party owning such property (“**Owner**”) must satisfy the same prior to the closing at Owner’s sole cost and expense unless said new requirements were caused by the action of the other party or not caused by the action of Developer. If the endorsement to the Commitment includes any exceptions in Schedule B Section II that are not already Permitted Exceptions, the Owner must take reasonable actions necessary to delete the same prior to the closing at Owner’s sole cost and expense unless said new exceptions were caused by the action of the other party, not caused by the action of Developer, or unless such party consents in writing to the same as a Permitted Exception prior to the closing. Failure to satisfy said requirements and/or delete said exceptions shall be a default under the Agreement entitling the other party to exercise all rights under Section 10 below if not cured or corrected on or before Closing.

8. INSPECTION PERIOD.

- a. Bluebird Groves Parkway. The City and the School Board and their agents and consultants shall have a period commencing on the Effective Date and ending on the date that is seventy (70) days following the Effective Date (the “**Bluebird Groves Inspection Period**”) to complete its own due diligence, including any on-site inspections, of the suitability and condition of the Bluebird Stormwater Property and Developer Property, respectively. The City shall have a period commencing on its receipt of the legal description of the 0.64 Acre Property (“**0.64 Acre Property Legal Description Receipt Date**”) and ending on the date that is seventy (70) days following the 0.64 Acre Property Legal Description Receipt Date (the “**0.64 Acre Property Inspection Period**”) to complete its own due diligence, including any on-site inspections, of the suitability and condition of the 0.64 Acre Property. The Bluebird Stormwater Property, the Developer Property and the 0.64 Acre Property are the “**Acquired Property**” based on whether it is being acquired by the City or School Board, and the conveying party is the “**Owner**”. Neither party shall conduct, with respect to the Acquired Property, any invasive testing, disturb vegetation, or otherwise interfere with the operation of the Acquired Property without the prior written consent of the Owner, which shall not be unreasonably withheld or delayed. If either party’s due diligence of the Acquired Property identifies conditions unacceptable to such party, such party may elect to accept the Acquired Property, or may terminate the Agreement with respect to its acquisition only, prior to the end of the Bluebird Groves Inspection Period or 0.64 Acre Property Inspection Period, as applicable, and the parties shall have no further claims against each other under this Agreement with respect to the Bluebird Stormwater Property, Developer Property, or 0.64 Acre Property only. Each party is obligated to complete its own due diligence of the suitability and conditions of the Acquired Property for such party’s intended uses. For that purpose, each party grants the other party and its consultants and agents or assigns, full right of entry upon the Owner’s property upon twenty-four (24) hour advance notice during the Bluebird Groves Inspection Period and 0.64 Acre Property Inspection Period and thereafter until the closing hereunder. Each party, as a condition precedent to its exercise of such right of entry, specifically agrees to

defend, indemnify and save and hold the Owner harmless from and against any loss, damage, liability, suit, claim, cost or expense (including reasonable attorneys' fees) arising from the exercise of such party's or its planners, engineers, surveyors, architects, or other agents or consultants of such right of entry and inspection, to the fullest extent permitted by law and without waiver of sovereign immunity.

- b. Massachusetts Avenue Property. The City and its agents and consultants shall have a period commencing on the Effective Date and ending on the date that is seventy (70) days following the Effective Date (the "**Massachusetts Avenue Inspection Period**") to complete its own due diligence, including any on-site inspections, of the suitability and condition of the Massachusetts Avenue Property; provided that City shall not conduct, with respect to the Massachusetts Avenue Property, any invasive testing, disturb vegetation, or otherwise interfere with the operation of the Massachusetts Avenue Property without the prior written consent of the School Board, which shall not be unreasonably withheld or delayed. City acknowledges that School Board will require compliance with the Jessica Lunsford Act and other Florida Statutes relating to access to educational facilities ("**Legal Restriction Requirements**"). If City's due diligence of the Massachusetts Avenue Property identifies conditions unacceptable to City, City may elect to accept the Massachusetts Avenue Property, or may terminate the Agreement with respect to conveyance of the Massachusetts Avenue Property only, prior to the end of the Massachusetts Avenue Inspection Period, and the parties shall have no further claim against each other under this Agreement with respect to conveyance of the Massachusetts Avenue Property only. City is obligated to complete its own due diligence of the suitability and conditions of the Massachusetts Avenue Property for City's intended uses. For that purpose, School Board grants the City and its consultants and agents or assigns, full right of entry upon the Massachusetts Avenue Property upon twenty-four (24) hour advance notice during the Inspection Period and thereafter until the closing hereunder, subject to School Board's requirements for compliance with the Legal Restriction Requirements. City, as a condition precedent to its exercise of such right of entry, specifically agrees to defend, indemnify and save and hold the School Board harmless from and against any loss, damage, liability, suit, claim, cost or expense (including reasonable attorneys' fees) arising from the exercise of City's or its planners, engineers, surveyors, architects, or other agents or consultants of such right of entry and inspection, to the fullest extent permitted by law and without waiver of sovereign immunity.

9. CLOSING.

- a. Bluebird Groves Parkway Closing. Unless the City or School Board has previously terminated this Agreement with respect to the Bluebird Stormwater Property or the Developer Property, in accordance with the provisions hereinabove, the Bluebird Stormwater Property and Developer Property closing shall take place upon the date that is thirty (30) days after the end of the Bluebird Groves Inspection Period (the "**Bluebird Closing**"). At the Bluebird Closing, Developer shall execute and deliver to the School Board a special warranty deed substantially in the form of the attached Exhibit "H", conveying, in accordance with all applicable laws and ordinances, indefeasible title to the Developer Property free and clear of all liens, special assessments, easement, reservation,

restrictions and encumbrances whatsoever except for the Permitted Exceptions. At the Bluebird Closing, School Board shall execute and deliver to the City a special warranty deed substantially in the form of the attached **Exhibit “K”**, conveying, in accordance with all applicable laws and ordinances, indefeasible title to the Bluebird Stormwater Property free and clear of all liens, special assessments, easement, reservation, restrictions and encumbrances whatsoever except for the Permitted Exceptions. Each party shall execute and deliver any other Bluebird Closing documents reasonably required by Developer, School Board or City (including any appropriate and customary affidavits of seller and any brokers, as applicable, as assurance against the existence of outstanding rights which could form the basis for construction liens, brokers’ liens, unrecorded easements or claims of parties in possession, permitting the title company to delete the standard exceptions, including the “gap”, pursuant to Florida Statutes 627.7841, as amended, and complying with the Foreign Investment in Real Property Act of 1980, as amended, and this Agreement relating to conveyance of the Developer Property and Bluebird Stormwater Property shall be closed. The Bluebird Closing shall take place as a “mail away” transaction with documents identified hereunder delivered at closing to the title agent selected by the School Board, who shall be the closing agent for the transaction.

b. 0.64 Acre Property Closing. Unless the City or School Board has previously terminated this Agreement with respect to the 0.64 Acre Property, in accordance with the provisions hereinabove, the 0.64 Acre Property closing shall take place upon the date that is thirty (30) days after the end of the 0.64 Acre Property Inspection Period (the “**0.64 Acre Property Closing**”). At the 0.64 Acre Property Closing, School Board shall execute and deliver to the City a special warranty deed substantially in the form of the attached **Exhibit “J”**, conveying, in accordance with all applicable laws and ordinances, indefeasible title to the 0.64 Acre Property free and clear of all liens, special assessments, easement, reservation, restrictions and encumbrances whatsoever except for the Permitted Exceptions. Each party shall execute and deliver any other 0.64 Acre Property Closing documents reasonably required by School Board or City (including any appropriate and customary affidavits of seller and any brokers, as applicable, as assurance against the existence of outstanding rights which could form the basis for construction liens, brokers’ liens, unrecorded easements or claims of parties in possession, permitting the title company to delete the standard exceptions, including the “gap”, pursuant to Florida Statutes 627.7841, as amended, and complying with the Foreign Investment in Real Property Act of 1980, as amended, and this Agreement relating to conveyance of the 0.64 Acres shall be closed. The 0.64 Acre Property Closing shall take place as a “mail away” transaction with documents identified hereunder delivered at closing to the title agent selected by the School Board, who shall be the closing agent for the transaction.

c. Massachusetts Avenue Property Closing. Unless City has previously terminated this Agreement with respect to the Massachusetts Avenue Property in accordance with the provisions hereinabove, the Massachusetts Avenue Property closing shall take place upon the date that is thirty (30) days after the expiration of the Massachusetts Avenue Property Inspection Period (as maybe extended) (the “**Massachusetts Avenue Property Closing**”). At Massachusetts Avenue Property Closing, the School Board shall execute and deliver to the City a special warranty deed substantially in the form of the attached **Exhibit “I”**,

conveying, in accordance with all applicable laws and ordinances, indefeasible title to the Massachusetts Avenue Property free and clear of all liens, special assessments, easement, reservation, restrictions and encumbrances whatsoever except for the Permitted Exceptions, and each party shall execute and deliver any other Massachusetts Avenue Property Closing documents reasonably required by either party (including any appropriate and customary affidavits of seller and any brokers, as applicable, as assurance against the existence of outstanding rights which could form the basis for construction liens, brokers' liens, unrecorded easements or claims of parties in possession, permitting the title company to delete the standard exceptions, including the "gap", pursuant to Florida Statutes 627.7841, as amended, and complying with the Foreign Investment in Real Property Act of 1980, as amended, and this Agreement with respect to the Massachusetts Avenue Property shall be closed. The relating to conveyance of Massachusetts Avenue Property Closing shall take place as a "mail away" transaction with documents identified hereunder delivered at closing to the title agent selected by the School Board, who shall be the closing agent for the transaction.

d. Each party shall pay for the cost of (i) all documentary stamp taxes required to be paid with respect to the respective deed and other instruments of conveyance, if any, for the property being conveyed to it, (ii) the cost of its Commitment and Title Policy at the standard Florida promulgated rates, including all search fees, premiums, and endorsements relating thereto, (iii) the cost of curing any of its title conditions subject to the provisions of this Agreement, (iv) the Survey ordered by such party, if applicable, and (v) all recording fees with respect to those of the closing documents which such party seeks to have recorded. Each of the respective parties shall bear its own attorneys' fees.

e. At Closing the City Manager for the City is authorized to execute any and all documents necessary to complete the transaction, and the Board Chair or Vice-Chair of the School Board is authorized to execute any and all documents necessary to complete the transaction,

10. REMEDIES. Upon the failure of any party to perform its obligations under this Agreement, the other parties' sole remedy shall be an equitable action for specific performance or injunction or action for declaratory judgment regarding the rights and obligations of the parties.

11. NOTICE. Any notice which may be permitted or required under this Agreement shall be in writing and shall be deemed to have been duly given; as of the date and time the notice is personally delivered; within three (3) calendar days after depositing the notice with the United States Postal Service, postage prepaid, by registered or certified mail with return receipt requested; within one (1) calendar day after depositing the notice with Federal Express or other overnight delivery service from which a receipt and tracking number may be obtained.

All notices shall be addressed as follows:

School Board:	The School Board of Osceola County, Florida Attn: Superintendent (or Designee) 817 Bill Beck Boulevard Kissimmee, FL 34744-4492
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With copy to: Sarah Koren, Esq.
Legal Counsel to the School Board of Osceola County, FL
817 Bill Beck Boulevard
Kissimmee, FL 34744-4492

With copy to: Anne van den Berg, Esq.
Marchena & Graham, P.A.
914 Lake Baldwin Lane Suite 101
Orlando, FL 32814

City: City of St. Cloud
1300 9th Street
St. Cloud, FL 34769
Attn: Veronica Miller, City Manager

With copy to: Daniel F. Mantzaris
DeBeaubien, Simmons, Knight, Mantzaris & Neal,
LLPP.O. Box 87Orlando, FL 32802

Developer: Center Lake Properties, LLLP
102 W. Pineloch St.
Suite 10
Orlando, FL 32806

With copy to:

County: Osceola County
Attn: Don Fisher, County Manager
1 Courthouse Square, Suite 1100
Kissimmee, Florida 34741

With copy to: Osceola County Attorney's Office
1 Courthouse Square, Suite 4200
Kissimmee, Florida 34741

By giving the other parties to this Agreement no less than fifteen (15) calendar days written notice thereof, each party to this Agreement shall have the right to change its address and specify as its new address for notice purposes any other address in the United States of America.

12. MISCELLANEOUS

a. Authority. Each party warrants and represents, with respect to itself, that neither the execution nor the performance of this Agreement requires any consent, vote or approval which has not been obtained, or at the appropriate time shall not have been given or obtained, nor shall it result in or constitute a breach or default under any indenture, contract or other commitment or restriction to which it is a party or by which it is bound. Each party

further warrants and represents, with respect to itself, that upon execution and delivery, this Agreement will be binding and enforceable against such party, or if a person is signing in a representative capacity, then the party for whom that person signs.

b. Approvals. Whenever any review or approval is required by any party, such party agrees that such review or approval will be promptly conducted and concluded. Moreover, each party agrees that it will act reasonably in exercising its review and approval functions hereunder and no approval shall be unreasonably delayed nor withheld.

c. Further Assurances. The parties hereto agree to execute any and all further instruments and documents and to take all such actions as may be reasonably required to carry out the terms of this Agreement and the transactions contemplated herein.

d. Exhibits. All exhibits referred to in this Agreement and attached hereto are incorporated herein in full and made a part of this Agreement by reference as if each exhibit were set forth in the body of this Agreement and duly executed by the parties hereto. Provided, however, that when an exhibit is comprised of a separate agreement, only the signatories to such agreement shall be deemed to be parties to that agreement and the provisions of this section shall not be construed so as to extend any rights to non-signatories of such agreement.

e. No Partnership or Joint Ventures. Nothing set forth in this Agreement shall be deemed or construed as creating a legal partnership nor a legal joint venture between the parties hereto nor any other party, nor shall it cause any party to be responsible in any way for the debts and obligations of any other party.

f. No Third Party Beneficiaries. There are no third-party beneficiaries created or entitled by this Agreement. This Agreement has been entered into for the sole benefit and protection of the parties hereto and their respective successors and assigns, and no other person or entity shall have any rights or standing to enforce this Agreement or any provision hereof.

g. Attorneys' Fees. In the event of any dispute regarding, or any action to interpret or enforce, this Agreement, or any provision hereof, or any matter arising from this Agreement, each party shall be responsible for payment of its own costs, fees and expenses, including, but not limited to, witness fees, expert fees, consultant fees, attorney, paralegal and legal assistant fees, and other professional fees, whether suit be brought or not, and whether in settlement, in any declaratory action, in mediation, arbitration, bankruptcy or administrative proceeding, or at trial or on appeal.

h. Governing Law, Jurisdiction and Venue. This Agreement, and all extensions, renewals, amendments, supplements, and modifications thereto, and all questions relating to the validity, interpretation, performance, or enforcement thereof shall be governed by and construed in accordance with the laws of the State of Florida. Except for a suit in Federal court, venue for all suits to enforce this Agreement shall be in Osceola County, FL. Any legal disputes, proceedings, or actions arising out of or in connection with this Agreement

shall be brought in the Circuit Courts of Osceola County, FL, or, if appropriate, the United States District Court for the Middle District of Florida, Orlando Division.

i. Waiver. No failure of either party to exercise any power given hereunder or to insist upon strict compliance with any obligation specified herein, and no custom or practice at variance with the terms hereof, shall constitute a waiver of either party's right to demand exact compliance with the terms hereof. Nothing herein is intended to be, nor shall be deemed, an implied waiver of any legal right a party may have, and a waiver of legal rights, if any, may only be effective pursuant to an express written provision of this Agreement. Further, any such express waiver shall be limited by, and strictly construed in accordance with, the terms of the provision(s) containing the waiver.

j. No Waiver of Sovereign Immunity. Nothing in this Agreement is intended to serve, nor shall be construed, as a waiver of sovereign immunity by any agency or political subdivision to which sovereign immunity may be applicable. Nor shall this Agreement be construed to expand the limitations of liability for any agency or political subdivision to which sovereign immunity may be applicable beyond those limitations of liability set forth in Section 768.28, Florida Statutes.

k. Public Records. Public Records Act/Chapter 119 Requirements. Developer, also known as "Owner", agrees to comply with the Florida Public Records Act (Chapter 119, Florida Statutes) to the fullest extent applicable.

IF OWNER HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO OWNER'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS, 817 BILL BECK BOULEVARD, KISSIMMEE, FL 34744, PHONE: (407) 870-4600, EMAIL: PUBLICRECORDS@OSCEOLASCHOOL.NET.

l. Binding Effect. The provisions of this Agreement shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, administrators, executors, personal representatives, successors and assigns.

m. Time. Time is of the essence of this Agreement. Wherever under the terms and provisions of this Agreement something must be done within a period of days, such period shall: (i) not include the day from which such period commences; (ii) include the day upon which such period expires; (iii) expire at 5:00 p.m. local time on the day by which such thing is to be done; (iv) if six (6) days or more, be construed to mean calendar days, provided that if the final day of such period falls on a Saturday, Sunday, or Legal Holiday, such period shall be extended to the next business day; and (v) if less than six (6) days, be construed to exclude any Saturday, Sunday, or federal banking holiday.

n. Severability. This Agreement is intended to be performed in accordance with, and only to the extent permitted by, all applicable laws, ordinances, rules and regulations. If

any provision of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of such provision to other persons or circumstances shall not be affected thereby but rather shall be enforced to the greatest extent permitted by law.

o. Entire Agreement. This Agreement contains the entire agreement of the parties hereto, and no representations, inducements, promises or agreements, oral or otherwise, between the parties not embodied herein shall be of any force or effect. Any amendment to this Agreement shall not be binding upon any of the parties hereto unless such amendment is in writing and executed by the parties hereto as provided for under the terms of this Agreement.

p. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall constitute an original, but all of which taken together shall constitute one and the same instrument, and signature pages from one counterpart may be removed and attached to another counterpart to create a single, integrated counterpart with all necessary signatures. Delivery of an executed signature page of this Agreement by a delivery means as provided for a Notice herein, shall serve as having been duly presented and delivered.

q. Recording. This Agreement shall not be recorded in the Public Records of Osceola County, Florida.

r. Interpretation. This Agreement shall not be construed more strictly against one party than against another merely by virtue of the fact that it may have been prepared by counsel for one of the parties, it being recognized that all parties have contributed substantially and materially to the preparation hereof. The headings inserted at the beginning of each paragraph are for convenience only, and do not add to or subtract from the meaning of the contents of each paragraph.

s. Exhibit "D". The Parties recognize that **Exhibit "D"** currently is only a depiction of the property purported to be represented and a legal description will be supplied and slipped in, without further amendment, upon the School Board's receipt of the survey and legal description of the 0.64 Acre Property.

[Remainder of Page Intentionally Left Blank. Signature Pages Follow.]

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement as of the date set forth below.

Signed, sealed and delivered in the presence of:

THE SCHOOL BOARD OF OSCEOLA COUNTY, FLORIDA

Witness:

By: _____
Print Name: _____
Chair

Print Name: _____
Address: _____

Print Name: _____
Address: _____

ATTEST:

By: _____
Superintendent

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20__, by _____ as _____ of the School Board of Osceola County, Florida, a public body corporate organized and existing under the Constitution and laws of the State of Florida ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Seal)

Notary Public - State of Florida
Print Notary Name:
My Commission Number is:

IN WITNESS WHEREOF, the parties hereto have, by their duly authorized representatives, executed this Agreement on the dates set forth below.
DATED this ____ day of _____ 2025.

“COUNTY”:

ATTEST:
OSCEOLA COUNTY CLERK
OF THE BOARD

BOARD OF COUNTY
COMMISSIONERS OF OSCEOLA
COUNTY, FLORIDA

By: _____

By: _____

Name: _____

Chair/Vice Chair

As authorized for execution at the Board of
County Commissioners meeting of:

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement as of the date set forth below.

CITY OF ST. CLOUD

By: 
Christian B. Robertson, Mayor

ATTEST:
CITY OF ST. CLOUD CITY CLERK

By: 
Ivy Llauro, City Clerk

As authorized for execution at the City
Council meeting of:

5/8/2025

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement as of the date set forth below.

Signed, sealed and delivered in the presence of:

Witnesses:

Print Name: _____

Address: _____

Print Name: _____

Address: _____

CENTER LAKE PROPERTIES, LLLP

By: Pineloch Management Corp., its General Partner

By: _____

Print Name: _____

Its: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20__, by _____ as _____ of, Pineloch Management Corp., the general partner of Center Lake Properties, LLLP, ☐ who is personally known to me or ☐ who has produced _____ as identification.

(Seal)

Notary Public - State of Florida

Print Notary Name:

My Commission Number is:

EXHIBIT "A"

LEGAL DESCRIPTION Massachusetts Avenue Property

A parcel of land being a portion of Lots 61, 68 and 77, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION of Section 11, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 2 of the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Tract A, SKY LAKES PHASE 1, according to the plat thereof, as recorded in Plat Book 31, Pages 125 through 132 of the Public Records of Osceola County, Florida; thence N89°49'58"W, along the North line of said Tract A, a distance of 355.08 feet to the Point of Beginning; thence continue N89°49'58"W, along said North line and the boundary of SKY LAKES PHASE 2 AND 3, according to the plat thereof, as recorded in Plat Book 32, Pages 98 through 104 of the Public Records of Osceola County, Florida, a distance of 290.00 feet to the East Right of Way line of Massachusetts Avenue; thence departing said boundary line, run N00°03'24"E, along said East Right of Way line, a distance of 979.41 feet to a point on the South line of lands described in Official Records Book 1763, Page 2018 of the Public Records of Osceola County, Florida; thence departing said East Right of Way line, run N89°55'40"E, along said South line, a distance of 290.00 feet; thence S00°03'24"W, a distance of 980.62 feet to the Point of Beginning.

Containing 284,204 square feet or 6.52 acres, more or less.

EXHIBIT "B"
LEGAL DESCRIPTION
Bluebird Stormwater Property

A parcel of land being a portion of Tract OS1, PINE GROVE RESERVE PHASE 1, according to the plat thereof, as recorded in Plat Book 34, Pages 93 through 101 of the Public Records of Osceola County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Tract OS1, PINE GROVE RESERVE PHASE 1, according to the plat thereof, as recorded in Plat Book 34, Pages 93 through 101 of the Public Records of Osceola County, Florida; thence S00°05'28"E, along the East line of said Tract OS1, a distance of 231.04 feet to the Southeast corner of Tract OS1; thence departing said East line, run the following three (3) courses and distances along the South boundary line of said Tract OS1: thence N80°19'02"W, a distance of 75.20 feet; thence N86°57'26"W, a distance of 139.53 feet; thence S76°12'38"W, a distance of 36.88 feet; thence N00°19'46"W, a distance of 218.33 feet to the South Right of Way line of Bluebird Groves Parkway; thence N89°40'06"E, along said South Right of Way line, a distance of 250.17 feet to the Point of Beginning.

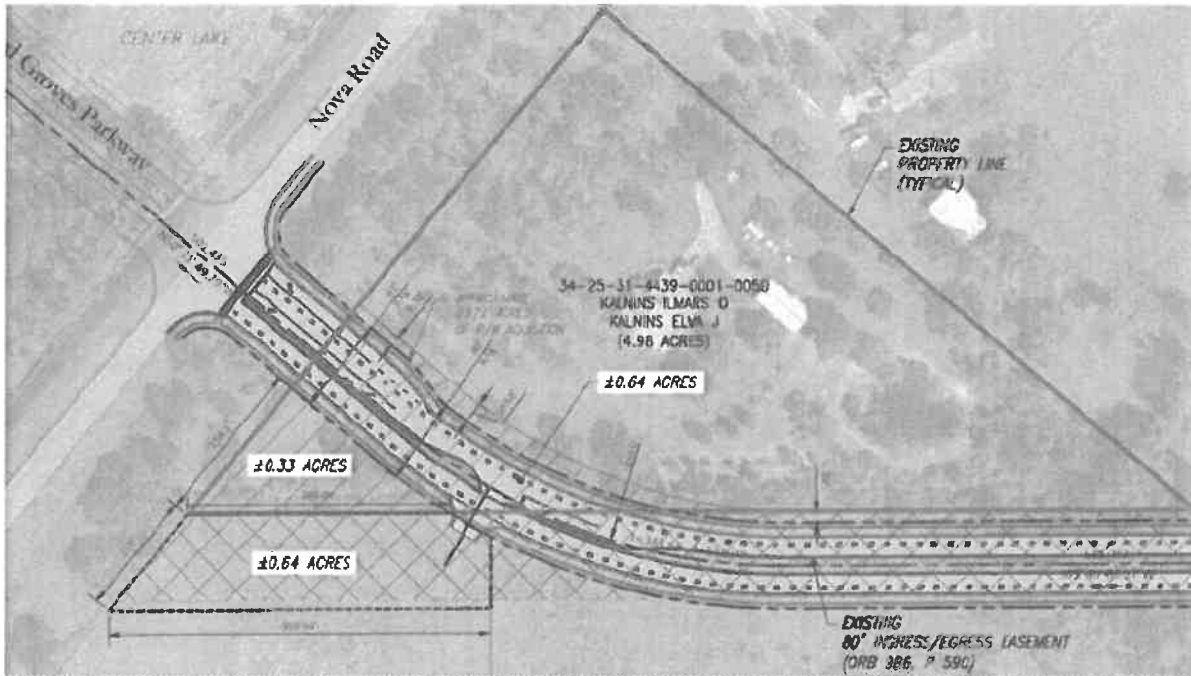
Containing 54,201 square feet or 1.24 acres, more or less.

EXHIBIT "C"
LEGAL DESCRIPTION
Developer Property

A parcel of land being a portion of Lot 5, Nova Estates, according to the map or plat thereof, as recorded in Plat Book 13, page 184 of the Public Records of Osceola County, Florida, being more particularly described as:

Beginning at the Southwest corner of said Lot 5; thence run the following two (s) courses along the South line of said Lot 5; run S 89°57'32" E., a distance of 16.67 feet; thence run N 89°40'02" E., a distance of 562.44 feet to a point on a non-tangent curve, concave to the North, having a radius of 505.00 feet and a central angle of 39°57'53"; thence run Westerly along the arc of said curve, a distance of 352.25 feet (Chord Bearing = N. 70°19'48" W., Chord = 345.15 feet); thence run N. 50°20'51" W., a distance of 119.42 feet to a point on the Easterly right of way line of Nova Road; thence run S. 39°39'01" W., along said Easterly right of way line, a distance of 254.09 feet to the Point of Beginning.

EXHIBIT "D"
LEGAL DESCRIPTION
0.64 Acre Property



The top 0.64 Acres is the portion being conveyed to the City for Bluebird Groves Parkway.

EXHIBIT "E" Depiction of City Portion of Bluebird Groves Parkway

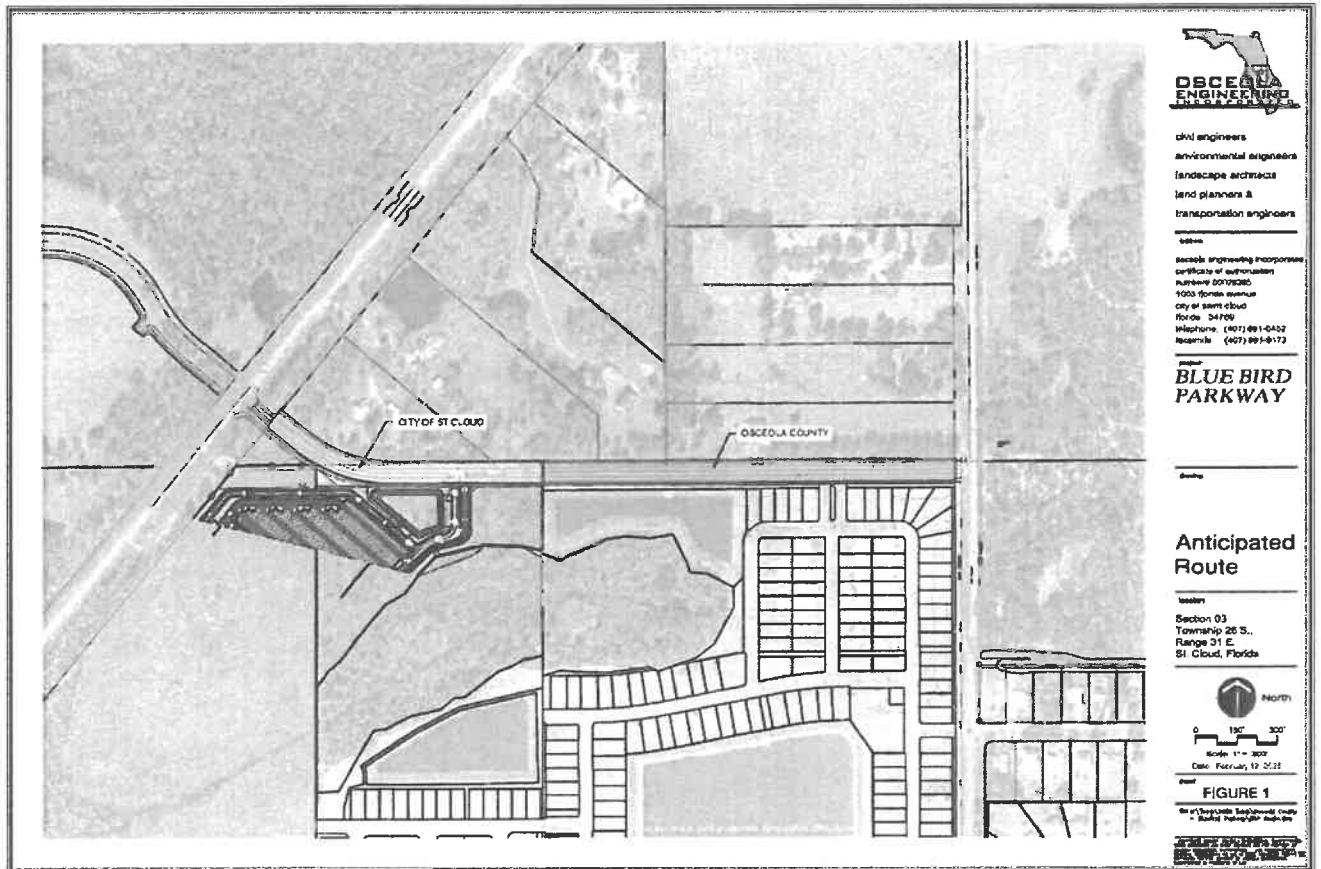


EXHIBIT "F"

Approximate Location of Curb Cut on Bluebird Groves Parkway

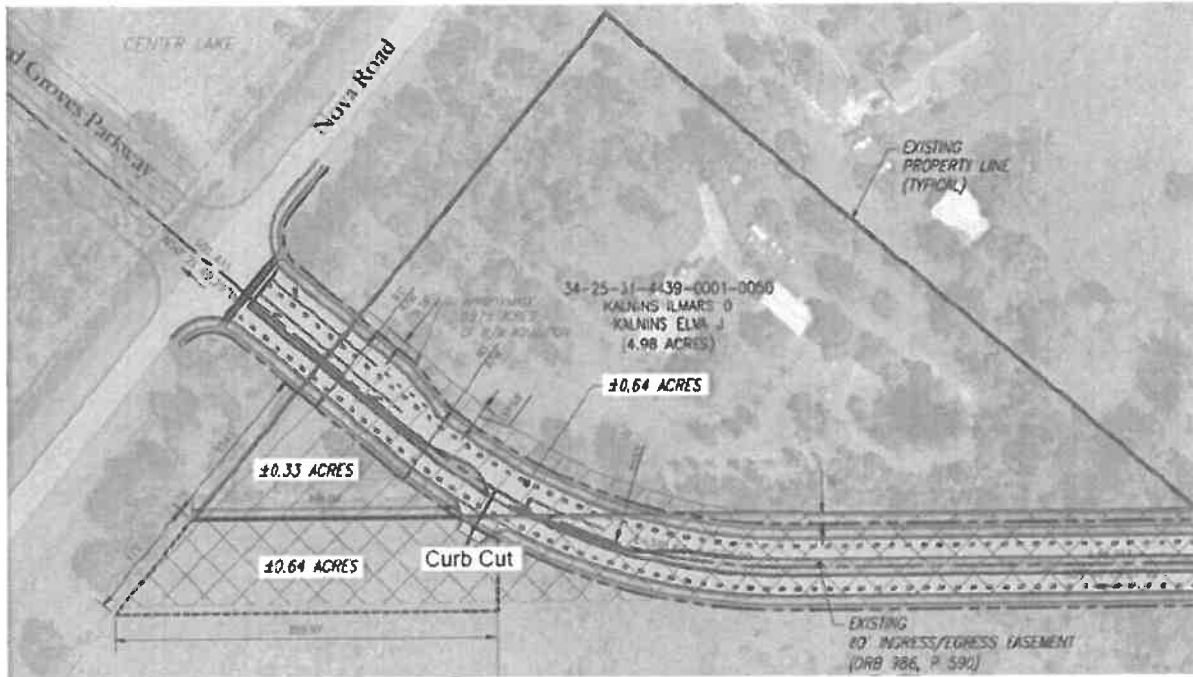


EXHIBIT "G"

Cost Estimate

Blue Bird Parkway Improvements

Onondaga County Segment				
General Conditions	Quantity	Units	Unit Cost	Total Cost
Modification	1	LS	\$50,000.00	\$50,000.00
Erosion Control Maintenance	1	LS	\$25,000.00	\$25,000.00
Self-Protection	7500	LF	\$1.50	\$11,250.00
Inlet Protection	10	EA	\$300.00	\$3,000.00
Construction Entrance	1	EA	\$8,500.00	\$8,500.00
SUBTOTAL				\$97,750.00

City of St. Cloud Segment				
	Quantity	Units	Unit Cost	Total Cost
	1	LS	\$39,400.77	\$39,400.77
	1	LS	\$19,700.39	\$19,700.39
	5900	LF	\$1.50	\$8,850.17
	8	EA	\$300.00	\$2,400.00
	1	EA	\$8,500.00	\$8,500.00
SUBTOTAL				\$78,851.33

		Total Cost
		\$89,400.77
		\$44,700.39
		\$20,115.17
		\$2,394.05
		\$17,000.00
		\$176,510.38

Earthwork				
Clean, Grub, Disc, She	2,793	AC	\$2,330.00	\$6,563.55
Partial Dewatering	1	LS	\$75,000.00	\$75,000.00
Excavation Cut to Fill	8771	CY	\$3.69	\$32,364.99
More & Place Fill	8771	CY	\$2.55	\$22,366.05
Final Grade Disturbed Area	7500	SF	\$1.35	\$10,125.00
Rough Grade Pavement Box	6875	SF	\$0.62	\$4,262.50
Sod Pond Slopes	6875	SF	\$3.50	\$24,062.50
SUBTOTAL				\$174,744.59

	Quantity	Units	Unit Cost	Total Cost
	2,201	AC	\$2,330.00	\$5,122.18
	1	LS	\$99,425.49	\$99,425.49
	17557	CY	\$3.69	\$64,785.27
	17557	CY	\$2.55	\$44,770.31
	12484	SF	\$1.35	\$16,785.39
	5418	SF	\$0.62	\$3,388.92
	12484	SF	\$3.50	\$43,517.80
SUBTOTAL				\$277,815.34

		Total Cost
		\$11,735.73
		\$174,425.49
		\$97,130.26
		\$67,135.36
		\$26,910.39
		\$7,617.42
		\$67,580.18
		\$462,559.88

Painting & Concrete				
Striping & Signage	1	LS	\$6,242.88	\$6,242.88
12" Stabilized Subgrade (UR 40)	8675	SF	\$9.00	\$78,075.00
8" Unimproved Base	6455	SF	\$23.50	\$151,692.50
2.5" 50/2.5 Asphalt	6455	SF	\$21.65	\$139,754.75
AC Curb	2795	LF	\$23.25	\$64,988.75
F Curb	2075	LF	\$22.20	\$46,045.00
10' wide Sidewalk	1450	LF	\$85.00	\$123,250.00
6" Driveway	40	LF	\$65.00	\$2,600.00
SUBTOTAL				\$632,639.65

	Quantity	Units	Unit Cost	Total Cost
	1	LS	\$4,919.33	\$4,919.33
	6896	SF	\$9.00	\$62,074.31
	5087	SF	\$23.50	\$119,536.04
	5087	SF	\$21.65	\$110,125.75
	2203	LF	\$23.25	\$51,208.20
	2344	LF	\$22.20	\$52,044.48
	1143	LF	\$85.00	\$97,122.51
	32	LF	\$65.00	\$2,080.00
SUBTOTAL				\$498,529.65

		Total Cost
		\$11,162.01
		\$139,599.31
		\$271,228.54
		\$246,876.50
		\$116,191.95
		\$118,089.48
		\$220,372.91
		\$46,488.84
		\$1,131,669.54

Storm Improvements				
12" x 18" RCP	32	LF	\$65.00	\$2,080.00
18" RCP	506	LF	\$76.50	\$38,619.00
24" RCP	645	LF	\$95.50	\$61,597.50
36" RCP	915	LF	\$182.00	\$167,445.00
Type I Manhole	2	EA	\$6,245.93	\$12,491.86
Type P Inlet	10	EA	\$7,885.00	\$78,850.00
12" x 18" MES	2	EA	\$2,135.00	\$4,270.00
Storm Control Structure	0	EA	\$ -	\$ -
24" MES	1	EA	\$3,500.00	\$3,500.00
30" MES	1	EA	\$5,465.00	\$5,465.00
Concrete Endwall	1	EA	\$38,898.61	\$38,898.61
SUBTOTAL				\$410,240.87

	Quantity	Units	Unit Cost	Total Cost
	25	LF	\$65.00	\$1,625.00
	399	LF	\$70.50	\$28,119.88
	508	LF	\$95.50	\$48,539.78
	721	LF	\$182.00	\$131,946.25
	2	EA	\$6,245.93	\$12,491.86
	10	EA	\$7,885.00	\$78,850.00
	2	EA	\$2,135.00	\$4,270.00
	1	EA	\$8,700.00	\$8,700.00
	1	EA	\$3,500.00	\$3,500.00
	1	EA	\$5,465.00	\$5,465.00
	1	EA	\$38,898.61	\$38,898.61
SUBTOTAL				\$382,884.45

		Total Cost
		\$3,719.07
		\$63,783.88
		\$110,137.28
		\$293,394.75
		\$24,983.72
		\$157,700.00
		\$8,540.00
		\$8,700.00
		\$7,000.00
		\$10,930.00
		\$77,737.22
		\$772,625.42

Land Area	Quantity	Units	Unit Cost	Total Cost	Quantity	Units	Unit Cost	Total Cost	Total Cost
Seismic Bond Overlay	0.766	AC	\$70,000.00	\$53,620.00	0.000	AC	\$70,000.00	\$0.00	\$53,620.00
Storm Drainage	2.793	AC	\$70,000.00	\$195,510.00	0.00	AC	\$70,000.00	\$0.00	\$195,510.00
SUBTOTAL				\$249,130.00				\$0.00	\$249,130.00

*** Land Purchase Agreement per acre cost

*** City average net included in mobility fee credit calculations below.

Design & Permitting	Quantity	Units	Unit Cost	Total Cost	Quantity	Units	Unit Cost	Total Cost	Total Cost
Surveying (design level layout & existing)				\$42,000.00				\$33,000.00	\$75,000.00
Geotechnical fees (design level & dewater)				\$42,000.00				\$33,000.00	\$75,000.00
Engineering Fees (design)				\$168,000.00				\$132,000.00	\$300,000.00
SUBTOTAL				\$252,000.00				\$198,000.00	\$450,000.00

Permitting Application Fees	Quantity	Units	Unit Cost	Total Cost	Quantity	Units	Unit Cost	Total Cost	Total Cost
Application Fees				\$5,600.00				\$4,400.00	\$10,000.00
CEI Services				\$131,597.52				\$121,755.99	\$253,293.52
Performance Bond Fees				\$88,652.73				\$69,655.12	\$158,308.45
Maintenance Bond Fees				\$35,461.09				\$27,862.29	\$63,323.38
SUBTOTAL				\$261,251.34				\$223,673.40	\$449,925.35

Total Construction Cost	Orange County	\$3,077,755.58	City of St. David	\$3,689,223.43	\$3,716,599.52
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Public Construction Management Fee	Orange County	\$103,887.83	City of St. David	\$82,951.70	\$185,894.53
Eligible Mobility Fee Credits	Orange County	\$1,189,644.41	City of St. David	\$1,171,155.43	\$3,902,990.04
					not to exceed \$204,500

* CEI Services = 10% cost of construction

* Construction Admin. = 5% cost of construction

* Performance Bond = 5% bond premium (1.25% cost) for 1 year

* Maintenance Bond = 5% bond premium (25% cost) for 2 years

EXHIBIT "H"

Form of Special Warranty Deed for Developer Property

WARRANTY DEED

THIS WARRANTY DEED made as of this _____ day of _____, 2025, by **CENTER LAKE PROPERTIES, LLLP**, a Florida limited liability limited partnership, whose address is P.O. Box 568367, Orlando, Florida 32856-8367 ("**Grantor**"), to **SCHOOL BOARD OF OSCEOLA COUNTY, FLORIDA**, a public body corporate organized and existing under the Constitution and laws of the State of Florida, having an address of 817 Bill Beck Boulevard, Kissimmee, Florida 34744 (the "**Grantee**").

(Whenever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Warranty Deed and the heirs, personal representatives and assigns of individuals, and the successors and assigns of corporations, limited liability companies or partnerships. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

WITNESSETH that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Osceola County, Florida, more particularly described in **Exhibit A** attached hereto (the "**Property**").

TOGETHER, with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property in fee simple forever.

AND THE GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey said land; and that Grantor hereby fully warrants the title to said land and will defend the Property against the lawful claims and demands of all persons whomsoever. The conveyance is subject to taxes for the year 2025 and thereafter, and easements, reservations and restrictions of record, but this reference shall not act to reimpose the same.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, sealed and delivered in the presence of:	CENTER LAKE PROPERTIES, LLLP
	By: Pineloch Management Corp., its General Partner
Print Name: _____	By: _____
Address: _____	Print Name: _____
_____	Its: _____
Print Name: _____	
Address: _____	

(CORPORATE SEAL)

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this ____ day of _____, 20__, by _____ as _____ of, Pineloch Management Corp., the general partner of Center Lake Properties, LLLP, ☐ who is personally known to me or ☐ who has produced _____ as identification.
(SEAL)

Notary Public

Print Name
Commission Expires:

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land being a portion of Lot 5, Nova Estates, according to the map or plat thereof, as recorded in Plat Book 13, page 184 of the Public Records of Osceola County, Florida, being more particularly described as:

Beginning at the Southwest corner of said Lot 5; thence run the following two (s) courses along the South line of said Lot 5; run S 89°57'32" E., a distance of 16.67 feet; thence run N 89°40'02" E., a distance of 562.44 feet to a point on a non-tangent curve, concave to the North, having a radius of 505.00 feet and a central angle of 39°57'53"; thence run Westerly along the arc of said curve, a distance of 352.25 feet (Chord Bearing = N. 70°19'48" W., Chord = 345.15 feet); thence run N. 50°20'51" W., a distance of 119.42 feet to a point on the Easterly right of way line of Nova Road; thence run S. 39°39'01" W., along said Easterly right of way line, a distance of 254.09 feet to the Point of Beginning.

EXHIBIT "I"
Form of Special Warranty Deed for Massachusetts Avenue Property
WARRANTY DEED

THIS WARRANTY DEED made as of this _____ day of _____, 2025, by **SCHOOL BOARD OF OSCEOLA COUNTY, FLORIDA**, a public body corporate organized and existing under the Constitution and laws of the State of Florida, having an address of 817 Bill Beck Boulevard, Kissimmee, Florida 34744 ("**Grantor**"), to the **CITY OF ST. CLOUD**, a municipal corporation organized and existing under the laws of the State of Florida, whose address is 1300 9th Street, St. Cloud, Florida 34769 (the "**Grantee**").

(Whenever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Warranty Deed and the heirs, personal representatives and assigns of individuals, and the successors and assigns of corporations, limited liability companies or partnerships. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

WITNESSETH that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Osceola County, Florida, more particularly described in **Exhibit A** attached hereto (the "**Property**").

TOGETHER, with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property in fee simple forever.

AND THE GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey said land; and that Grantor hereby fully warrants the title to said land and will defend the Property against the lawful claims and demands of all persons whomsoever. The conveyance is subject to taxes for the year 2025 and thereafter, and easements, reservations and restrictions of record, but this reference shall not act to reimpose the same.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

GRANTOR:

**THE SCHOOL BOARD OF OSCEOLA COUNTY,
FLORIDA, a public body corporate organized and
existing under the Constitution and laws of the State
of Florida**

WITNESS: _____

By: _____

Print Name: _____

Name: _____, Chair

WITNESS: _____

Attest: _____
Mark Shanoff, Ed. D, Superintendent

Print Name: _____

(CORPORATE SEAL)

STATE OF _____
COUNTY OF _____

The forgoing instrument was acknowledged before me this _____ day of _____
20__ by _____ as _____ of **THE SCHOOL BOARD
OF OSCEOLA COUNTY, FLORIDA, a public body corporate organized and existing under the
Constitution and laws of the State of Florida**, on behalf of the corporation by means of ☐ physical
presence or ☐ online notarization. She/He personally appeared before me, is personally known to me or
has produced _____ as identification and who did (did not) take an oath.

(SEAL)

Notary Public

Print Name
Commission Expires:

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land being a portion of Lots 61, 68 and 77, THE SEMINOLE LAND AND INVESTMENT COMPANY'S (INCORPORATED) SUBDIVISION of Section 11, Township 26 South, Range 30 East, according to the plat thereof, as recorded in Plat Book B, Page 2 of the Public Records of Osceola County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Tract A, SKY LAKES PHASE 1, according to the plat thereof, as recorded in Plat Book 31, Pages 125 through 132 of the Public Records of Osceola County, Florida; thence N89°49'58"W, along the North line of said Tract A, a distance of 355.08 feet to the Point of Beginning; thence continue N89°49'58"W, along said North line and the boundary of SKY LAKES PHASE 2 AND 3, according to the plat thereof, as recorded in Plat Book 32, Pages 98 through 104 of the Public Records of Osceola County, Florida, a distance of 290.00 feet to the East Right of Way line of Massachusetts Avenue; thence departing said boundary line, run N00°03'24"E, along said East Right of Way line, a distance of 979.41 feet to a point on the South line of lands described in Official Records Book 1763, Page 2018 of the Public Records of Osceola County, Florida; thence departing said East Right of Way line, run N89°55'40"E, along said South line, a distance of 290.00 feet; thence S00°03'24"W, a distance of 980.62 feet to the Point of Beginning.

Containing 284,204 square feet or 6.52 acres, more or less.

EXHIBIT "J"
Form of Special Warranty Deed for 0.64 Acre Property

WARRANTY DEED

THIS WARRANTY DEED made as of this _____ day of _____, 2025, by **SCHOOL BOARD OF OSCEOLA COUNTY, FLORIDA**, a public body corporate organized and existing under the Constitution and laws of the State of Florida, having an address of 817 Bill Beck Boulevard, Kissimmee, Florida 34744 ("**Grantor**"), to the **CITY OF ST. CLOUD**, a municipal corporation organized and existing under the laws of the State of Florida.

(Whenever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Warranty Deed and the heirs, personal representatives and assigns of individuals, and the successors and assigns of corporations, limited liability companies or partnerships. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

WITNESSETH that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Osceola County, Florida, more particularly described in **Exhibit A** attached hereto (the "**Property**").

TOGETHER, with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property in fee simple forever.

AND THE GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey said land; and that Grantor hereby fully warrants the title to said land and will defend the Property against the lawful claims and demands of all persons whomsoever. The conveyance is subject to taxes for the year 2025 and thereafter, and easements, reservations and restrictions of record, but this reference shall not act to reimpose the same.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

GRANTOR:

**THE SCHOOL BOARD OF OSCEOLA COUNTY,
FLORIDA, a public body corporate organized and
existing under the Constitution and laws of the State
of Florida**

WITNESS: _____

By: _____

Print Name: _____

Name: _____, Chair

WITNESS: _____

Attest: _____
Mark Shanoff, Ed. D, Superintendent

Print Name: _____

(CORPORATE SEAL)

STATE OF _____
COUNTY OF _____

The forgoing instrument was acknowledged before me this _____ day of _____
20__ by _____ as _____ of **THE SCHOOL BOARD
OF OSCEOLA COUNTY, FLORIDA, a public body corporate organized and existing under the
Constitution and laws of the State of Florida**, on behalf of the corporation by means of ☐ physical
presence or ☐ online notarization. She/He personally appeared before me, is personally known to me or
has produced _____ as identification and who did (did not) take an oath.

(SEAL)

Notary Public

Print Name
Commission Expires:

EXHIBIT "A"
LEGAL DESCRIPTION

EXHIBIT "K"
Form of Special Warranty Deed for Bluebird Stormwater Property

WARRANTY DEED

THIS WARRANTY DEED made as of this _____ day of _____, 2025, by **SCHOOL BOARD OF OSCEOLA COUNTY, FLORIDA**, a public body corporate organized and existing under the Constitution and laws of the State of Florida, having an address of 817 Bill Beck Boulevard, Kissimmee, Florida 34744 ("**Grantor**"), to the **CITY OF ST. CLOUD**, a municipal corporation organized and existing under the laws of the State of Florida.

(Whenever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Warranty Deed and the heirs, personal representatives and assigns of individuals, and the successors and assigns of corporations, limited liability companies or partnerships. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

WITNESSETH that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Osceola County, Florida, more particularly described in **Exhibit A** attached hereto (the "**Property**").

TOGETHER, with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property in fee simple forever.

AND THE GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey said land; and that Grantor hereby fully warrants the title to said land and will defend the Property against the lawful claims and demands of all persons whomsoever. The conveyance is subject to taxes for the year 2025 and thereafter, and easements, reservations and restrictions of record, but this reference shall not act to reimpose the same.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

GRANTOR:

**THE SCHOOL BOARD OF OSCEOLA COUNTY,
FLORIDA, a public body corporate organized and
existing under the Constitution and laws of the State
of Florida**

WITNESS: _____

By: _____

Print Name: _____

Name: _____, Chair

WITNESS: _____

Attest: _____
Mark Shanoff, Ed. D, Superintendent

Print Name: _____

(CORPORATE SEAL)

STATE OF _____
COUNTY OF _____

The forgoing instrument was acknowledged before me this _____ day of _____
20__ by _____ as _____ of **THE SCHOOL BOARD
OF OSCEOLA COUNTY, FLORIDA, a public body corporate organized and existing under the
Constitution and laws of the State of Florida**, on behalf of the corporation by means of ☐ physical
presence or ☐ online notarization. She/He personally appeared before me, is personally known to me or
has produced _____ as identification and who did (did not) take an oath.

(SEAL)

Notary Public

Print Name
Commission Expires:

EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land being a portion of Tract OS1, PINE GROVE RESERVE PHASE 1, according to the plat thereof, as recorded in Plat Book 34, Pages 93 through 101 of the Public Records of Osceola County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Tract OS1, PINE GROVE RESERVE PHASE 1, according to the plat thereof, as recorded in Plat Book 34, Pages 93 through 101 of the Public Records of Osceola County, Florida; thence S00°05'28"E, along the East line of said Tract OS1, a distance of 231.04 feet to the Southeast corner of Tract OS1; thence departing said East line, run the following three (3) courses and distances along the South boundary line of said Tract OS1: thence N80°19'02"W, a distance of 75.20 feet; thence N86°57'26"W, a distance of 139.53 feet; thence S76°12'38"W, a distance of 36.88 feet; thence N00°19'46"W, a distance of 218.33 feet to the South Right of Way line of Bluebird Groves Parkway; thence N89°40'06"E, along said South Right of Way line, a distance of 250.17 feet to the Point of Beginning.

Containing 54,201 square feet or 1.24 acres, more or less.



Meeting: September 18, 2025

Agenda Item Type: Public Hearings
Resolution No. 2025-097R Ad Valorem Tax
Millage

Finance Agenda Item:

FINAL PUBLIC HEARINGS FOR RESOLUTION NO. 2025-097R, a resolution of the City Council of the City of St. Cloud, Florida, establishing a final Ad Valorem Tax Millage for the City of St. Cloud for the fiscal year 2025/2026, the same being adopted prior to the adoption of a final budget for said period. (FINAL MILLAGE) (Above is full title) **ACTION ON RESOLUTION NO. 2025-097R**

Strategic Key Focus Areas:

High-Performing Government

Background Information:

As per Florida Statute 200.065 two public hearings are required in order to adopt a final Ad Valorem Tax Millage of 5.1128 which is 6.27 percent above the rolled-back rate of 4.8110. This is the 13th consecutive year with no increase in the millage rate of 5.1128.

Legal Authority:

As per Florida Statute 200.065.

Budget and Recommendation:

There is no cost associated with this item.

Finance Director's Comments:

Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends approval

City Council Action:

09/18/2025 - Final Action

9/11/2025 - Motion to approve by Gilbert. Seconded by Urban. Passed 5-0

Attachments:

1. 2025-097R Final Millage and 2025-098R Final Budget
2. 2025-097R Final Millage Resolution.Final

Final Ad Valorem Tax Millage

**Resolution
No.**
2025-097R

Request:
Final millage
rate for fiscal
year 25/26

**Recommend
APPROVAL**

BACKGROUND

- As per Florida Statute 200.065, two public hearings are required in order to adopt a final Ad Valorem tax millage of **5.1128, which is 6.27 percent above the rolled-back rate of 4.8110**
- Rolled-Back rate: The same tax dollars assessed as the previous tax year (not including new construction.) The increase in taxable values for existing properties is not considered for ad valorem tax.

Final Ad Valorem Tax Millage

KEY TAKEAWAYS

- 1 mill = \$1 in tax per \$1,000 of assessed value
- Property taxes are calculated by multiplying the assessed taxable property value by the millage rate and dividing by 1,000.

Ex.: Millage rate 5.1128. Property taxable value is \$100,000. Tax bill = \$511.28.

Final Ad Valorem Tax Millage

Proposed Millage Rate (13th consecutive year with no increase)
5.1128

Taxable Value
\$250,000

Annual City Ad Valorem Taxes
\$1,278

Final Ad Valorem Tax Millage

General Fund Budget Highlights

- 1% COLA, 3% pay adjustment \$ 1,144,374
- Public Safety Union contracts \$ 834,925
- 13 (8 Public Safety) new positions \$ 1,259,392
- Increase in Police & Fire operating costs \$ 1,224,740
- Increase in Public Safety pension contribution costs \$ 1,494,393
- Increase in health benefit costs \$ 474,805

Final Ad Valorem Tax Millage

- General fund new/newly funded positions:
 - Police Officers – SRO (2) – newly funded
 - Police Officers (4)
 - Public Educator/Inspector (1)
 - Planner – Associate (1)
 - Maintenance Workers – Streets (2)
 - Senior Tradesworker – Bricks (1)
 - Park Ranger – part-time (1)
 - Grants Assistant – part-time (1)

Final Ad Valorem Tax Millage

STAFF RECOMMENDATION

- APPROVAL of Resolution 2025-097R

CITY COUNCIL REQUESTED ACTION

- APPROVAL of Resolution 2025-097R

Final Fiscal Year 2025/26 Budget

**Resolution
No.**
2025-098R

Request:
Final
2025-2026
Budget

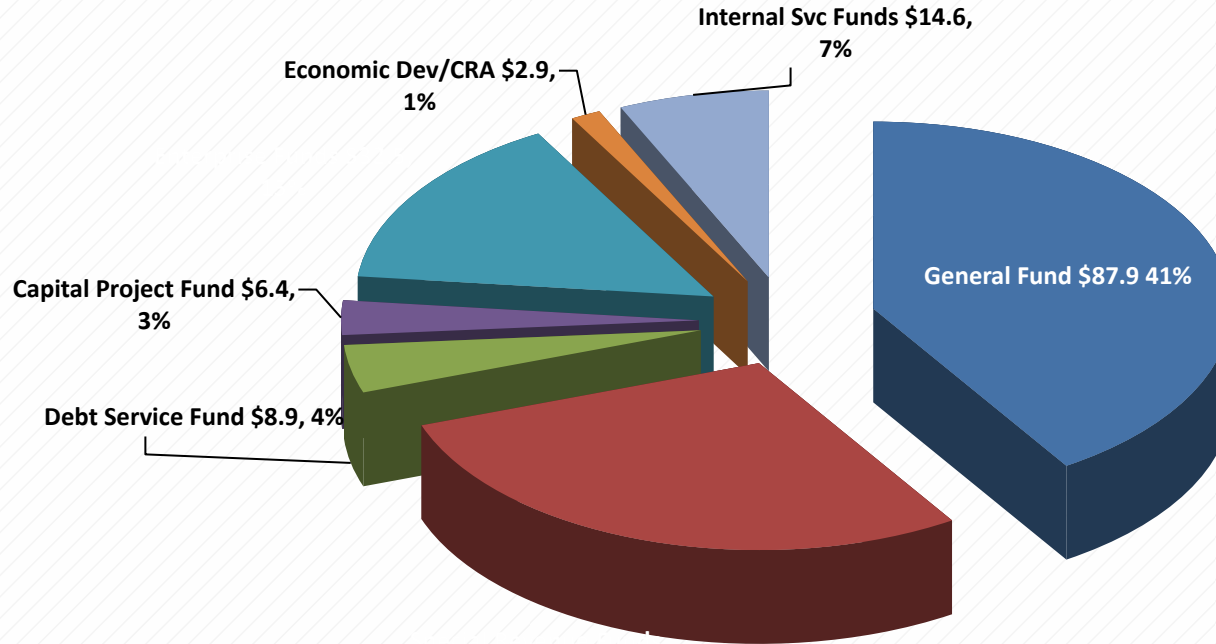
**Recommend
APPROVAL**

BACKGROUND

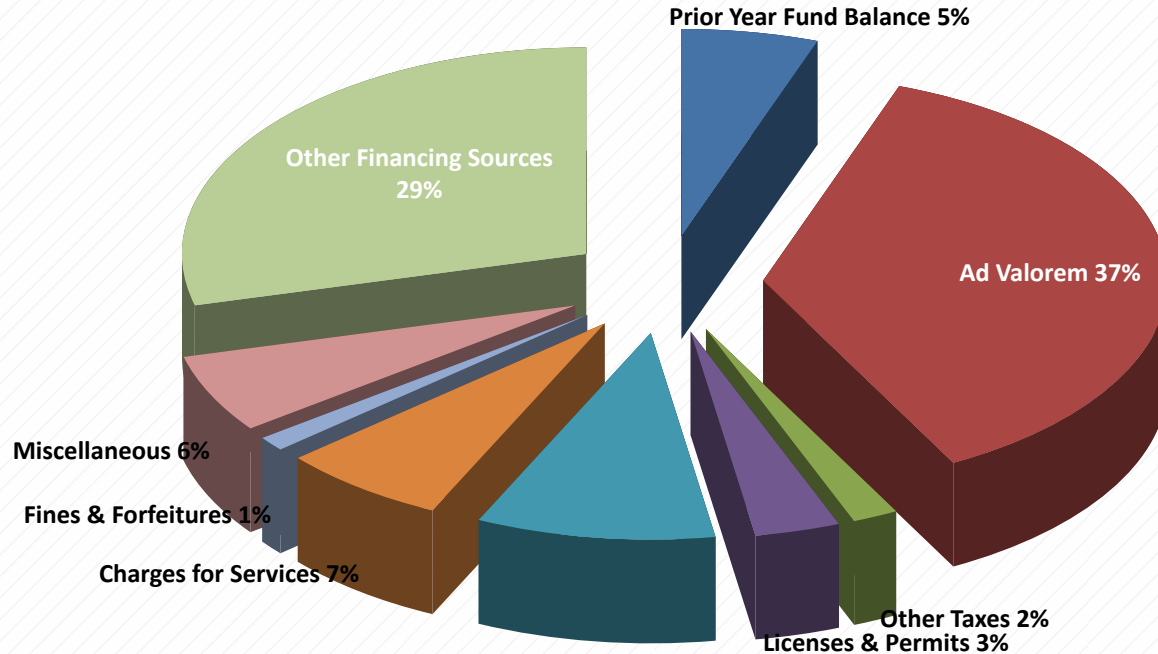
- As per Florida Statute 166.241, the City is required to adopt a budget each fiscal year by ordinance or resolution.
- The amount available from taxation and other sources, including balances brought forward from prior fiscal years, must equal the total appropriation for expenditures and reserves. In other word, the adopted budget must balance.

Final Fiscal Year 2025/26 Budget

Expenditure in millions = \$214.8

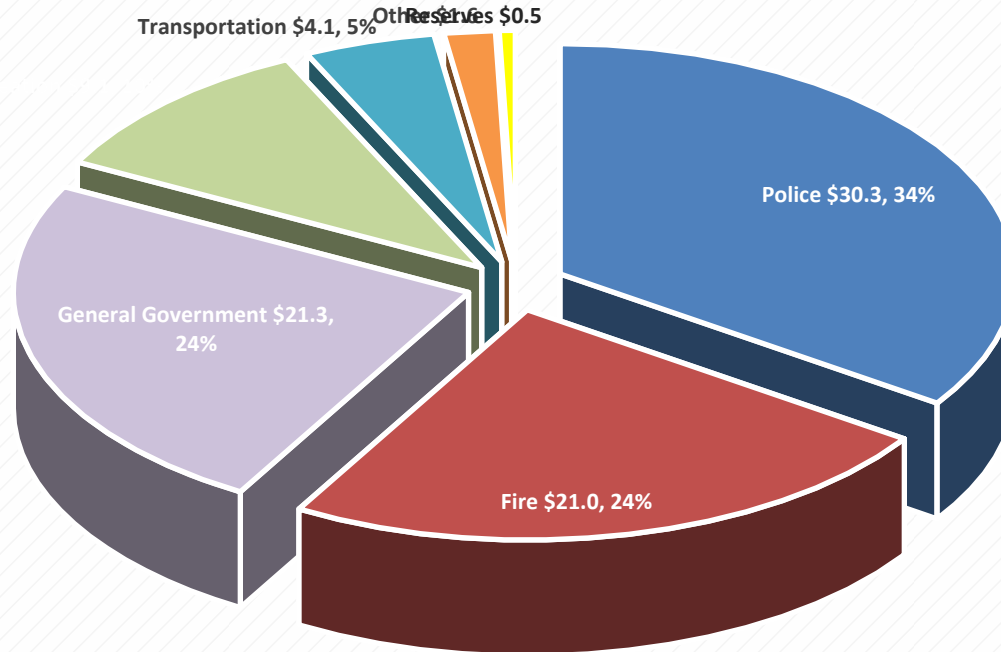


General Fund Revenues



General Fund Expenditures

Expenditures in millions = \$87.9



Strategic Projects

Key Focus Area: Diverse & Magnetic Economic Development

Funded projects:

- Downtown Public-Private-Partnership Mixed Use Project
- Centennial Park Improvements Phase 1
- Downtown Signage Project

Strategic Projects

Key Focus Area: Effective Community Safety

Funded projects:

- 8 new/newly funded Public Safety positions (4 police officers, 2 School Resource Officers, 1 Public Educator/Inspector, and 1 Part-time Park Ranger)
- Construction of Public Safety Complex Ph.1 (funded in FY 24/25)
- Construction of Fire Station #35 (funded in FY 24/25)
- Construction of Fire Station #36 (funded in FY 24/25)
- Purchase of new fire engine
- Purchase of new ambulance
- Replacement of 17 Public Safety vehicles
- Tennessee Ave. & 17th Street stormwater improvements (funded in FY 24/25)

Strategic Projects

Key Focus Area: High Performing Government

Funded projects:

- 16 total new positions
- City-wide 1% COLA and 3% pay adjustment
- Security Services for City Hall
- Backup appliances for data protection
- Enterprise Resource Planning (ERP) – Initial funding for future implementation

Strategic Projects

Key Focus Area: Effective Transportation Network

Funded projects:

- LaSalle Avenue Extension
- Rummell Road Roundabout
- Lakeshore additional parking
- Master Plan paving
- Additional paving (Franchise fees funded)

STAFF RECOMMENDATION

- APPROVAL of Resolution 2025-098R

CITY COUNCIL REQUESTED ACTION

- APPROVAL of Resolution 2025-098R

RESOLUTION NO. 2025-097R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, ESTABLISHING A FINAL AD VALOREM TAX MILLAGE FOR THE CITY OF ST. CLOUD FOR THE FISCAL YEAR 2025/2026 THE SAME BEING ADOPTED PRIOR TO THE ADOPTION OF A FINAL BUDGET FOR SAID PERIOD.

(FINAL MILLAGE)

WHEREAS, First Public Hearings on the St. Cloud Final Millage Rate and Final Budget were held at a special meeting on September 11, 2025 at 6:30 p.m, in the City Council Chambers at City Hall, Building A, 3rd Floor, 1300 Ninth St., St. Cloud, Florida, after notice pursuant to F.S. 200.065 (2) (d); and

WHEREAS, at such hearings the first substantive issue discussed was “the increase in the proposed millage rate over the roll back rate necessary to fund the budget”, and “the specific purposes for which ad valorem tax revenues are to be utilized: continued costs associated with maintaining the current level of services and the number of employees necessary to perform that level of service.”

WHEREAS, during such discussion the City Council heard comments regarding the proposed increase and an explanation of the reasons for this proposal was given; and

WHEREAS, the general public was allowed to speak and ask questions prior to the adoption of any such measures, and also prior thereto, the millage rate to be finally adopted, to wit: 6.27 percent above the “Rolled-Back Rate” was publicly announced; and

WHEREAS, F.S. 200.065 (2) (e) 1. Requires adoption of a final millage rate prior to adoption of a final budget;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. CLOUD FLORIDA, AS FOLLOWS:

SECTION 1. The ad valorem tax final millage rate for the fiscal year 2025/2026 for the City of St. Cloud, Florida is established at 5.1128 mills.

SECTION 2. The millage rate known as the "rolled-back rate" for the year 2025/2026 is 4.8110 mills.

SECTION 3. The final millage rate is more than the "rolled-back rate" by 6.27 percent, and the same is here characterized as the percentage increased in property taxes adopted for the fiscal year 2025/2026.

SECTION 4. The City Manager is authorized and they are directed to provide certified copies hereof to all entities as provided by law and to otherwise publish and make public this council action.

SECTION 5. This Resolution shall take effect immediately upon its adoption.

FIRST READING on the 11TH day of September 2025

SECOND READING PASSED AND ADOPTED by the City Council of St. Cloud on this 18th day of September, 2025.

ATTEST

Christian B. Robertson, Mayor

Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED
de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP

Daniel F. Mantzaris, City Attorney



Meeting: September 18, 2025

Agenda Item Type: Public Hearings
Resolution No. 2025-098R FY 2025/2026 Final
Budget

Finance Agenda Item:

FINAL PUBLIC HEARINGS FOR RESOLUTION NO. 2025-098R, a resolution of the City Council of the City of St. Cloud, Florida, establishing a final budget for the City of St. Cloud for the fiscal year 2025/2026; the same being adopted following the adoption of a final millage rate for said period.(FINAL BUDGET) (Above is full title) The total proposed fiscal year 2025/2026 budget is \$214,796,974 of which \$87,933,451 is attributed to the General Fund. Ad Valorem revenues \$32,251,555 (approximately 36.7% of total General Fund revenues) **ACTION ON RESOLUTION NO. 2025-098R**

Strategic Key Focus Areas:

High-Performing Government

Background Information:

As per Florida Statute 166.241 the City is required to adopt a budget each fiscal year by ordinance or resolution. The amount available from taxation and other sources, including balances brought forward from prior fiscal years, must equal the total appropriations for expenditures and reserves. In other words, the adopted budget must balance. This budget includes 13 newly funded positions, 8 of which are for Public Safety.

Legal Authority:

Request City Council to approve the budget for FY2025/2026

Budget and Recommendation:

There is no cost associated with this item.

Finance Director's Comments:

Finance Director recommends **APPROVAL** of this item.

Procurement Director's Comments:

N/A

City Manager's Comments:

City Manager recommends approval

City Council Action:

09/18/2025 - Final Action

9/11/2025 - Motion to approve by Urban. Seconded by Fletcher. Passed 5-0

Attachments:

1. 2025-098R Final Budget Resolution.Final (1)
2. CC Budget Workshop Book - DRAFT 7-11-25 (1)
3. 2025-097R Final Millage and 2025-098R Final Budget

RESOLUTION NO. 2025-098R

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. CLOUD, FLORIDA, ESTABLISHING A FINAL BUDGET FOR THE CITY OF ST. CLOUD FOR THE FISCAL YEAR 2025/2026; THE SAME BEING ADOPTED FOLLOWING THE ADOPTION OF A FINAL MILLAGE RATE FOR SAID PERIOD.

(FINAL BUDGET)

WHEREAS, First Public Hearings on the St. Cloud Final Millage Rate and Final Budget were held on September 11, 2025 at 6:30 p.m. in City Council Chambers at City Hall, Building A, 3rd Floor, 1300 Ninth St., St. Cloud, Florida, after notice pursuant to F.S. 200.065 (2) (d); and

WHEREAS, the Final Public Hearing on the St. Cloud Final Millage Rate was held on September 18, 2025 at 6:30 p.m. in the City Council Chambers at City Hall, Building A, 3rd Floor 1300 Ninth St., St. Cloud, Florida, after notice pursuant to F.S. 200.065 (2) (d); and

WHEREAS, at such hearings the first substantive issue discussed was "the percentage increase in the millage rate necessary to fund the budget", and "the specific purposes for which ad Valorem tax revenues are to be utilized: costs associated with maintaining the current level of services and the number of employees necessary to perform that level of service."

WHEREAS, during such discussion the City Council heard comments regarding the proposed millage rate and an explanation, of the reasons for the proposed "rate increase" was given; and

WHEREAS, the general public was allowed to speak and ask questions prior to the adoption of any such measures, and also prior thereto, the percentage increase in property taxes to be finally adopted, to wit: 6.27 percent above the rolled back rate was publicly announced; and

WHEREAS, F.S. 200.065 (2) (e) 1. requires adoption of a final budget following the adoption of a final millage rate;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. CLOUD FLORIDA, AS FOLLOWS:

SECTION 1. The tentative millage rate heretofore set by Resolution #2025-097R will raise THIRTY THREE MILLION, FIVE HUNDRED FORTY NINE THOUSAND, AND EIGHT HUNDRED SIXTY EIGHT DOLLARS (\$33,549,868) from ad Valorem taxes for the fiscal year 2025/2026.

SECTION 2. The total expenditures for the City of St. Cloud, Florida for the budget year 2025/2026 are determined to be as follows:

Fund	Amount
General Fund	\$ 87,933,451
Gas Tax Fund	1,682,000
Utility Tax Fund	4,443,497
One Percent Fund	9,343,245
Community Dev Block Grant Fund	807,467
St Cloud/OUC Inter-local Fund	12,257,652
St Cloud/TOHO Inter-local Fund	6,098,898
Debt Service Fund	8,877,404

Capital Project Fund	6,399,220
Recreation Impact Fee Fund	4,288,000
Police Impact Fee Fund	2,016,128
Fire Impact Fee Fund	1,370,311
Mobility Fee Fund	19,335,628
Sanitation Fund	19,995,873
Stormwater Fund	6,148,314
Building Permit Fund	5,407,817
Sanitation Impact Fee Fund	920,000
Motor Pool Fund	3,665,238
Medical Insurance Fund	9,848,770
Workers' Compensation Fund	1,053,605
Economic Development Fund	599,153
Community Redevelopment Agency	2,305,303

Grand Total	\$ 214,796,974
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(a) Effective October 1, 2025, the budget includes a 1 percent cost of living adjustment (COLA) and a 3 percent salary adjustment for all active general employees (excludes Public Safety Union Members covered by Union Contracts).

(b) The budget includes an increase to the staffing table by fund and number of full-time equivalents (FTE's) as follows:

Title	Fund	Department	FTE's
Police Officers (SRO)	General Fund	Police	2 *
Police Officers	General Fund	Police	4
Park Ranger (part-time)	General Fund	Police	1
Public Educator/Inspector	General Fund	Fire	1
Planner-Associate	General Fund	Community Dev	1
Maintenance Workers	General Fund	Public Works	2
Senior Tradesworker (bricks)	General Fund	Public Works	1
Grants Assistant (part-time)	General Fund	Procurement	1
Driver/Collectors	Sanitation Fund	Sanitation	3

*Newly funded, no new FTE's

(c) The budget includes a one-time holiday payment to full-time and part-time employees who has been employed as of December 1, 2025 in the amount of \$100 for employees who have been employed full-time for 12 consecutive months prior to December 1, 2025; \$50 for employees who have been employed full-time for less than 12 consecutive months prior to December 1, 2025; \$50 for employees that have been employed part-time for 12 consecutive months prior to December 1, 2025; and \$25 for employees that have been employed part-time for less than 12 consecutive months prior to December 1, 2025. The one-time holiday payment shall be issued during the month of December. Determination is made by the Human Resources Director subject to final determination by the City Manager.

SECTION 3. The following projects for which funds were appropriated in prior years will maintain that funding in 2025/2026 fiscal year for the unexpended/unencumbered balances:

<u>Project</u>	<u>Description</u>
CM2101	CITY HALL B-A 3 RD FL REMODEL
CR2401	CRA ALLEYWAY IMPROVEMENTS
CR2402	CENTENNIAL PARK RENOVATIONS
IT2200	NETWORK SECURITY/SOFTWARE
PR1906	TRAIL EXT LAKE TO CHISHOLM
PR2106	17 TH STREET BALLFIELDS
PR2301	CHISHOLM PARK MASTER PLAN
PR2302	HOPKINS PARK MASTER PLAN
PR2303	PARTIN TRIANGLE PARK
PR2402	HOPKINS PARK
PR2502	LAKEFRONT PATHWAY IMPROVEMENT
PR2503	DOCK REPAIRS
PR2504	LAKEFRONT PAVILLION EXPANSION
PR2505	EDGEWATER EAST PARK LAND
PS2002	FIRE STATION UPGRADES
PS2103	FIRE STATION 35 NEW BUILD
PS2104	FIRE STATION 32 NEW BUILD
PS2105	FIRE TRAINING FACILITY
PS2110	TEMPORARY FIRE STATION
PS2401	PD COMMUNICATIONS CENTER
PS2402	FIRE STATION 36
PS2409	FD HEADQUARTERS RENOVATION
PS2501	STORAGE GARAGE/RESTROOMS
PW2000	DOWNTOWN REVITALIZ PH II
PW2301	TRANSFER STATION MONITORING WELLS
PW2402	DOWNTOWN MIXED-USE DEVELOPMENT
PW2501	MINNESOTA AVE PARKING LOT
PW2502	PROGRESS LANE OFFICE RENOVATIONS
ST2104	CANOE CREEK TRAFFIC SIGNAL
ST2202	SG & NEPTUNE SIGNAL
ST2205	FERTIC ROAD EXTENSION
ST2303	10 TH STREET COMPLETE STREETS
ST2304	MICHIGAN AVE PED PROJECT
ST2305	MASSACHUSETTS AVE EXT
ST2306	CREEK WOODS DR EXTENSION
ST2307	17 TH STREET EXTENSION
ST2402	ADA IMPROVEMENTS
ST2403	DE, VT, & COLUMBIA SIDEWALK
ST2501	MASTER PLAN PAVING
ST2604	RUMMELL ROAD ROUNDABOUT
SW2005	ESPIRIT STORMWATER POND IMPROVEMENTS
SW2401	ALABAMA & 11 TH STORMWATER
SW2501	TENN AVE & 17 TH STORMWATER
SW2502	CLAY DRIVE DRAINAGE IMPROVEMENTS

SECTION 4. The prior year fund balances in various funds will increase to provide funding for the Outstanding Encumbrances as of September 30, 2025.

SECTION 5. The City Manager is authorized and they are directed to provide certified copies hereof to all entities as provided by law and to otherwise publish and make public this council action.

SECTION 6. This resolution shall take effect immediately upon its adoption.

FIRST READING on the 11th day of September, 2025.

SECOND READING PASSED AND ADOPTED by the City Council of St Cloud on this 18th day of September, 2025.

Christian B. Robertson, Mayor

ATTEST

Ivy Llauro, City Clerk

LEGAL IN FORM AND VALID IF ADOPTED
de Beaubien, Simmons, Knight, Mantzaris & Neal, LLP

Daniel F. Mantzaris, City Attorney

CITY OF ST. CLOUD PRELIMINARY PROPOSED ANNUAL BUDGET FISCAL YEAR 2025-2026





GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**City of St. Cloud
Florida**

For the Fiscal Year Beginning

October 01, 2024

Christopher P. Morill

Executive Director



Mission:

"We are dedicated to providing efficient quality public services, a transparent government, and a safe community."



Vision:

"St. Cloud is a vibrant, innovative, and unique community that embraces its history and provides an exceptional destination to live, work, and play."

CITY OF ST. CLOUD

ELECTED AND APPOINTED OFFICIALS



Veronica Miller
City Manager



Christian B. Robertson
Mayor



Ken Gilbert
Deputy Mayor



Jennifer Paul
Council Member



Kolby Urban
Council Member



Shawn Fletcher
Council Member

CITY OF ST. CLOUD ELECTED AND APPOINTED OFFICIALS



DEPARTMENTAL OFFICIALS

City Manager

Veronica Miller

Deputy City Manager

Scott Davidoff

Strategic Initiatives Administrator

Abismael Abreu

Sr Direct Human Resources & Admin Services

Justin Kluesner

City Clerk

Ivy Llauro

Director of Community Development

Melissa Dunklin

Director of Economic Development

Vacant

Director of Information Technology

Roberto Smith

Director of Building

Bob Deatherage

Public Safety Administrator

Douglas Goerke

Fire Chief

Jason Miller

Director of Public Works

Kevin Felblinger

Director of Parks and Recreation

Stephanie Holtkamp

Director of Procurement

Leslie Flores

Director of Communications

Maryemma Bachelder

Director of Finance

Jeff Cooper

City Manager's Message

City of St. Cloud Memorandum

TO: CITY COUNCIL
FROM: VERONICA MILLER, CITY MANAGER
DATE: JULY 14, 2025
SUBJECT: **2025-26 BUDGET MESSAGE**



Introduction

It is my pleasure to present the City of St. Cloud's \$213,393,619 Operating Budget for fiscal year 2025-26. This budget allows the City to continue providing the high levels of service and quality programs that make St. Cloud the Centerplace for Life, while addressing long-term plans and increasing the General Fund reserve balance.

The budget is balanced and prepared in alignment with the City's Strategic Plan. The annual budget not only meets the requirements of the City Charter and state law, but also represents an effort to sustainably deliver required services and infrastructure. The financial position of the City remains resilient and sustainable.

The budget process allows citizen and Council engagement through a publicly-noticed workshop, which follows the State of Florida's budget process for local municipalities. The final budget adoption will be completed with two required public hearings, scheduled for September 11 and September 18.

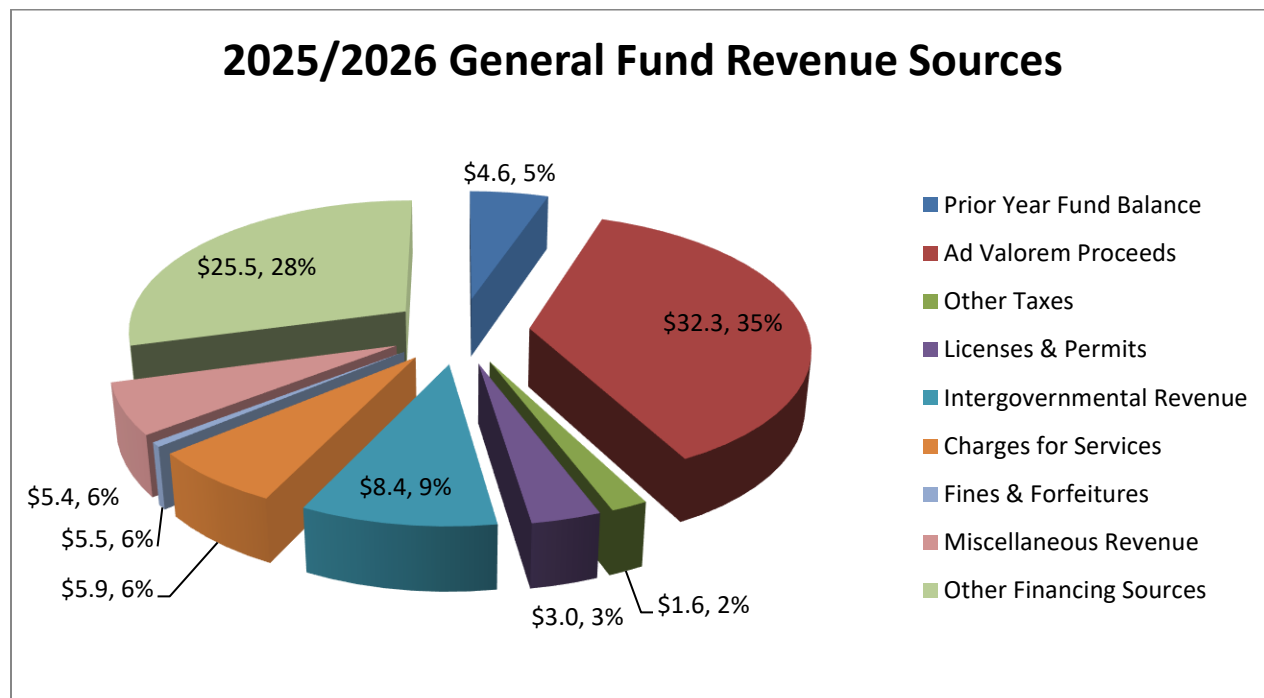
Every annual budget comes with difficult decisions and limited resources; this budget is no different, but it demonstrates a commitment to both the community we serve and to our dedicated employees.

Due to the continued growth in taxable value, I am pleased to present a budget that will enable the City of St. Cloud to maintain our current millage rate of 5.1128 for the 13th consecutive year.

Overview

The **City-Wide Budget** total for FY 25-26 is \$213,393,619, a decrease of \$60.0 (or 22.0%) from the current year initial 24-25 budget, of which \$87,687,941 is applicable to the General Fund. The General Fund is balanced, maintaining a flat millage of 5.1128. The decrease in overall budget is primarily due to several major capital projects funded in the current fiscal year including: Public Safety Complex – Phase I, Fire Station 35 (Tohoqua), Fire Station 36 (Center Lake), Hopkins Park – Phase I, and the 17th Street Ballfields. These projects were funded by a \$78M+ bond issue which will be repaid with a combination of the One Percent Surcharge Fund, Parks Impact Fees, Police Impact Fees, and Fire Impact Fees.

The **General Fund Budget** total is \$87,687,941, which is \$6,906,188 (or 8.5%) more than the current year initial budget. This increase is related to a city-wide cost-of-living increase (COLA), salary adjustments, 12 new/newly funded positions (8 of the 12 are Public Safety positions), increased pension contribution rates, health benefit rate increases, and Public Safety union contract terms/associated costs.



In FY 2025-26, ad valorem taxes represent about 35 percent of projected revenues. In addition, 28 percent is from other financing sources, 9 percent from intragovernmental revenue, 6 percent from charges for services, 6 percent from fines & forfeitures, 6 percent from miscellaneous, 5 percent from fund balance (a reduction of 4 percent from FY 2024-25), 3 percent from Licenses and permits, and 2 percent from other taxes.

Revenues

Budgeted revenues for 2025-26 total \$213,393,619 across all City funds. These revenues include the City's General Fund, as well as a variety of other funds that are restricted to specific uses, such as stormwater services, sanitation services, and impact fees to name a few.

General Fund revenues are projected to increase by approximately \$6.9 million over 2024-25 levels, totaling \$87,687,941 in 2025-26. There are two major sources for the increased General Fund revenues: Increase in ad valorem revenue of approximately \$6.4 million due to new construction, increased property valuations, and annexations. The other major increase is in TOHO revenue sharing of \$1.7 million due to an increased customer base and a one-time \$1 million transfer from accumulated revenue not previously budgeted.

Ad Valorem Revenue will increase. The City has seen growth in assessed property values, contributing to higher receipts of property tax revenue over the past several years. Current year gross taxable values are approximately \$6,561,362,315, or 25 percent higher than the current year. This includes an increase from new construction of \$497,364,638 taxable value, or an additional \$2,441,208 in ad valorem revenues.

Staff is recommending the City Council approve the same millage rate of 5.1128, which will generate total ad valorem tax revenues of \$32,205,055. The rolled back rate is 4.7930 mills based upon the latest assessed values. The rolled back rate does not generate additional proceeds from adjustments that increased the prior year tax assessments and only provides proceeds from additions to the tax roll. If the rollback rate were adopted, the City would generate \$2,014,567 less than staff's recommendation for ad valorem revenue.

TOHO Interlocal Revenue is expected to increase. The number of TOHO customers has continued to grow as well as a one-time transfer to the General Fund of \$1 million. The City receives 12 percent of TOHO sales on a monthly basis.

Sales tax revenues have declined by approximately 5 percent from the previous year so 2025-26 estimates continue to reflect that decrease. Other General Fund revenues are expected to see moderate growth next year. In developing estimates for revenues, staff has taken into account current economic conditions in making projections for 2025-26.

Expenditures

The City of St. Cloud has operating costs such as staffing, insurance, utilities, and overhead, and is not immune to escalations in these costs. Pension costs also are a significant component of the City's annual costs. The City provides General and Public Safety Employees' Retirement Programs. These contributions have continued to increase over recent years and the City has taken steps to reduce the level of increases.

City-Wide Personnel Services total \$62,581,606 which is \$5,695,896 or 10.0 percent, higher than the current year amended budget. The increase is due to a proposed 1 percent COLA and a 3 percent wage increase for City General employees as well as the same for Police and Fire Union members, whose wages are covered under Union contracts. In addition, 15 new positions with 8 of them being for Public Safety. A total of 12 of those positions are in the General Fund and 3 for Sanitation. The add-ons in personnel are aligned with what can be financially sustained and operationally prioritized.

It is proposed that, effective the first pay period of FY 25-26 [Oct 2025] if adopted, a 1 percent COLA and a 3 percent wage increase would be implemented for all City General employees, excluding Police and Fire Union members, whose wages are covered under Union contracts.

Medical benefits this fiscal year have a projected annual cost of \$8,705,736 equating to an annual increase from last year of \$911,471 (or 11.7%). This is due to the 15 newly funded positions as well as an approximate 8.7% rate increase. The City is sharing this increase with staff this fiscal year.

City-Wide Operating Expenses total \$213,393,619 which is \$60,046,222 (or 22.0%) less than the amended prior year budget. This increase is primarily due to 3 major Public Safety projects which were funded in the current fiscal year: Public Safety Complex -Phase I, Fire Station 35, and Fire Station 36. Due to ongoing efforts by City leadership and staff, the Operating Expenditures (excluding salaries, benefits, utilities, insurance, and vehicle costs) have only increased by 5.7% in the General fund.

The budget has been developed using realistic estimates for increases in personnel costs, including escalating employer contribution rates to the City's medical and pension plans, known contractual increases in costs from the City's vendors, as well as expected increases in costs for utilities, insurance, and other services and supplies.

Reserves and Contingencies

The City continues to manage its General Fund budget with the goal of maintaining its long-term financial stability. A large part of securing the City's long-term financial future is the maintenance of the General Fund's Operating and Enterprise Fund Reserve. The City's Reserve Policy requires that this reserve maintain a balance of 12.5 percent of General Fund operating expenditures and transfers out.

General Fund Reserves at the end of FY 2024-25 are projected to be approximately \$14.5M (or 21.0%) of prior year operating expenditures. This places projected reserves at 8.5 percent above that required by City Code. The percentage even well exceeds the Government Finance Officers Association reserve standard of 16.7% (2 months of prior year expenditures). Note that \$4,576,248 is being allocated in Prior Year Fund Balance in this budget. These computations are estimates based on fiscal year 24-25 activity and are not audited results.

It will continue to be a priority for the City to allocate surplus funds in recognition of the fact that a significant natural disaster, emergency operational event, or financial crisis would quickly exhaust the reserve balance.

City Strategic Plan

This budget makes significant investments in public safety infrastructure and transportation infrastructure. These investments are in correlation with the current population growth and subsequently increased demand for public services. City staff carefully considered Strategic Initiatives and corresponding resources for alignment with our Strategic Plan. The section below demonstrates how funding in this budget helps us advance our Strategic Plan.

Diverse & Magnetic Economic Development

In FY 2025, the City is advancing a more inclusive and resilient local economy by removing barriers to business success and laying the foundation for sustainable growth. This year's economic development strategy focuses on expanding opportunities for business incubation, enhancing commercial corridors, and strengthening the infrastructure that supports long-term investment. Guided by smart land use planning and collaborative public-private partnerships, we are creating a business environment that drives innovation, attracts talent, and positions St. Cloud as a hub of opportunity and connection.

Strategic Goals:

1. Make the City a desirable business location
2. Increase the commercial tax base
3. Invest in infrastructure to recruit industries

Funded Items:

- New Commercial Zoning District
- Industry Specific Recruitment
- Airbnb Citywide Monitoring Process
- Minnesota Avenue Parking
- 17th Street Masterplan

Effective Community Safety

Ensuring the well-being of our community begins with strong public safety and smart planning. This Fiscal year, the City is directing key investments toward enhancing emergency response, improving neighborhood safety, and building long-term community resilience. These initiatives reinforce our commitment to protecting residents and creating a secure, thriving St. Cloud.

Strategic Goals:

1. Readiness for any emergency
2. State-of-the-art infrastructure and resources
3. Strong collaborative partnerships with the community

Funded Items:

- Vulnerability Assessment and Adaptation Action Plan
- Online Interactive Floodplain Map
- Special Event Pedestrian Safety Equipment
- Public Safety Complex Phase 1
- Tennessee Avenue & 17th Street Stormwater

High-Performing Government

In FY 25-26, the City continues its commitment to being a responsive, transparent, and forward-thinking organization. By investing in staff development, operational improvements, and enhanced public services, we are strengthening our ability to meet the evolving needs of the community with professionalism and care.

Strategic Goals:

1. Focus on the continuity and sustainability of core public services
2. Become an employer of choice
3. Be on the cutting edge of technology

Funded Items:

- Impact Fee Updates (Fire, Parks, Police)
- Strategic Annexations
- Electronic Procurement Marketplace
- City-wide Watershed Master Plan
- 5-year Staffing Plan
- Annual "Big Red Chair" Triathlon Event
- Partin Triangle Park Integration

Reliable Transportation Network

Through thoughtful design, strategic planning, and collaboration with transportation partners at every level, we are creating a more resilient and user-friendly system that supports both daily needs and long-term

growth. These investments ensure our streets, sidewalks, and pathways contribute to a more livable and inclusive St. Cloud.

Strategic Goals:

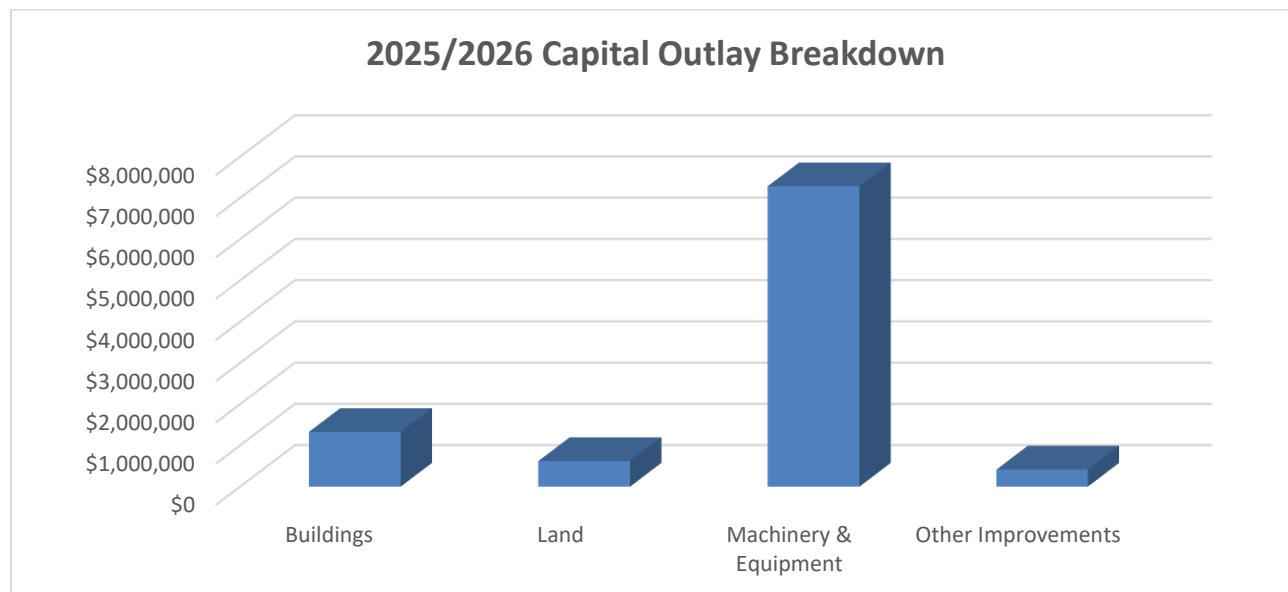
1. Ease traffic congestion, reduce commute times, and improve safety
2. Plan, prioritize, and find innovative ways to fund transportation infrastructure
3. Engage and educate the community about transportation initiatives, issues, safety, and needs within the city

Funded Items:

- Partner with Florida 511
- 10th Street Complete Streets
- DE, VT, & Columbia Avenue Sidewalks
- Michigan Avenue Extension
- Zuni/Twelve Oaks Development Agreement

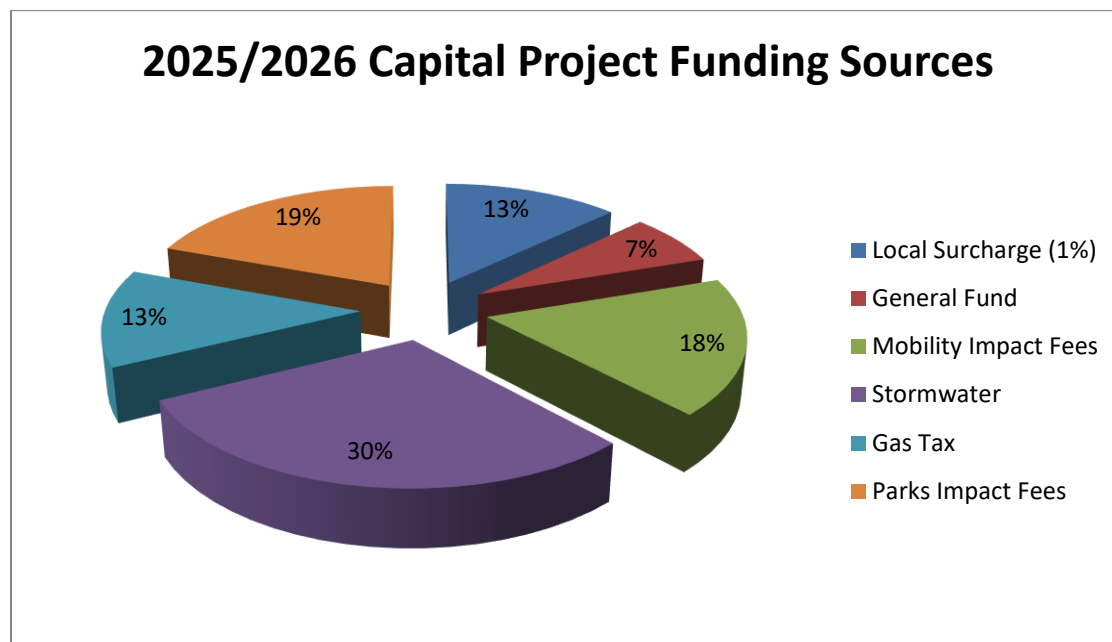
Capital

City-Wide Capital Outlay totals \$9,644,251 which is \$5,164,520 less than the current year initial budget. The major items funded are a replacement fire engine, city-wide facilities maintenance, fleet replacements, and other capital improvements. The highlights of some significant departmental capital outlay in the upcoming budget are as follows: Buildings \$1,326,089; Land \$620,000; Equipment & Machinery \$7,283,162; Other Improvements \$415,000.



City-Wide Capital Projects total \$7,736,375, which is \$68,401,625 (or 90%) less than the current adjusted year budget. Fiscal Year 25-26 is funding 8 Capital projects: 2 paving projects, 3 parking/road projects, 2 stormwater projects, and the initial contribution to a future Enterprise Resource Planning (ERP)

implementation. Funding for these projects is from the following sources: General Fund \$536,375, Local Surcharge Fund \$1,000,000; Mobility Impact Fees \$1,400,000; Stormwater Fees \$2,300,000; Gas Tax \$1,000,000 and Parks Impact Fees \$1,500,000.



Budget Considerations

The cost to deliver the expected levels of public services has continued to increase. Inflation has slowed, but continues to be a factor to consider in our day-to-day operations. This has been evident in with the increases in our pension and health benefit fund costs. The City's aging infrastructure combined with the need to construct new facilities and roads to maintain our levels of services has caused additional challenges.

On a positive note, several factors have strengthened the City of St. Cloud's ability to weather the circumstances:

General Fund surplus

- Continued strong growth continues to produce positive revenues.
- Higher property tax revenues due to higher home prices and a competitive housing market.

Fully funded reserves

- Increased revenues and conservative budgeting have contributed to St. Cloud's ability to move towards funding our reserves, following Council policies. This further strengthens our ability to respond to unpredictable economic events.

The City of St. Cloud continues to work to ensure stability in our local economy and in our ability to provide essential and quality-of-life services in our community. We continue to plan for contingencies and to position ourselves to leverage opportunities for state and federal funding to address critical issues in our community,

such as transportation rapid growth.

Conclusion

This budget highlights the exciting progress of our City. It reflects our unwavering dedication to addressing the current needs of our community while strategically preparing for future growth. Through prudent resource allocation, investment in vital services, and the adoption of innovative practices, we are committed to enhancing the quality of life for our residents, attracting new opportunities, and fostering a vibrant, thriving community.

Throughout the budget development process, there were many competing funding requests with trade-offs to strategically consider. This proposed budget addresses the FY24-29 Strategic Plan's four (4) Key Focus Areas for the upcoming fiscal year, positions the City for a strong financial future, and makes the prospective investments needed to ensure that this is a great City to live, work, and play.

This budget submittal meets stated goals, objectives, and policies while providing for general needs. I want to extend thanks to the Mayor and the City Council for their dedication to overseeing the City's financial well-being and establishing a fiscally responsible financial management culture.

Additionally, I would like to acknowledge the hard work of each department's staff who worked to put this budget together. I would also like to extend special recognition to the Finance Department staff for their tireless work in developing what is likely to be another award-winning budget.

In conclusion, the proposed budget for the fiscal year is balanced and ready for examination and appropriate revision, if necessary. It is my recommendation that the City of St. Cloud's budget be adopted, as authorized in the City Charter. We look forward to another successful year.

Sincerely,

Veronica Miller
City Manager

FY24-29 Strategic Plan

VISION

St. Cloud is a vibrant, innovative, and unique community that embraces its history and provides an exceptional destination to live, work, and play.

MISSION

We are dedicated to providing efficient quality public services, a transparent government, and a safe community.

Key Focus Areas

Diverse,
Innovative, and
Magnetic
Economic
Development

Make the city a desirable business location

Increase the commercial tax base

Invest in infrastructure to recruit industries

Effective
Community
Safety

Readiness for any emergency

State-of-the-art infrastructure and resources

Strong collaborations and partnerships
with the community

Focus on the continuity and sustainability
of core public services

Become an employer of choice

Be on the cutting edge of technology

Ease traffic congestion, reduce
commute times, and improve safety

Plan, prioritize, and find innovative ways
to fund transportation infrastructure

Engage and educate the community about
transportation initiatives, issues, safety
and needs within the city

Alignment of the Strategic Plan and Budget

The City's new five-year Strategic Plan connects the dots between the community's long-term vision and its day-to-day operations. It is the main vehicle for accomplishing the vision and is organized into four Focus Areas: Diverse & Magnetic Economic Development, Effective Community Safety, High-Performing Government, and Effective Transportation Network. Each Focus Area contains goals that outline what the City aims to accomplish as well as performance measures to objectively define the City's progress and success.



St. Cloud
FLORIDA
Your Centerplace for Life

Vision:
St. Cloud is a vibrant, innovative, and unique community that embraces its history and provides an exceptional destination to live, work, and play.

Mission:
We are dedicated to providing efficient quality public services, a transparent government, and a safe community.

Key Focus Areas & Strategic Goals:

- Diverse, Innovative, and Magnetic Economic Development**
 - 1 Make the City a desirable business location
 - 2 Increase the commercial tax base
 - 3 Invest in infrastructure to recruit industries
- Effective Community Safety**
 - 1 Readiness for any emergency
 - 2 State-of-the-art infrastructure and resources
 - 3 Strong collaborations and partnerships with the community
- High-Performing Government**
 - 1 Focus on the continuity and sustainability of core public services
 - 2 Become an employer of choice
 - 3 Be on the cutting-edge of technology
- Reliable Transportation Network**
 - 1 Ease traffic congestion, reduce commute times, and improve safety
 - 2 Plan, prioritize, and find innovative ways to fund transportation infrastructure
 - 3 Engage and educate the community about transportation initiatives, issues, safety, and needs within the City

 For More Information on the City's Strategic Plan, Scan the QR code.

In executing the 2024-2029 Strategic Plan, the City Council develops its priorities which are one-year work plans with initiatives and actions that align with the City's Vision and Strategic Plans. Council Priorities are a product of collaboration and prioritization by the City Council, the City Manager's Office, and Department Directors. These priorities highlight initiatives of significant importance to the City Council for the upcoming year, ensuring that the organization is agile and prompt in its response to an ever-changing environment.



The Annual Operating Budget is the City's fiscal roadmap to prioritizing resources. Funding should be allocated in alignment with the Vision Plan, Strategic Plan, and Council Priorities. While it may not be possible to fund all priorities in the upcoming fiscal year, strategic investments can be made for the City's future. Leveraging the resources of community partners and seizing grant opportunities will assist the City in stretching its dollars to maximize results. The budget process also integrates department business plans which identify strategic initiatives and performance targets, guiding decision makers to allocate resources for specific service level results.

Budget and Implementation of Strategic Plan Key Focus Areas

This budget makes significant investments in public safety infrastructure and transportation infrastructure. These investments are in correlation with the current population growth and subsequently increased demand for public services. City staff carefully considered strategic initiatives and corresponding resources to align with our strategic plan. The section below demonstrates how funding in this budget helps us advance our Strategic Plan.

Diverse & Magnetic Economic Development

In FY 2025, the City is advancing a more inclusive and resilient local economy by removing barriers to business success and laying the foundation for sustainable growth. This year's economic development strategy focuses on expanding opportunities for business incubation, enhancing commercial corridors, and strengthening the infrastructure that supports long-term investment. Guided by smart land use planning and collaborative public-private partnerships, we are creating a business environment that drives innovation, attracts talent, and positions St. Cloud as a hub of opportunity and connection.

Strategic Goals:

1. Make the City a desirable business location
2. Increase the commercial tax base
3. Invest in infrastructure to recruit industries

Funded Items:

- New Commercial Zoning District
- Industry Specific Recruitment
- Airbnb Citywide Monitoring Process
- Minnesota Avenue Parking
- 17th Street Masterplan

Effective Community Safety

Ensuring the well-being of our community begins with strong public safety and smart planning. This Fiscal year, the City is directing key investments toward enhancing emergency response, improving neighborhood safety, and building long-term community resilience. These initiatives reinforce our commitment to protecting residents and creating a secure, thriving St. Cloud.

Strategic Goals:

1. Readiness for any emergency
2. State-of-the-art infrastructure and resources
3. Strong collaborative partnerships with the community

Funded Items:

- Vulnerability Assessment and Adaptation Action Plan
- Online Interactive Floodplain Map
- Special Event Pedestrian Safety Equipment
- Public Safety Complex Phase 1
- Tennessee Avenue & 17th Street Stormwater

High-Performing Government

In FY 25-26, the City continues its commitment to being a responsive, transparent, and forward-thinking organization. By investing in staff development, operational improvements, and enhanced public services, we are strengthening our ability to meet the evolving needs of the community with professionalism and care.

Strategic Goals:

1. Focus on the continuity and sustainability of core public services
2. Become an employer of choice
3. Be on the cutting edge of technology

Funded Items:

- Impact Fee Updates (Fire, Parks, Police)
- Strategic Annexations
- Electronic Procurement Marketplace
- City-wide Watershed Master Plan
- 5-year Staffing Plan
- Annual “Big Red Chair” Triathlon Event
- Partin Triangle Park Integration

Reliable Transportation Network

Through thoughtful design, strategic planning, and collaboration with transportation partners at every level, we are creating a more resilient and user-friendly system that supports both daily needs and long-term growth. These investments ensure our streets, sidewalks, and pathways contribute to a more livable and inclusive St. Cloud.

Strategic Goals:

1. Ease traffic congestion, reduce commute times, and improve safety
2. Plan, prioritize, and find innovative ways to fund transportation infrastructure
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Funded Items:

- Partner with Florida 511
- 10th Street Complete Streets

- DE, VT, & Columbia Avenue Sidewalks
- Michigan Avenue Extension
 - Zuni/Twelve Oaks Development Agreement

Reporting & Evaluation

Evaluating and reporting are essential parts of the Strategic Planning Process. They are the medium in which accountability and review of City performance allows for strategizing and resources allocation. The City proposes the use of Key Performance Indicators and Business Plan Reporting as evaluation and reporting tools.

Key Performance Indicators (KPIs)

Key Performance Indicators (KPIs) will be used to identify how well the City is accomplishing its Strategic Goals and Objectives. The KPIs are to serve as a transparency and accountability tool on City performance. The data shown in the KPIs is to be considered as the basis for decision-making on city operations and allocation of resources.

KPIs are to be reported online and accessible for public consumption. The data provided is to be updated routinely based on the time of the report being displayed.

Business Plan Reporting

City Council's Priority Items

The City Manager's Office is to provide the City Council a quarterly update on the City Council Priority Updates of the City's Business Plan.

Departmental Work Plans

City Departments are to provide quarterly updates on the Departmental Work Plan Initiatives to the City Manager's Office.

Capital Improvement Plan Projects

Quarterly updates provided to the City Manager's Office on the status of the projects.

FY2024-2029 Strategic Plan KPIs

Business Plan	Key Performance Indicators
Diverse, Innovative, and Magnetic Economic Development	 Number of Businesses Issued Financial Incentives per FY
	 Commercial Building Permits Average Review Days in Business Days
	 Amount of Financial Incentives Issued per FY
	 Number of City Sponsored Economic Development Events per FY
	 Taxable Values of Properties in CRA
	 New Commercial Construction Valuations
	 Employment Housing Ratio
	 Home-Based Businesses BTRs per FY
	 Certified Business Enterprises
	 Number of Commercial Business Tax Receipts
	 Increase % of Non-Residential Tax Base Growth from Previous Year
	 Commercial Redevelopment Projects

Effective Community Safety		Percent of 911 Calls Answered within 10 Seconds
		Call Volume Upload
		Fire Suppression Average Response Time by Station
		EMS Average Response Time by Station
		Open 3 New Fire Stations
		Open New EOC & Communications Building
		Percentage of Code Enforcement Cases Resolved before Reaching Magistrate
		Police Community Engagement Events per FY
		CPTED Assessments Administered

High-Performing Government		Average City's Social Media Pages Interactions per Quarter
		Percentage of Public Records Requests Satisfied within 3 Days of Request
		City Bond Rating
		Turnover Rate (Categorized by Reason for Termination)
		Solid Waste Pick up Rates (Minimized Call back)
		Recreation Program Participation
		Acreage of Enclaves
		Average City Event Participation per Year (Placer ai)
		Workplace Experience Score

Reliable Transportation Network	 Miles of Trails per 50,000-99,999 Residents (per NRPA)
	 Pavement Condition Index
	 Miles of repaved streets
	 Square Yards of Sidewalk Repaired
	 Transportation Tuesdays Content Produced
	 Street Safety Campaign Events per FY
	 Number of City Website Hits to Transportation Related Pages
	 Amount of Transportation Infrastructure Investment (Projects)

PERSONNEL

Proposed Funded Positions by Department/Division
2025-2026

DEPARTMENT & DIVISIONS	<u>Prior FY</u>			<u>Current FY</u>			<u>Proposed FY</u>		
	<u>FT</u>	<u>PT</u>	<u>Total 2024</u>	<u>FT</u>	<u>PT</u>	<u>Total 2025</u>	<u>FT</u>	<u>PT</u>	<u>Total 2026</u>
CITY COUNCIL									
1000-511 City Council	0	5	5	1	5	6	1	5	6
LEGAL DEPT.									
2010-514 Legal	0	0	0	1	0	1	1	0	1
CITY MANAGER DEPT.									
3010-512 City Manager	8	0	8	9	0	9	9	0	9
3015-512 Communications	4	1	5	5	0	5	5	0	5
3016-512 City Clerk	6	1	7	7	1	8	7	1	8
630-5512 Economic Development	2	0	2	2	0	2	2	0	2
645-6450 CRA	2	0	2	2	0	2	2	0	2
PROCUREMENT									
3510-513 Administration	3	0	3	3	0	3	3	0	3
3515-513 Procurement	8	0	8	8	0	8	8	0	8
3520-513 Warehouse	0	0	0	0	0	0	0	0	0
3535-513 Grants	1	0	1	1	0	1	1	1	2
HUMAN RESOURCES DEPT.									
3020-513 Human Resources	9	0	9	10	0	10	10	0	10
FINANCE DEPT.									
4010-513 Finance Administration	8	0	8	8	0	8	8	0	8
4020-513 Accounting	7	0	7	7	0	7	7	0	7
INFORMATION TECHNOLOGY									
4510-516 Information Tech.	12	1	13	12	1	13	12	1	13
4512-516 GIS	2	0	2	2	0	2	2	0	2
COMMUNITY DEVELOPMENT									
5410-515 Community Development	17	1	18	19	1	20	19	1	20
5415-515 Community Compliance	6	0	6	6	0	6	6	0	6
BLDG/CODES & LICENSING DEPT.									
5510-515 Licensing/Permitting	27	0	27	27	0	27	27	0	27

Proposed Funded Positions by Department/Division
2025-2026

DEPARTMENT & DIVISIONS		Prior FY			Current FY			Proposed FY		
		FT	PT	Total 2024	FT	PT	Total 2025	FT	PT	Total 2026
POLICE DEPARTMENT										
6010-521	Police Sworn	116	9	125	120	9	129	124	9	133
6010-521	Police Non-Sworn	22	29	51	23	29	52	23	30	53
6012-529	Communications	29	10	39	32	10	42	32	10	42
FIRE DEPARTMENT										
6510-522	Fire Control	76	0	76	76	0	76	76	0	76
6515-525	Emergency Management	0	0	0	1	0	1	1	0	1
6520-526	EMS	26	0	26	26	0	26	26	0	26
6525-529	Fire Inspection	3	0	3	3	0	3	4	0	4
PUBLIC WORKS DEPARTMENT										
7010-541	Civil Engineering	8	0	8	9	0	9	9	0	9
7020-541	Streets & Drainage	23	0	23	26	0	26	29	0	29
7030-541	Traffic Control	4	0	4	5	0	5	5	0	5
7080-519	Building Maintenance	18	0	18	18	0	18	18	0	18
PARKS and RECREATION DEPT.										
7510-572	Parks	9	4	13	9	4	13	9	4	13
7520-572	Recreation	15	55	70	15	55	70	15	55	70
7530-572	Pool	7	27	34	7	27	34	7	27	34
7535-572	Turf and Landscaping	14	0	14	15	0	15	15	0	15
7540-572	Landscape Maintenance	5	0	5	5	0	5	5	0	5
SANITATION/PUBLIC SERVICE										
7071-534	Refuse Collection	28	0	28	29	0	29	32	0	32
7072- 534	Transfer Station	16	0	16	17	0	17	17	0	17
VEH. MAINT/PUBLIC WORKS DEPT										
7040-592	Vehicle Maintenance	10	0	10	10	0	10	10	0	10
ALL DEPARTMENT TOTALS		551	143	694	576	142	718	587	144	731

Personnel Changes by Department 2025-2026 Proposed Budget

The following table reflects funded position changes during the current year and additions/changes for consideration of the 2025-2026 budget:

Fund	Position Title	Department	Add/Delete/Change	
	Beginning Positions:			718
	Proposed Additions 2025-2026:			
001	Police Officers (SRO)	Police	Existing Positions, not previously funded.	2
001	Police Officers	Police	Add	4
001	Park Ranger (Part-time)	Police	Add	1
001	Public Educator/Inspector	Fire	Add	1
001	Maintenance Workers	Public Works	Add	2
001	Senior Tradesworker (bricks)	Public Works	Add	1
001	Grants Assistant (Part-time)	Procurement	Add	1
440	Driver/Collectors	Sanitation	Add	3
	Ending Number of funded positions			731

CAPITAL PROJECTS

Capital Projects Budget

Fiscal Year 2025-2026

GENERAL GOVERNMENT PROJECTS AND FUNDING SOURCES:

<u>Description</u>	Project Total	FUNDING SOURCE					
		General Fund	One Percent Fund	Parks Impact Fees	Mobility Impact Fees	Gas Tax	Stormwater
CM2601 New ERP Implementation	1,000,000		1,000,000				
PR2602 Lakeshore Park - Additional Parking	1,500,000			1,500,000			
ST2601 Master Plan Paving	1,000,000					1,000,000	
ST2602 Paving (Franchise Fees)	536,375	536,375					
ST2603 Lasalle Avenue Extension	400,000				400,000		
ST2604 Rummell Road Roundabout	1,000,000				1,000,000		
SW2501 Tenn Ave & 17th St Stormwater	1,800,000						1,800,000
SW2601 Stormwater Pipe Lining	500,000						500,000
	<u>7,736,375</u>	<u>536,375</u>	<u>1,000,000</u>	<u>1,500,000</u>	<u>1,400,000</u>	<u>1,000,000</u>	<u>2,300,000</u>
Proposed Budget	<u>7,736,375</u>						

CURRENT PROJECTS WITH FUTURE FUNDING REQUIREMENTS:

<u>Description</u>	Project Total	Fiscal Year	FUNDING SOURCE				
			General Fund	One Percent Fund	Parks Impact Fees	Mobility Fees	Gas Tax
CM2601 New ERP Implementation	1,000,000	26-27		1,000,000			
ST2303 10th Street Complete Streets	9,020,000	26-27				9,020,000	
ST2305 Massachusetts Ave Extension	4,020,000	26-27				4,020,000	
ST2603 Lasalle Avenue Extension	7,750,000	26-27				7,750,000	
CM2601 New ERP Implementation	1,000,000	27-28		1,000,000			
ST2603 Lasalle Avenue Extension	3,750,000	27-28				3,750,000	
	<u>26,540,000</u>		<u>-</u>	<u>2,000,000</u>	<u>-</u>	<u>24,540,000</u>	<u>-</u>
Proposed Future Budgets	<u>26,540,000</u>						

Capital Projects Budget Fiscal Year 2025-2026 as of 09/30/2025

City Manager

Project number/name: CM2601 New ERP Implementation

Project Description: A new Enterprise Resource Planning (ERP) system to include data validation, installation, user acceptance testing, financial statement verification, staff training, and any necessary follow-up assistance. This project will be ongoing over a multiple year period.

Funding Source: Fund 120 One Percent Surcharge



Current project budget:	\$0.00
FY 25/26 budget	\$1,000,000.00
New total project budget:	\$1,000,000.00
Expenditures:	\$0.00
Open encumbrances:	\$0.00
Total available project balance:	\$1,000,000.00

Capital Projects Budget

Fiscal Year 2025-2026

as of 09/30/2025

Parks & Recreation

Project number/name: PR2602 Lakeshore Park - Additional Parking

Project Description: Paving the overflow lots at Lakeshore Avenue/Indiana Avenue and Lakeshore Avenue/New York Avenue to meet the growing needs of the Lakeshore Park area.

Funding Source: Fund 320 Parks Impact Fees



Photo

Current project budget:	\$0.00
FY 25/26 budget	\$1,500,000.00
New total project budget:	\$1,500,000.00

Expenditures:	\$0.00
Open encumbrances:	\$0.00
Total available project balance:	\$1,500,000.00

Capital Projects Budget

Fiscal Year 2025-2026

as of 09/30/2025

Public Works

Project number/name: ST2601 Master Plan Paving

Project Description: Paving roadways identified in the 5-year paving plan, streets outside of neighborhoods, and pavement preservation.

Funding Source: Fund 100 Gas Tax



Current project budget:	\$0.00
FY 25/26 budget	\$1,000,000.00
New total project budget:	\$1,000,000.00
Expenditures:	\$0.00
Open encumbrances:	\$0.00
Total available project balance:	\$1,000,000.00

Capital Projects Budget

Fiscal Year 2025-2026

as of 09/30/2025

Public Works

Project number/name: ST2602 Master Plan Paving

Project Description: Paving roadways utilizing funding collected from Franchise Fees.

Funding Source: Fund 001 General Fund (Franchise Fees)



Current project budget:	\$0.00
FY 25/26 budget	\$536,375.00
New total project budget:	\$536,375.00
Expenditures:	\$0.00
Open encumbrances:	\$0.00
Total available project balance:	\$536,375.00

Paving to be completed in FY25 (ST2501)

ROAD NAME	SECTION	FROM	TO	AREA (SQFT)	CONDITION
PINEWOOD GARDENS BLVD	01EB	KINCAID ST	WADEVIEW LOOP	4,209	FAIR
PINEWOOD GARDENS BLVD	01WB	KINCAID ST	WADEVIEW LOOP	4,186	FAIR
PINEWOOD GARDENS BLVD	02	WADEVIEW LOOP	BITTLE WAY	14,712	FAILED
KINCAID ST	01	PRIVATE DR	PINEWOOD GARDENS BLVD	3,872	FAIR
KINCAID ST	02	PINEWOOD GARDENS BLVD	NILES WAY	7,018	POOR
KINCAID ST	03	NILES WAY	MUTTER RD	10,890	POOR
MUTTER RD	01	OLD CANOE CREEK RD	NATCHEZ TRACE DR	21,348	POOR
MUTTER RD	02	NATCHEZ TRACE DR	KINCAID ST	3,300	POOR
MUTTER RD	03	KINCAID ST	CHERRYWOOD CT	2,860	FAIR
MUTTER RD	04	CHERRYWOOD CT	OAK VIEW CIR	2,380	FAIR
WADEVIEW LOOP	01	PINEWOOD GARDENS BLVD	BITTLE WAY	23,672	POOR
WADEVIEW LOOP	02	BITTLE WAY	BITTLE WAY	67,254	POOR
JACKS MEMORIAL RD	01	5TH ST	HOME TOWN LN	2,880	FAILED
JACKS MEMORIAL RD	02	HOME TOWN LN	JACKS MEMORIAL RD	10,272	FAILED
JACKS MEMORIAL RD	03	DEAD END W	JACKS MEMORIAL RD	2,985	POOR
JACKS MEMORIAL RD	04	JACKS MEMORIAL RD	DEAD END E	3,510	FAILED
BUDINGER AVE	01	NOLTE RD	PROGRESS LN	29,865	GOOD
BUDINGER AVE	02	PROGRESS LN	WORTHING DR	13,362	FAIR
BUDINGER AVE	03	WORTHING DR	PEGHORN WAY	122,652	GOOD
BRISTOL COVE LN	05	DROVERS CT	HOLDEN DR	22,682	FAILED
BRISTOL COVE LN	06	HOLDEN DR	DEER CREEK BLVD	15,065	FAIR
DEER CREEK BLVD	01	RICKY LN	RICKY LN	35,244	FAIR
DEER CREEK BLVD	02	BOBBY LEE LN	HOLDEN DR	28,490	POOR
DEER CREEK BLVD	03	HOLDEN DR	BRISTOL COVE LN	6,762	FAIR
DEER CREEK BLVD	04	BRISTOL COVE LN	FAWN MEADOW CIR	15,180	FAIR
HOLDEN DR	01	DEER CREEK BLVD	BRISTOL COVE LN	11,615	POOR
DROVERS CT	01	CUL-DE-SAC S	BRISTOL COVE LN	5,654	POOR
PRESERVE BLVD	01NB	SNAIL KITE AVE	MICHIGAN AVE	8,260	POOR
PRESERVE BLVD	01SB	SNAIL KITE AVE	MICHIGAN AVE	8,140	POOR
PRESERVE BLVD	02	SNAIL KITE AVE	MICHIGAN AVE	44,694	POOR
PRESERVE BLVD	03	SILVER THISTLE LN	SNAIL KITE AVE	18,304	FAIR
PRESERVE BLVD	04	SALAMANDER ST	SILVER THISTLE LN	6,812	POOR
PRESERVE BLVD	05	BROWN BEAR WAY	SALAMANDER ST	10,894	FAILED
BROWN BEAR CT	01	CUL DE SAC	BROWN BEAR WAY	10,010	POOR
BROWN BEAR WAY	01	BROWN BEAR CT	PRESERVE BLVD	16,390	FAIR
PLYMOUTH TURTLE CIR	01	PLYMOUTH TURTLE WAY	PLYMOUTH TURTLE WAY	21,888	POOR
PLYMOUTH TURTLE WAY	01	MICHIGAN AVE	PLYMOUTH TURTLE CIR	5,724	FAIR
PLYMOUTH TURTLE WAY	02	PLYMOUTH TURTLE CIR	PLYMOUTH TURTLE CIR	12,690	FAIR
PLYMOUTH TURTLE WAY	03	PLYMOUTH TURTLE CIR	SILVER THISTLE LN	8,397	FAIR

Paving to be completed in FY26 (ST2601 and ST2602)

ROAD NAME	SECTION	FROM	TO	AREA (SQFT)	CONDITION
MARYLAND AVE	01	END	18TH ST	5,088	FAIR
MARYLAND AVE	02	18TH ST	17TH ST	5,600	GOOD
ROSEDALE AVE	01	E 10TH ST	E 5TH ST	22,644	POOR
E 10TH ST	03	GRAPE AVE	ORANGE AVE	12,502	POOR
E 10TH ST	04	ORANGE AVE	ROSEDALE AVE	12,654	FAILED
E 10TH ST	05	ROSEDALE AVE	WHISTLER CT	9,101	POOR
E 10TH ST	06	WHISTLER CT	CRAWFORD AVE	3,591	FAIR

19TH ST	01	CITY LINE	MICHIGAN AVE	12,200	POOR
EASTERN AVE	01	DEAD END	17TH ST	24,340	POOR
EASTERN AVE	02	DEAD END	17TH ST	17,540	GOOD
EASTERN AVE	03	DEAD END	17TH ST	17,600	FAIR
PENNSYLVANIA AVE	01	17TH ST	16TH ST	8,877	POOR
PENNSYLVANIA AVE	02	16TH ST	15TH ST	10,530	FAILED
PENNSYLVANIA AVE	03	15TH ST	14TH ST	10,500	POOR
PENNSYLVANIA AVE	04	14TH ST	13TH ST	9,000	POOR
MOON DANCER PL	01	CUL-DE-SAC W	MOON DANCER PL	6,952	FAIR
MOON DANCER PL	02	MOON DANCER PL	MOON DANCER PL	41,561	POOR
MOON DANCER PL	03	MOON DANCER PL	MOON DANCER PL	12,738	POOR
MOON DANCER PL	04	MOON DANCER PL	ESPRIT LN	4,577	FAIR
PIXIE LN	01	MYSTIC PL	RHAPSODY ST	23,584	POOR
PIXIE LN	02	RHAPSODY ST	MYSTIC PL	20,240	POOR
ENCHANTMENT LN	01	MYSTIC PL	RHAPSODY ST	19,550	POOR
ENCHANTMENT LN	02	RHAPSODY ST	BLITHE CT	20,328	POOR
ENCHANTMENT LN	03	BLITHE CT	MYSTIC PL	5,456	FAIR
RHAPSODY ST	01	ENCHANTMENT LN	MYSTIC PL	17,710	FAIR
RHAPSODY ST	02	MYSTIC PL	PIXIE LN	16,031	FAIR
FANCIFUL CT	01	DAYDREAM PL	CUL-DE-SAC N	8,188	POOR
DAYDREAM PL	01	CUL-DE-SAC SW	DAYDREAM PL	7,812	FAIR
DAYDREAM PL	02	DAYDREAM PL	FANCIFUL CT	8,228	FAIR
DAYDREAM PL	03	FANCIFUL CT	DAYDREAM PL	24,090	FAIR
DAYDREAM PL	04	DAYDREAM PL	DAYDREAM PL	10,362	FAIR
DAYDREAM PL	05	ESPRIT LN	DAYDREAM PL	4,512	FAIR

Capital Projects Budget

Fiscal Year 2025-2026

as of 09/30/2025

Public Works

Project number/name: ST2603 Lasalle Avenue Extension

Project Description: The design, project management, and construction of an extension of LaSalle Avenue to Surrey Springs Way's roundabout. Project includes right-of-way costs.

Funding Source: Fund 350 Mobility Impact Fees



Current project budget:	\$0.00
FY 25/26 budget	\$400,000.00
New total project budget:	\$400,000.00

Expenditures:	\$0.00
Open encumbrances:	\$0.00
Total available project balance:	\$400,000.00

Capital Projects Budget

Fiscal Year 2025-2026

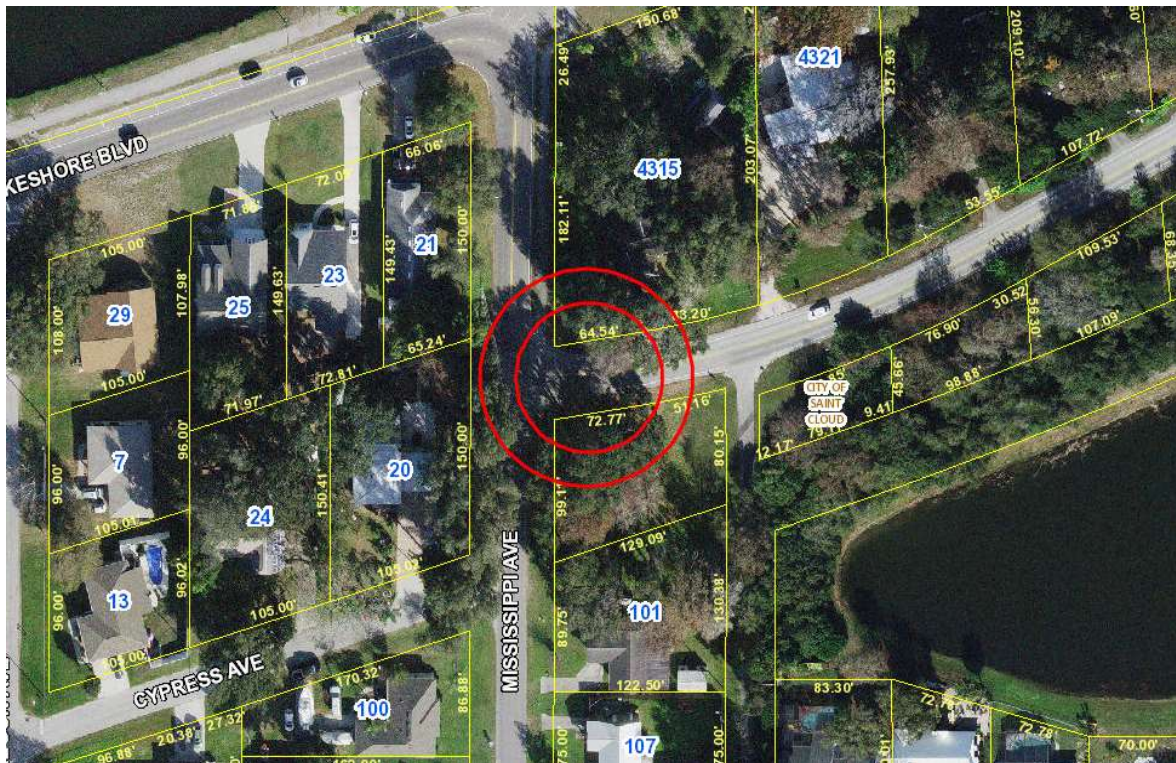
as of 09/30/2025

Public Works

Project number/name: ST2604 Rummel Road Roundabout

Project Description: The design and construction of a roundabout at the intersection of Rummell Road and Mississippi Avenue for operational, capacity, and safety improvements.

Funding Source: Fund 350 Mobility Impact Fees



Current project budget:	\$0.00
FY 25/26 budget	\$1,000,000.00
New total project budget:	\$1,000,000.00

Expenditures:	\$0.00
Open encumbrances:	\$0.00
Total available project balance:	\$1,000,000.00

Capital Projects Budget

Fiscal Year 2025-2026

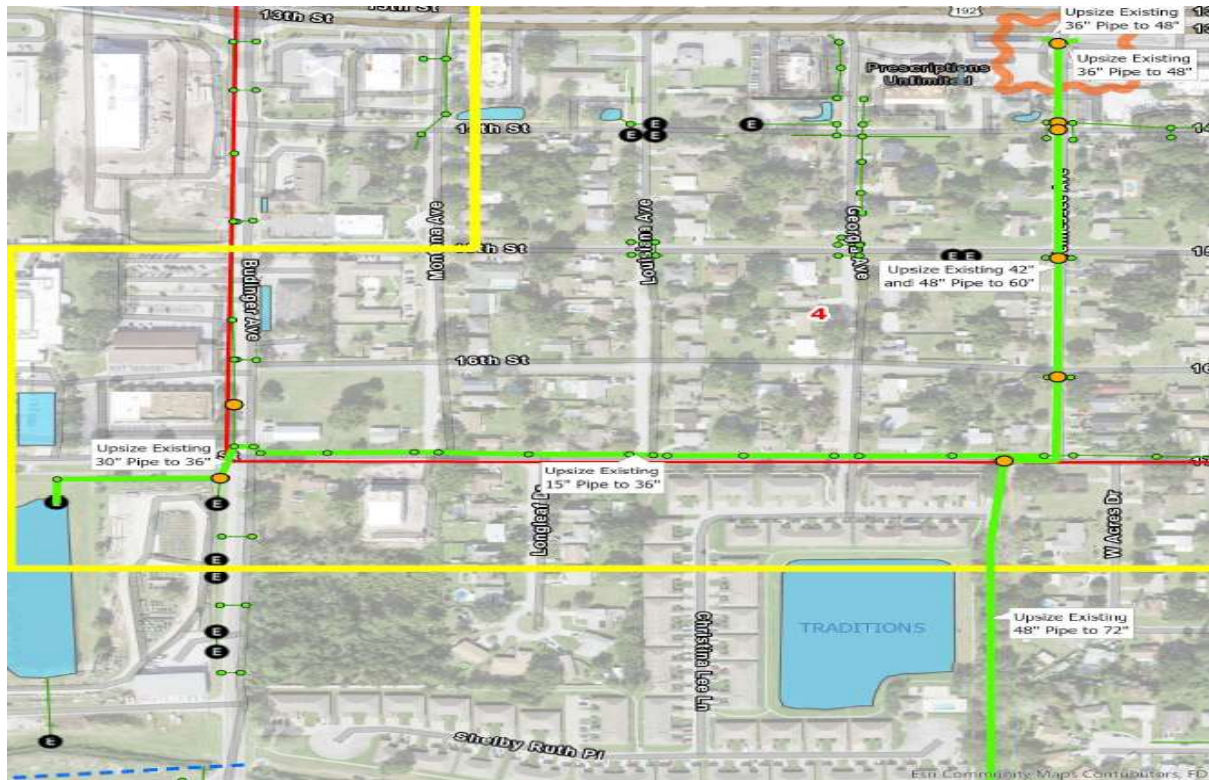
as of 09/30/2025

Public Works

Project number/name: SW2501 Tennessee Ave & 17th Street Stormwater Improvements

Project Description: Project area 4 from the historic downtown area stormwater master plan. This project is to upsized and install new stormwater pipes along Tennessee Avenue and 17th Street in the grid area of the City.

Funding Source: Fund 450 Stormwater Utility



Current project budget:	\$300,000.00
FY 25/26 budget	\$1,800,000.00
New total project budget:	\$2,100,000.00

Expenditures:	\$0.00
Open encumbrances:	\$0.00
Total available project balance:	\$2,100,000.00

Capital Projects Budget

Fiscal Year 2025-2026

as of 09/30/2025

Project number/name: SW2601 Stormwater Pipe Lining

Project Description: Project is to line failing stormwater pipes along Massachusetts Avenue, Crawford Avenue, and 6th Street.

Funding Source: Fund 450 Stormwater Utility



Current project budget:	\$0.00
FY 25/26 budget	\$500,000.00
New total project budget:	\$500,000.00
Expenditures:	\$0.00
Open encumbrances:	\$0.00
Total available project balance:	\$500,000.00

DEBT



SCHEDULE OF OUTSTANDING DEBT 2025/2026 BUDGET

<u>PLEDGED REVENUE & DESCRIPTION OF DEBT</u>	<u>ISSUE DATE</u>	<u>ISSUE/DRAWN AMOUNT</u>	<u>PRINCIPAL OUTSTANDING AT 9/30/2025</u>	<u>FY 2025-2026 BUDGETED DEBT SERVICE</u>	<u>FY Ending FINAL MATURITY</u>
<u>Stormwater Utility</u>					
Florida DEP Revolving Fund Note (SRF)	2002	281,223	18,178	18,578	2026
Florida DEP Revolving Fund Note (SRF)	2005	1,770,791	108,982	111,037	2026
Florida DEP Revolving Fund Note (SRF) <i>(initially funded with Local Option Gas Tax)</i>	2006	2,312,478	147,668	150,464	2026
<u>One Percent Infrastructure Surtax</u>					
Capital Imprv Revenue Bonds, 2019 Refunded Series <i>(funded 9.5431%)</i>	2019	3,558,500	2,800,000	217,697	2040
<u>Mobility Impact Fees</u>					
Capital Imprv Revenue Bonds, 2019 Refunded Series <i>(funded 90.4569%)</i>	2019	32,026,500	25,200,000	2,063,503	2040
<u>Covenant to Budget and Appropriate (Non-Ad Valorem Revenues)</u>					
Florida Local Government Finance Commission Pooled Commerical Paper Notes, Series A	2024	18,112,000	0	0	2025
Capital Imprv Revenue Bonds, 2025 Series	2025	78,390,000	78,390,000	6,316,125	2045
Stevens Plantation Imprvm Project Dependent Special District Bonds	2003	5,890,000	3,583,849	0	2013
TOTAL DEBT SERVICE		\$ 142,341,492	\$ 110,248,677	\$ 8,877,404	

Note:

- FDEP (SRF) Loans includes the loan amount issued plus capitalized interest.

- Pooled Commercial Paper Notes, Series A is scheduled to be fully paid-off from the proceeds of the new issue--Capital Imprv Revenue Bonds, 2025 Series, by 09/30/2025.

FUND DESCRIPTIONS

CITY FUND DESCRIPTIONS

- Fund 001 General Fund – Primary sources include ad valorem taxes, sales/use taxes, transfers from other revenue funds (Utility tax, OUC/Interlocal, and TOHO/Interlocal), and Parks & Recreation Fees. Primary uses are salary/benefits for City staff not paid from one of our enterprise or internal service funds (Sanitation, Stormwater, Motor Pool, or CRA), operating expenses for Public Safety, Parks & Recreation, Public Works, and all Administrative areas.
- Fund 100 Gas Tax – Local option gas taxes which can only be used for road improvements. The City historically uses it for paving projects throughout the City.
- Fund 110 Utility Tax – Utility taxes on electric, natural gas, and communications. These funds are transferred to the General Fund on an annual basis.
- Fund 120 One Percent Surcharge – Sales tax revenues approved by the voters extended through 2045. They can be used for city capital items such as vehicles and buildings. The City has been funding our vehicle replacements from here and will be funding the majority of the debt service for the 2025 Bonds for the Public Safety Complex, two Fire Stations, Hopkins Park – Phase I, and the 17th Street Ballfields.
- Fund 140 Community Development Block Grant Fund – accounts for revenue and expenditures for the community development block grant fund.
- Fund 150 OUC/Interlocal Fund – Revenue sharing from the OUC/Interlocal agreement (9.5% of sales, 9.75% after 2026 and 10.00% after 2032) which in turn is transferred to the General Fund on an annual basis.
- Fund 160 TOHO/Interlocal Fund – Revenue sharing from the TOHO/Interlocal agreement (12% of sales) which in turn is transferred to the General Fund on an annual basis.
- Fund 200 Debt Service Fund – Revenue comes from other funds to account for debt payments. Our main debt is the 2019 Revenue Bonds (Nolte Road) which are repaid from Mobility Impact Fees (approx. \$2M/year) and Fund 120 (approx. \$200K/year) through 2040.
- Fund 300 Capital Fund – this fund accounts for all capital expenditures not directly funded by an enterprise fund. Other funds transfer funding for various projects (Parks Impact Fees, Mobility Impact Fees, One Percent Surcharge Fund, etc.)
- Fund 320 Parks Impact Fees – Parks Impact fees collected for new residential and commercial construction. Can fund growth related projects.
- Fund 330 Police Impact Fees – Police impact fees collected for new residential and commercial construction. Funds vehicles for new Police Officers (new positions needed to support growth) and currently the design work for the Public Safety Complex – Phase I.
- Fund 340 Fire Impact Fees – Fire Impact fees collected for new residential and commercial construction. Provides funding for new fire stations and fire engines needed due to new growth.
- Fund 350 Mobility Impact Fees – Mobility Impact fees collected for new residential and commercial constructions. Provides funding for new roads and road improvements. Currently supports a \$2M annual debt payment as well.
- Fund 440 Sanitation – Revenues come from monthly residential and commercial Fees which support the ongoing collection and transfer station activities. Rates are increased on October 1st of each year.
- Fund 450 Stormwater – Revenues come from monthly residential and commercial fees which support the ongoing stormwater management activities in the City. Rates are increased on October 1st of each year.

CITY FUND DESCRIPTIONS

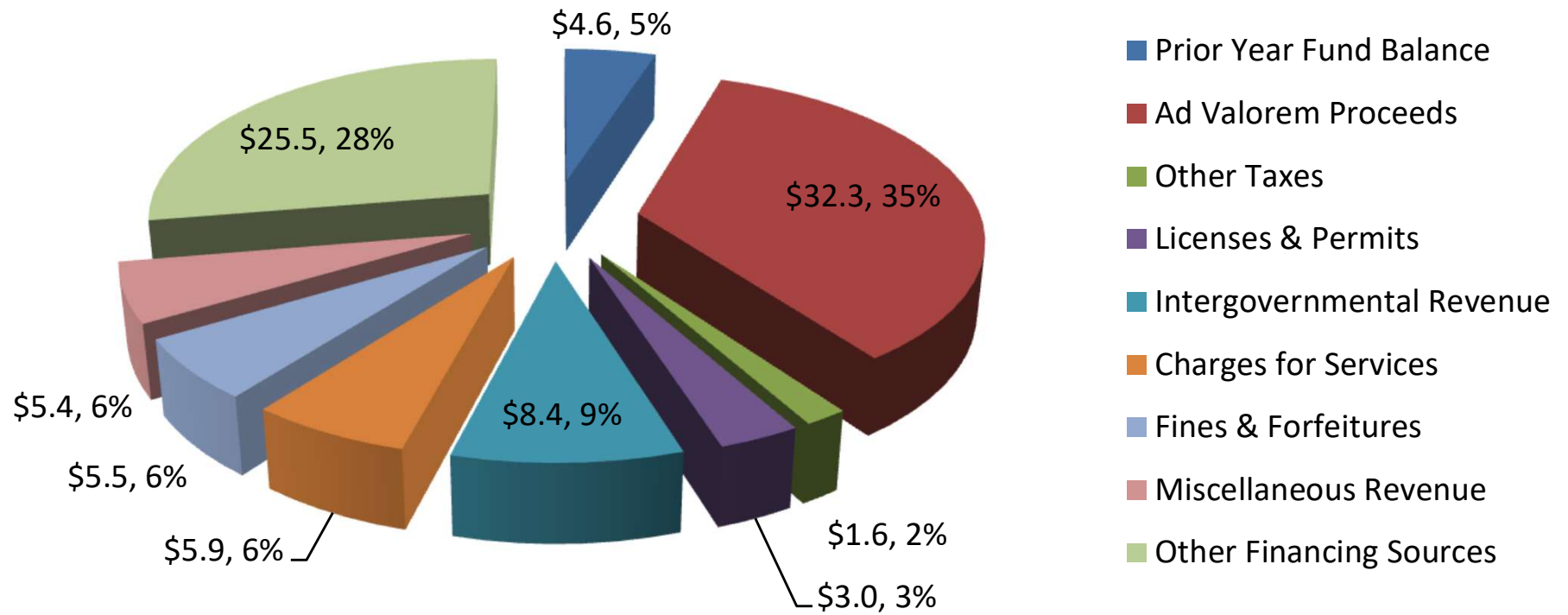
- Fund 460 Building Permit Fund – Enterprise fund used to account for building permit fees/other permit fees which support the building department operations to enforce the Florida building code.
- Fund 490 Sanitation Impact Fees – Sanitation impact fees collected for new residential and commercial construction. Revenues are used to fund new vehicles needed for new routes due to growth.
- Fund 510 Motor Pool – This is an internal service fund. Revenues comes from billing other funds/departments for vehicle maintenance costs (parts and labor).
- Fund 520 Self Insurance – Health – this is an internal service fund which accounts for the health insurance contributions (employer and employee) and in turn pays monthly claim costs and other management costs.
- Fund 525 Self Insurance – Workers Comp – this is an internal service fund which account for the workers comp employer contributions and in turn pays workers comp claims and other management costs.
- Fund 630 – Economic Development – the primary revenue source is the rent received from the TECO building. Expenditures pertaining to attracting/maintaining businesses is tracked within this fund.
- Fund 645 – Community Redevelopment Agency – The revenue comes from Osceola County for the CRA TIF (tax increment financing) district (downtown area). Expenditures are in support of improving the CRA area.

REVENUE REPORTS

FY 25/26 PROPOSED REVENUE BUDGETS - ALL FUNDS

Fund Number - Name	FY 24/25	FY 25/26		
	Original Budget	Proposed Budget	(Increase)/ Decrease	% Change
001 - General Fund	(\$80,781,753)	(\$87,687,941)	(\$6,906,188)	8.5%
100 - Gas Tax Fund	(\$1,663,000)	(\$1,682,000)	(\$19,000)	1.1%
110 - Utility Tax Fund	(\$4,292,193)	(\$4,443,497)	(\$151,304)	3.5%
120 - One Percent Surcharge Fund	(\$9,013,851)	(\$9,343,245)	(\$329,394)	3.7%
140 - Community Development Block Grant Fund	(\$955,791)	(\$807,467)	\$148,324	-15.5%
150 - St. Cloud/OUC Interlocal Fund	(\$12,969,854)	(\$12,257,652)	\$712,202	-5.5%
160 - St. Cloud/TOHO Interlocal Fund	(\$4,434,604)	(\$6,098,898)	(\$1,664,294)	37.5%
200 - Debt Service Fund	(\$13,060,143)	(\$8,877,404)	\$4,182,739	-32.0%
300 - Capital Projects Fund	(\$86,538,000)	(\$5,436,375)	\$81,101,625	-93.7%
320 - Parks Impact Fee Fund	(\$3,532,977)	(\$4,288,000)	(\$755,023)	21.4%
330 - Police Impact Fee Fund	(\$2,847,402)	(\$2,016,128)	\$831,274	-29.2%
340 - Fire Impact Fee Fund	(\$1,296,175)	(\$1,370,311)	(\$74,136)	5.7%
350 - Mobility Impact Fee Fund	(\$8,091,773)	(\$19,335,628)	(\$11,243,855)	139.0%
440 - Sanitation Fund	(\$18,560,155)	(\$19,950,873)	(\$1,390,718)	7.5%
450 - Stormwater Fund	(\$5,027,746)	(\$6,148,314)	(\$1,120,568)	22.3%
460 - Building Permits Fund	(\$4,267,410)	(\$5,407,817)	(\$1,140,407)	26.7%
490 - Sanitation Impact Fee Fund	(\$634,946)	(\$920,000)	(\$285,054)	44.9%
510 - Motor Pool Fund	(\$3,619,020)	(\$3,665,238)	(\$46,218)	1.3%
520 - Self Insurance Health Fund	(\$8,583,481)	(\$9,848,770)	(\$1,265,289)	14.7%
525 - Self Insurance Workers Comp Fund	(\$882,021)	(\$1,053,605)	(\$171,584)	19.5%
630 - Economic Development Fund	(\$271,406)	(\$449,153)	(\$177,747)	65.5%
645 - Community Redevelopment Agency Fund	(\$2,116,140)	(\$2,305,303)	(\$189,163)	8.9%
	(\$273,439,841)	(\$213,393,619)	\$60,046,222	-22.0%

2025/2026 General Fund Revenue Sources



FY 25/26 GENERAL FUND REVENUE RECAP

Account	Account Name	FY 24/25 Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% of Total
001-0000-311.10-00	CURRENT AD VALOREM	(\$25,760,718)	(\$32,205,055)	(\$6,444,337)	36.7%
001-0000-381.15-00	ST.CLOUD/OUN INTERLOCAL	(\$12,909,854)	(\$12,197,652)	\$712,202	13.9%
001-0000-381.16-00	ST CLOUD/TOHO INTERLOCAL	(\$4,425,972)	(\$6,098,898)	(\$1,672,926)	7.0%
001-0000-301.00-00	PRIOR YEAR FUND BALANCE	(\$7,171,573)	(\$4,576,248)	\$2,595,325	5.2%
001-0000-335.18-00	HALF-CENT SALES TAX	(\$5,562,848)	(\$5,055,496)	\$507,352	5.8%
001-0000-381.11-00	UTILITY TAX	(\$4,292,193)	(\$4,443,497)	(\$151,304)	5.1%
001-0000-342.60-10	TRANSPORT CHARGE	(\$2,202,266)	(\$2,751,780)	(\$549,514)	3.1%
001-0000-325.00-00	PW INSPECTION FEES	(\$2,243,387)	(\$2,606,000)	(\$362,613)	3.0%
001-0000-335.12-00	SALES TAX PROCEEDS	(\$2,624,478)	(\$2,280,144)	\$344,334	2.6%
001-0000-382.04-00	REFUSE/WASTE DISPOSAL	(\$1,457,466)	(\$1,540,087)	(\$82,621)	1.8%
TOP 10 REVENUES TOTAL		(\$68,650,755)	(\$73,754,857)	(\$5,104,102)	84.1%
001-0000-369.95-40	ADMIN COST-REFUSE UTIL	(\$1,391,582)	(\$1,207,631)	\$183,951	
001-0000-361.10-00	GENERAL OPERATING INTERST	(\$787,064)	(\$1,096,356)	(\$309,292)	
001-0000-369.95-46	ADMIN COST-BUILDING FUND	(\$861,848)	(\$1,000,128)	(\$138,280)	
001-0000-359.20-00	SCHOOL ZONE CITATIONS	\$0	(\$788,000)	(\$788,000)	
001-0000-312.52-00	CASUALTY INS PREM TAX-POL	(\$650,000)	(\$750,000)	(\$100,000)	
001-0000-342.10-00	POLICE SERVICES	(\$941,748)	(\$716,306)	\$225,442	
001-0000-312.51-00	FIRE INS PREM TAX-PENSION	(\$550,000)	(\$600,000)	(\$50,000)	
001-0000-335.12-20	MUNICIPAL GAS TAX	(\$601,255)	(\$517,592)	\$83,663	
001-0000-366.92-00	PARKS & RECREATION	(\$355,464)	(\$480,132)	(\$124,668)	
001-0000-382.05-00	STORM WATER UTILITY	(\$222,291)	(\$418,023)	(\$195,732)	
001-0000-323.41-00	FRANCHISE FEES	(\$500,000)	(\$400,000)	\$100,000	
001-0000-381.35-00	MOBILITY FEE FUND	(\$247,956)	(\$366,638)	(\$118,682)	
001-0000-369.95-55	ADMIN COST-VEHICLE MAINT	(\$332,567)	(\$350,317)	(\$17,750)	
001-0000-331.20-00	PUBLIC SAFETY	(\$258,000)	(\$318,850)	(\$60,850)	
001-0000-369.95-50	ADMIN COST-STORMWATER	(\$401,325)	(\$291,938)	\$109,387	
001-0000-362.50-00	SERVICES TO TOHO	(\$253,090)	(\$291,650)	(\$38,560)	
001-0000-347.21-20	YOUTH PROGRAMS (CAMP)	(\$192,147)	(\$281,000)	(\$88,853)	
001-0000-381.32-00	RECREATION IMPACT FUND	(\$139,758)	(\$225,237)	(\$85,479)	
001-0000-362.10-00	BANK AND OTHER AREAS	(\$223,603)	(\$223,603)	\$0	
001-0000-316.00-00	LOCAL BUSINESS TAX	(\$230,000)	(\$215,000)	\$15,000	
001-0000-341.15-00	SUBDIVISION FEES	(\$176,220)	(\$180,440)	(\$4,220)	
001-0000-341.46-00	MISC/PLANNING & ZONING	(\$153,225)	(\$176,175)	(\$22,950)	
001-0000-347.21-50	PRIVATE USE RENTAL	(\$177,975)	(\$170,000)	\$7,975	
001-0000-341.30-00	SALE OF MAPS,PUBS,DOCMNTS	(\$120,000)	(\$137,140)	(\$17,140)	
001-0000-354.10-00	CODE ENFORCEMENT	(\$60,756)	(\$136,000)	(\$75,244)	

Account	Account Name	FY 25/26		
		FY 24/25 Budget	Proposed Budget	Increase/ (Decrease)
001-0000-369.95-64	ADMIN COST-CRA	(\$119,054)	(\$122,784)	(\$3,730)
001-0000-343.80-00	CEMETERY FEES	(\$114,000)	(\$114,000)	\$0
001-0000-340.20-00	BILLING & OTHER TO TOHO	(\$116,930)	(\$112,601)	\$4,329
001-0000-342.93-00	FIRE PLAN REVIEW FEES	(\$137,246)	(\$99,319)	\$37,927
001-0000-347.21-10	CLASSES & PROGRAMS	(\$85,037)	(\$95,250)	(\$10,213)
001-0000-347.50-02	LAKEFRONT RESTAURANT	(\$84,517)	(\$91,657)	(\$7,140)
001-0000-381.33-00	POLICE IMPACT FEES	(\$60,702)	(\$89,728)	(\$29,026)
001-0000-316.10-00	CERTIFICATE OF USE	(\$86,000)	(\$83,000)	\$3,000
001-0000-347.70-00	CONT. INSTRUCTOR CLASS	(\$11,900)	(\$80,000)	(\$68,100)
001-0000-335.41-00	MOTOR FUEL TAX REBATE	(\$71,715)	(\$76,094)	(\$4,379)
001-0000-381.34-00	FIRE IMPACT FEES	(\$46,175)	(\$75,735)	(\$29,560)
001-0000-364.00-00	SALES-DISP.OF FIXED ASSET	(\$35,000)	(\$75,000)	(\$40,000)
001-0000-341.90-02	STATE HWY LIGHTING-MAINT.	(\$69,197)	(\$71,273)	(\$2,076)
001-0000-362.20-00	GOLF COURSE	(\$70,235)	(\$70,235)	\$0
001-0000-369.90-00	OTHER MISCELLANEOUS REV.	(\$100,000)	(\$70,000)	\$30,000
001-0000-341.16-00	SITE PLAN FEES	(\$92,387)	(\$67,525)	\$24,862
001-0000-347.50-03	LAKEFRONT BANQUET FAC	(\$66,000)	(\$66,000)	\$0
001-0000-347.50-01	MARINA BOAT SLIP	(\$90,660)	(\$60,000)	\$30,660
001-0000-369.95-00	REIMBURSEMENTS	(\$52,032)	(\$52,032)	\$0
001-0000-341.90-01	ADMINISTRATIVE FEES	(\$36,861)	(\$50,203)	(\$13,342)
001-0000-341.90-00	CHARGES AND FEES	(\$100,000)	(\$50,000)	\$50,000
001-0000-364.42-00	INSURANCE PROCEEDS	(\$25,000)	(\$50,000)	(\$25,000)
001-0000-347.24-20	MEMBERSHIPS	(\$33,500)	(\$47,000)	(\$13,500)
001-0000-311.20-00	DELINQUENT	(\$33,000)	(\$46,500)	(\$13,500)
001-0000-347.25-00	SPONSORSHIPS	\$0	(\$46,000)	(\$46,000)
001-0000-347.21-30	SENIOR ORGANIZATION RENT	(\$8,325)	(\$45,000)	(\$36,675)
001-0000-347.24-10	CLASSES & LESSONS	(\$43,650)	(\$43,650)	\$0
001-0000-341.14-00	AGREEMENT FEES	(\$20,500)	(\$41,700)	(\$21,200)
001-0000-342.94-00	FIRE INSPECTION FEES	(\$82,490)	(\$40,197)	\$42,293
001-0000-335.14-00	MOBILE HOME LICENSES	(\$34,236)	(\$35,261)	(\$1,025)
001-0000-347.24-30	OPEN SWIM	(\$25,000)	(\$35,000)	(\$10,000)
001-0000-351.10-00	COUNTY COURT CRIMINAL	(\$35,000)	(\$35,000)	\$0
001-0000-342.95-00	FALSE ALARM REDC UNIT FEE	(\$13,248)	(\$32,870)	(\$19,622)
001-0000-369.90.30	REFUND PRIOR YEAR EXPENSE	\$0	(\$30,000)	(\$30,000)
001-0000-335.21-00	FIRE SUPPLEMENTAL COMP	(\$25,444)	(\$26,285)	(\$841)
001-0000-341.10-00	ZONING/REZONING FEES	(\$30,200)	(\$25,666)	\$4,534
001-0000-337.90-00	GRANTS OTHER LOCAL UNITS	\$0	(\$25,000)	(\$25,000)

Account	Account Name	FY 24/25	FY 25/26	Increase/ (Decrease)
		Budget	Proposed Budget	
001-0000-341.40-00	MISCELLANEOUS	(\$15,000)	(\$24,819)	(\$9,819)
001-0000-341.11-00	LAND USE FEES	(\$30,000)	(\$24,233)	\$5,767
001-0000-359.21-00	SCH ZONE CIT - CROSS GUARD	\$0	(\$24,000)	(\$24,000)
001-0000-329.50-20	BUILDING MISC FEES	(\$18,500)	(\$18,965)	(\$465)
001-0000-342.20-50	PRIVATE USE RENTAL	(\$10,000)	(\$18,507)	(\$8,507)
001-0000-335.15-00	ALCOHOLIC BEVERAGE LICSE	(\$17,228)	(\$15,102)	\$2,126
001-0000-362.70-00	OSC CTY CLERK OF COURT	(\$15,000)	(\$15,000)	\$0
001-0000-341.10-10	CONCURRENCY REVIEW	(\$19,250)	(\$14,750)	\$4,500
001-0000-347.40-00	SPECIAL EVENTS	(\$13,000)	(\$13,000)	\$0
001-0000-329.06-00	LICENSE APPLICATION FEE	(\$12,000)	(\$12,000)	\$0
001-0000-362.75-00	REP STARK OFFICE SPACE	\$0	(\$12,000)	(\$12,000)
001-0000-347.24-40	SWIM TEAMS	(\$8,000)	(\$10,000)	(\$2,000)
001-0000-342.10-10	PARKING FINES	(\$4,000)	(\$10,000)	(\$6,000)
001-0000-347.50-04	RANCH AT ST CLOUD	(\$10,000)	(\$10,000)	\$0
001-0000-323.90-20	RIVERBOAT TOUR OPERATION	(\$9,000)	(\$9,000)	\$0
001-0000-347.24-50	PRIVATE USE RENTAL	(\$3,000)	(\$9,000)	(\$6,000)
001-0000-347.90-00	MISCELLANEOUS	(\$8,000)	(\$8,000)	\$0
001-0000-347.90-01	ADMIN FEES	(\$8,000)	(\$8,000)	\$0
001-0000-362.80-00	AIR METHODS LAND LEASE	\$0	(\$7,200)	(\$7,200)
001-0000-341.13-00	ANNEXATION FEES	(\$6,250)	(\$6,766)	(\$516)
001-0000-341.24-00	AGREEMENT FEES	(\$4,500)	(\$6,000)	(\$1,500)
001-0000-351.30-00	CTY COURT CIVIL-TRAINING	(\$5,000)	(\$6,000)	(\$1,000)
001-0000-338.20-00	COUNTY OCCUPATIONAL LICSE	(\$8,187)	(\$5,541)	\$2,646
001-0000-347.59-02	TAXABLE SALES	(\$2,500)	(\$5,000)	(\$2,500)
001-0000-341.27-00	DRIVEWAY RIGHT OF WAY	\$0	(\$4,360)	(\$4,360)
001-0000-341.10-11	LOT SPLIT/RECONFIGURATION	(\$4,400)	(\$3,960)	\$440
001-0000-341.45-00	ABANDONMENTS	(\$6,000)	(\$3,495)	\$2,505
001-0000-347.26-00	ANNUAL MEMBERSHIP FEES	(\$100)	(\$3,300)	(\$3,200)
001-0000-347.90-02	DAMAGE FEES	(\$2,000)	(\$2,000)	\$0
001-0000-348.13-10	INVESTIGATIVE COST	(\$2,000)	(\$2,000)	\$0
001-0000-329.25-00	GOLF CARTS REGISTRATION	(\$1,200)	(\$1,724)	(\$524)
001-0000-342.10-15	WORTHLESS CHECK FEES	(\$600)	(\$862)	(\$262)
001-0000-341.21-00	LAND USE FEES	\$0	(\$833)	(\$833)
001-0000-341.20-00	INTERNAL SERVICE FUND	(\$1,818)	(\$606)	\$1,212
001-0000-369.60-00	RESTITUTION	\$0	(\$500)	(\$500)
001-0000-349.00-00	OTHER CHARGES FOR SERVICE	(\$600)	(\$300)	\$300
001-0000-347.28-00	TREE REMOVAL FEES	(\$100)	(\$275)	(\$175)
001-0000-329.32-00	BACKYARD CHICKEN PERMIT	(\$250)	(\$265)	(\$15)
001-0000-323.90-10	PONTOON BOAT OPERATION	(\$2,400)	\$0	\$2,400
GRAND TOTAL REVENUES		(\$80,781,753)	(\$87,687,941)	(\$6,906,188)

SIGNIFICANT VARIANCES FOR REVENUES

Variance of \$500,000 or more **(over)**/under prior budget

General Fund (001)

Account	Increase	Explanation of variance
Ad Valorem	(\$6,444,337)	New construction, annexations and increase in valuations.
St Cloud OUC/Interlocal	\$712,202	Decrease due to overall OUC gross sales decrease. St. Cloud receives 9.5% of gross sales from the previous year.
Prior Year Fund Balance	\$2,595,325	Decreased prior year fund balance utilized to balance our annual budget. This is a continued positive trend.
St Cloud/TOHO Interlocal	(\$1,672,926)	This is due to increased TOHO gross sales. St. Cloud receives 12% of gross sales. However, \$1,000,000 of this total is a one-time transfer due to higher than expected sales in the two previous years.
Half Cent Sales Tax	\$507,352	Sales tax revenues were projected to increase in FY 24/25, but have not. In addition, they have decreased approximately 5% from FY 23/24 levels.
School Zone Citations	(\$788,000)	Approximately \$500,000 of this revenue is the cost of the contract and provided to the vendor.
Transport Charge	(\$549,514)	Increased collection rate for EMS billings.
Police Services	\$225,442	The CRA is no longer funding any Police Officers. The General fund is absorbing the \$318,345 cost in FY 25/26

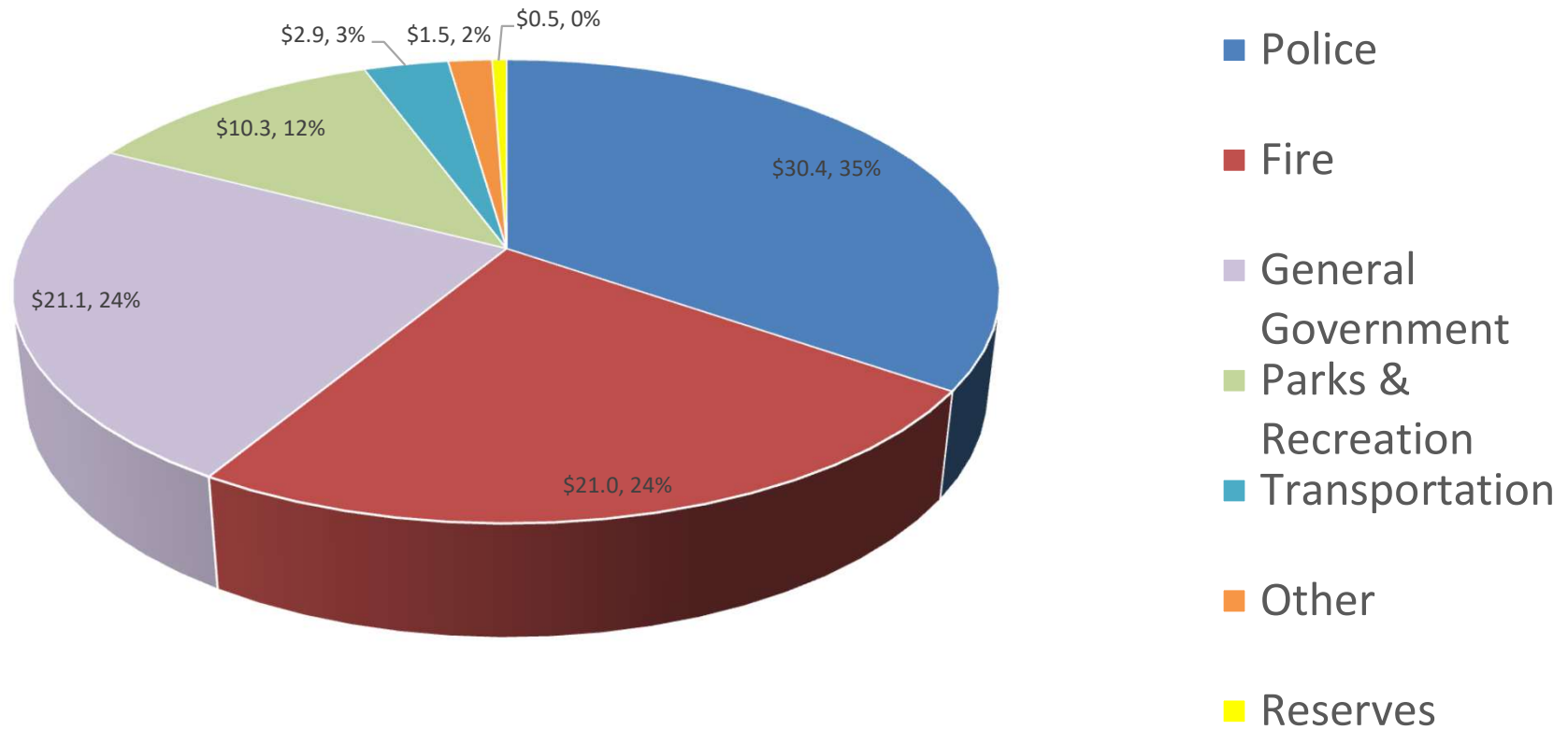
EXPENDITURE REPORTS

FY 25/26 PROPOSED EXPENDITURE BUDGETS - ALL FUNDS

Fund Number - Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
001 - General Fund	\$80,781,753	\$87,687,941	\$6,906,188	8.5%
100 - Gas Tax Fund	\$1,663,000	\$1,682,000	\$19,000	1.1%
110 - Utility Tax Fund	\$4,292,193	\$4,443,497	\$151,304	3.5%
120 - One Percent Surcharge Fund	\$9,013,851	\$9,343,245	\$329,394	3.7%
140 - Community Development Block Grant Fund	\$955,791	\$807,467	(\$148,324)	-15.5%
150 - St. Cloud/OUC Interlocal Fund	\$12,969,854	\$12,257,652	(\$712,202)	-5.5%
160 - St. Cloud/TOHO Interlocal Fund	\$4,434,604	\$6,098,898	\$1,664,294	37.5%
200 - Debt Service Fund	\$13,060,143	\$8,877,404	(\$4,182,739)	-32.0%
300 - Capital Projects Fund	\$86,538,000	\$5,436,375	(\$81,101,625)	-93.7%
320 - Parks Impact Fee Fund	\$3,532,977	\$4,288,000	\$755,023	21.4%
330 - Police Impact Fee Fund	\$2,847,402	\$2,016,128	(\$831,274)	-29.2%
340 - Fire Impact Fee Fund	\$1,296,175	\$1,370,311	\$74,136	5.7%
350 - Mobility Impact Fee Fund	\$8,091,773	\$19,335,628	\$11,243,855	139.0%
440 - Sanitation Fund	\$18,560,155	\$19,950,873	\$1,390,718	7.5%
450 - Stormwater Fund	\$5,027,746	\$6,148,314	\$1,120,568	22.3%
460 - Building Permits Fund	\$4,267,410	\$5,407,817	\$1,140,407	26.7%
490 - Sanitation Impact Fee Fund	\$634,946	\$920,000	\$285,054	44.9%
510 - Motor Pool Fund	\$3,619,020	\$3,665,238	\$46,218	1.3%
520 - Self Insurance Health Fund	\$8,583,481	\$9,848,770	\$1,265,289	14.7%
525 - Self Insurance Workers Comp Fund	\$882,021	\$1,053,605	\$171,584	19.5%
630 - Economic Development Fund	\$271,406	\$449,153	\$177,747	65.5%
645 - Community Redevelopment Agency Fund	\$2,116,140	\$2,305,303	\$189,163	8.9%
	\$273,439,841	\$213,393,619	(\$60,046,222)	-22.0%

GENERAL FUND EXPENDITURES BY TYPE OF SERVICE

IN MILLIONS = \$87.7



GENERAL FUND TOTALS (EXCLUDING DEPARTMENTAL OPERATIONS BUDGETS)

Expenditure Type	FY 24/25 Original Budget	FY 25/26		% Change
		Proposed Budget	Increase/ (Decrease)	
SALARIES	\$35,788,168	\$39,013,960	\$3,225,792	9.0%
BENEFITS	\$20,259,706	\$22,653,496	\$2,393,790	11.8%
UTILITIES	\$914,147	\$1,070,700	\$156,553	17.1%
INSURANCE	\$1,233,032	\$1,294,825	\$61,793	5.0%
VEHICLE MAINTENANCE	\$1,063,900	\$1,123,600	\$59,700	5.6%
VEHICLE FUEL	\$600,000	\$554,300	(\$45,700)	-7.6%
CONTINGENCY	\$500,000	\$500,000	\$0	0.0%

GENERAL FUND DEPARTMENTAL OPERATIONS BUDGET BREAKDOWN

Department	FY 24/25 Original Budget	FY 25/26		% Change
		Proposed Budget	Increase/ (Decrease)	
10 - City Council	\$751,919	\$786,934	\$35,015	4.7%
20 - Legal	\$310,859	\$310,859	\$0	0.0%
3010 - City Manager	\$413,205	\$254,725	(\$158,480)	-38.4%
3015 - Communications	\$302,950	\$300,950	(\$2,000)	-0.7%
3016 - City Clerk	\$252,744	\$205,485	(\$47,259)	-18.7%
3020 - Human Resources	\$399,203	\$398,083	(\$1,120)	-0.3%
40 - Finance	\$508,109	\$477,774	(\$30,335)	-6.0%
45 - Information Technology	\$2,577,074	\$2,684,583	\$107,509	4.2%
54 - Community Development	\$873,143	\$780,575	(\$92,568)	-10.6%
60 - Police	\$3,917,268	\$4,624,238	\$706,970	18.0%
65 - Fire	\$3,359,538	\$3,877,308	\$517,770	15.4%
70 - Public Works	\$2,301,262	\$1,772,625	(\$528,637)	-23.0%
75 - Parks & Recreation	\$3,272,341	\$3,211,183	(\$61,158)	-1.9%
90 - Administrative	\$728,166	\$1,957,480	\$1,229,314	168.8%
Departmental Totals (excluding project ST2602)	\$19,967,781	\$21,106,427	\$1,138,646	5.7%

GENERAL FUND SIGNIFICANT BUDGETARY INCREASES

Additional Police Officers - 4 new plus 2 newly funded	\$647,403
Additional Park Ranger (part-time) - 1	\$27,244
Additional Fire Public Educator/Inspector - 1	\$106,625
Additional Grants Assistant (part-time) - 1	\$23,983
Additional Senior Tradesworker - Bricks - 1	\$79,734
Additional Maintenance Workers - Streets - 2	\$126,684
Subtotal	\$1,011,673
1% COLA/3% pay adjustment - General Employees	\$1,144,374
1% COLA/3% pay adjustment - Public Safety Union Contracts	\$834,925
Subtotal	\$1,979,299
Increase in required pension contributions (Public Safety excludes new pos)	\$1,494,393
Increase in required health benefit contributions (excludes new positions)	\$474,805
Subtotal	\$1,969,198
Increase in Public Safety operating expenses	\$1,224,740
Increase in required General Fund contribution to CRA	\$192,939
Funding (franchise fees) for project ST2602 Paving - Franchise Fees)	\$536,375
Grand Total	\$6,721,285

General Fund Expenditure Budget Breakdown

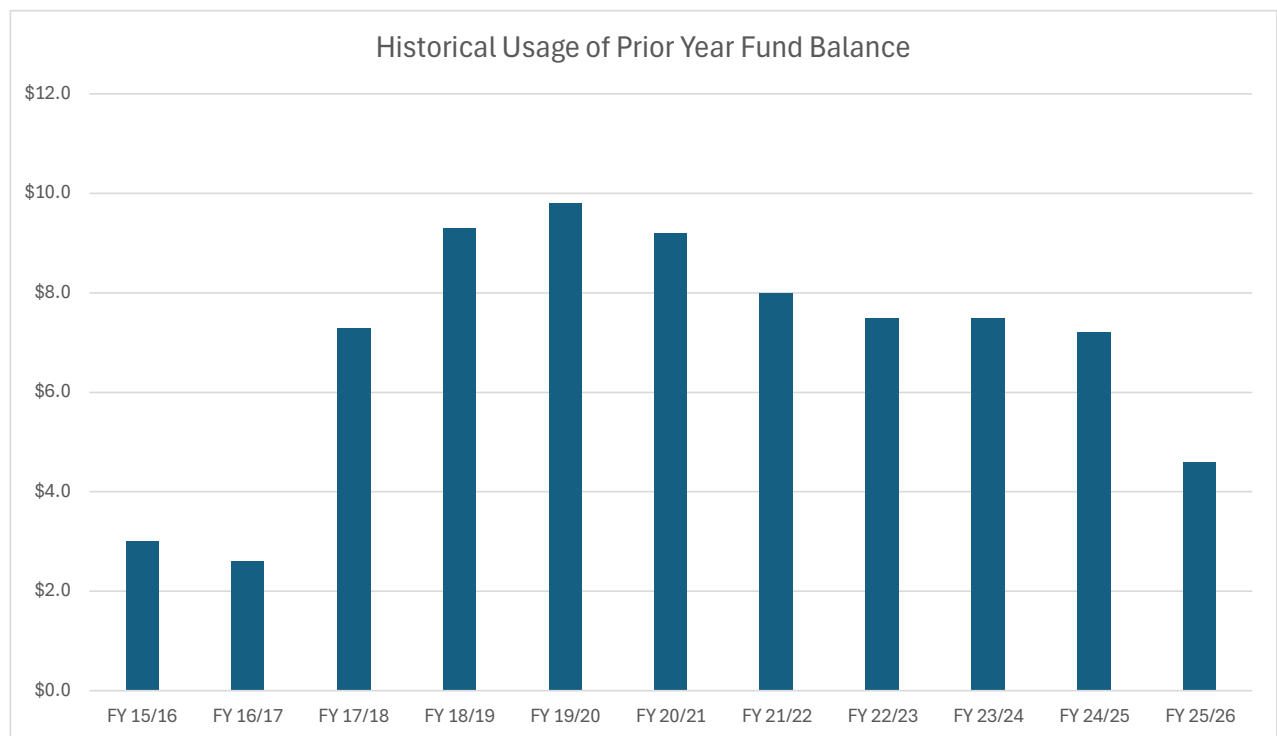
FY 25-26

	Budget	% of Budget
Total Expenditure Budget	\$87,687,941	100%
Salaries & Wages	\$37,858,259	43.2%
Pension Contributions	\$11,504,152	13.1%
Health Insurance	\$7,063,028	8.1%
Employer FICA	\$2,827,946	3.2%
Dental/Life/Disability/Workers Comp	\$1,258,370	1.4%
Special Pay/Employee Incentives	\$1,218,648	1.4%
Overtime	\$914,150	1.0%
Total Salaries & Benefits		71.4%
Maintenance Contracts	\$4,433,212	5.1%
Professional/Contractual Services	\$4,098,860	4.7%
Operating/Office Supplies	\$3,381,513	3.9%
Vehicle Fuel/Maintenance	\$1,677,900	1.9%
Repairs/Maintenance	\$1,129,347	1.3%
Insurance	\$1,294,825	1.5%
Training/Travel/Tuition Reimbursements	\$1,296,796	1.5%
Utilities	\$1,070,700	1.2%
CRA TIF Contribution	\$821,105	0.9%

Capital Improvements	\$724,314	0.8%
Communication Services/Accessories	\$683,611	0.8%
Transfer to Capital Projects Fund	\$536,375	0.6%
General Fund Contingency	\$500,000	0.6%
Rental/Leases	\$442,912	0.5%
Uniforms	\$428,385	0.5%
Other Current Charges	\$339,071	0.4%
Books,Subscriptions,&Memberships	\$327,902	0.4%
Legal Services	\$311,984	0.4%
Community Support	\$290,900	0.3%
Promotional Activities	\$247,400	0.3%
Medical Care-Physical	\$218,663	0.2%
Field Trips/Instructor Commissions	\$187,000	0.2%
Audit Fees	\$120,000	0.1%
Printing & Binding	\$101,825	0.1%
Mail & Freight	\$100,505	0.1%
Interfund Transfer - Economic Dev	\$100,000	0.1%
Grant Funded - PD Ballistic Vests	\$68,850	0.1%
Investigations/Background Checks	\$53,433	0.1%
Election cost	\$50,000	0.1%
Victims Advocate	\$5,000	0.0%
Benefit Adjustments	\$1,000	0.0%

FUND BALANCE (GENERAL FUND) HISTORICAL TOTALS AND USAGE

Fiscal Year	Year-End Unassigned Fund Balance	Percentage (%) of Prior Year Expenditures	Required percentage per City Code	Recommended percentage per Government Finance Officers Association (GFOA)	Percentage over/ <u>under</u> GFOA recommendation
2015/2016	\$7,281,247	24.2%	12.5%	16.7%	7.5%
2016/2017	\$10,169,034	32.2%	12.5%	16.7%	15.5%
2017/2018	\$10,697,849	33.0%	12.5%	16.7%	16.3%
2018/2019	\$10,080,338	29.6%	12.5%	16.7%	12.9%
2019/2020	\$8,209,189	21.5%	12.5%	16.7%	4.8%
2020/2021	\$6,960,118	16.8%	12.5%	16.7%	0.1%
2021/2022	\$10,042,953	21.2%	12.5%	16.7%	4.5%
2022/2023	\$11,640,823	20.5%	12.5%	16.7%	3.8%
2023/2024	\$13,209,518	20.3%	12.5%	16.7%	3.6%
2024/2025 (est)	\$14,500,000	21.0%	12.5%	16.7%	4.3%



CITY COUNCIL

Account	Account Name	FY 24/25	FY 25/26	Increase/ (Decrease)	% Change
		Original Budget	Proposed Budget		
001-1000-511.14-00	OVERTIME	\$0	\$7,200	\$7,200	
001-1000-511.31-00	PROFESSIONAL SERVICES	\$202,400	\$202,445	\$45	
001-1000-511.40-00	TRAVEL & PER DIEM	\$35,700	\$35,700	\$0	
001-1000-511.41-00	COM.SERV/DEV/ACCESSORIES	\$500	\$500	\$0	
001-1000-511.42-00	MAIL & FREIGHT	\$200	\$200	\$0	
001-1000-511.47-00	PRINTING & BINDING	\$2,100	\$2,100	\$0	
001-1000-511.48-00	PROMOTIONAL ACTIVITIES	\$9,200	\$9,200	\$0	
001-1000-511.49-00	OTHER CURRENT CHARGES	\$22,850	\$22,850	\$0	
001-1000-511.51-00	OFFICE SUPPLIES	\$500	\$500	\$0	
001-1000-511.52-00	OPERATING SUPPLIES	\$300	\$300	\$0	
001-1000-511.52-15	TAXABLE CLOTHING	\$1,500	\$1,700	\$200	
001-1000-511.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$76,719	\$201,039	\$124,320	
001-1000-511.55-00	TRAINING	\$11,750	\$12,300	\$550	
001-1000-511.82-00	COMMUNITY SUPPORT	\$388,200	\$290,900	(\$97,300)	
	TOTAL CITY COUNCIL	\$751,919	\$786,934	\$35,015	4.7%
	SALARIES	\$132,744	\$182,521	\$49,777	
	BENEFITS	\$109,131	\$146,363	\$37,232	
	INSURANCE	\$4,238	\$4,110	(\$128)	
	CONTINGENCY	\$500,000	\$0	(\$500,000)	
	GRAND TOTAL CITY COUNCIL	\$1,498,032	\$1,119,928	(\$378,104)	-25.2%

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variances of \$10,000 or more over/**under** prior budget

Department: City Council

001-1000-511 City Council

Element	Account	Increase \$	Explanation of Variance
54-00	Memberships	\$124,320	Main Street and Chamber agreement transferred from 82-00.
82-00	Community Support	(\$97,300)	Moved Main Street and Chamber agreements to 54-00.
99-00	Contingency	(\$500,000)	General Fund contingency has been moved to Department 90.

CITY MANAGER

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
001-3010-512.14-00	OVERTIME	\$1,000	\$1,000	\$0	
001-3010-512.31-00	PROFESSIONAL SERVICES	\$300,000	\$130,000	(\$170,000)	
001-3010-512.31-01	MEDICAL CARE	\$500	\$0	(\$500)	
001-3010-512.34-00	OTHER CONTRACTUAL SERVICE	\$0	\$0	\$0	
001-3010-512.40-00	TRAVEL & PER DIEM	\$19,250	\$24,450	\$5,200	
001-3010-512.41-00	COM.SERV/DEV/ACCESSORIES	\$0	\$700	\$700	
001-3010-512.42-00	MAIL & FREIGHT	\$100	\$100	\$0	
001-3010-512.46-00	REPAIRS & MAINTENANCE	\$1,000	\$1,000	\$0	
001-3010-512.46-01	MAINTENANCE CONTRACTS	\$30,000	\$31,000	\$1,000	
001-3010-512.47-00	PRINTING & BINDING	\$1,000	\$1,000	\$0	
001-3010-512.48-00	PROMOTIONAL ACTIVITIES	\$2,000	\$0	(\$2,000)	
001-3010-512.49-00	OTHER CURRENT CHARGES	\$8,450	\$12,200	\$3,750	
001-3010-512.52-00	OPERATING SUPPLIES	\$13,000	\$10,750	(\$2,250)	
001-3010-512.52-15	TAXABLE UNIFORM	\$2,000	\$2,500	\$500	
001-3010-512.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$17,330	\$16,550	(\$780)	
001-3010-512.55-00	TRAINING	\$17,575	\$23,475	\$5,900	
001-3010-512.62-00	BUILDINGS	\$0	\$0	\$0	
	TOTAL CITY MANAGER	\$413,205	\$254,725	(\$158,480)	-38.4%
	SALARIES	\$985,484	\$841,168	(\$144,316)	
	BENEFITS	\$350,443	\$303,445	(\$46,998)	
	UTILITIES	\$25,000	\$25,000	\$0	
	INSURANCE	\$29,429	\$31,075	\$1,646	
	VEHICLE MAINTENANCE	\$3,000	\$1,000	(\$2,000)	
	VEHICLE FUEL	\$800	\$500	(\$300)	
	GRAND TOTAL CITY MANAGER	\$1,807,361	\$1,456,913	(\$350,448)	-19.4%

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variances of \$10,000 or more over/under** prior budget**

Department: City Manager

001-3010-512 City Manager

Element	Account	Increase \$	Explanation of Variance
31-00	Professional Services	(\$170,000)	ERP System Consulting needs will now be paid from project CM2601 New ERP Implementation.

LEGAL DEPARTMENT

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
001-2010-514.31-03	LEGAL SERVICES	\$310,784	\$310,784	\$0	
001-2010-514.42-00	MAIL & FREIGHT	\$25	\$25	\$0	
001-2010-514.51-00	OFFICE SUPPLIES	\$50	\$50	\$0	
	TOTAL LEGAL SERVICES	\$310,859	\$310,859	\$0	0%
	SALARIES	\$140,000	\$139,287	(\$713)	
	BENEFITS	\$55,660	\$52,129	(\$3,531)	
	INSURANCE	\$1,991	\$3,950	\$1,959	
	GRAND TOTAL LEGAL SERVICES	\$508,510	\$506,225	(\$2,285)	-0.4%

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over/under** prior budget**

Department: Legal

001-2010-514 Legal Services

Element	Account	Increase \$	Explanation of Variance
None			

CITY CLERK

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
001-3016-512.14-00	OVERTIME	\$4,500	\$0	(\$4,500)	
001-3016-512.31-00	PROFESSIONAL SERVICES	\$25,200	\$5,750	(\$19,450)	
001-3016-512.34-00	OTHER CONTRACTUAL SERVICE	\$5,000	\$5,000	\$0	
001-3016-512.40-00	TRAVEL & PER DIEM	\$10,420	\$10,420	\$0	
001-3016-512.41-00	COM.SERV/DEV/ACCESSORIES	\$1,000	\$1,000	\$0	
001-3016-512.42-00	MAIL & FREIGHT	\$1,500	\$1,700	\$200	
001-3016-512.44-00	RENTALS & LEASES	\$8,800	\$8,800	\$0	
001-3016-512.46-00	REPAIRS & MAINTENANCE	\$3,300	\$3,300	\$0	
001-3016-512.46-01	MAINTENANCE CONTRACTS	\$90,293	\$64,088	(\$26,205)	
001-3016-512.47-00	PRINTING & BINDING	\$800	\$1,000	\$200	
001-3016-512.48-00	PROMOTIONAL ACTIVITIES	\$1,600	\$2,000	\$400	
001-3016-512.49-00	OTHER CURRENT CHARGES	\$12,980	\$15,336	\$2,356	
001-3016-512.49-10	ELECTION COST	\$50,000	\$50,000	\$0	
001-3016-512.51-00	OFFICE SUPPLIES	\$16,471	\$16,471	\$0	
001-3016-512.52-00	OPERATING SUPPLIES	\$7,250	\$7,250	\$0	
001-3016-512.52-15	TAXABLE UNIFORM	\$1,080	\$1,080	\$0	
001-3016-512.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$3,250	\$2,990	(\$260)	
001-3016-512.55-00	TRAINING	\$9,300	\$9,300	\$0	
	TOTAL CITY CLERK	\$252,744	\$205,485	(\$47,259)	-18.7%
	SALARIES	\$368,187	\$359,065	(\$9,122)	
	BENEFITS	\$177,332	\$168,022	(\$9,310)	
	UTILITIES	\$20,000	\$12,000	(\$8,000)	
	INSURANCE	\$9,837	\$8,668	(\$1,169)	
	VEHICLE FUEL	\$0	\$300	\$300	
	GRAND TOTAL CITY CLERK	\$828,100	\$753,540	(\$74,560)	-9.0%

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over/under** prior budget**

Department: City Clerk

001-3016-512 City Clerk

Element	Account	Increase \$	Explanation of Variance
31-00	Professional Services	(\$19,450)	This was transferred to Communications to have a central point of payment for all Civic Plus services.
46-01	Maintenance Contracts	(\$26,205)	This was transferred to Communications to have a central point of payment for all Civic Plus services.

COMMUNICATIONS DEPARTMENT

Account	Account Name	FY 24/25	FY 25/26	Increase/ (Decrease)	% Change
		Original Budget	Proposed Budget		
001-3015-512.14-00	OVERTIME	\$5,000	\$10,000	\$5,000	
001-3015-512.31-00	PROFESSIONAL SERVICES	\$82,250	\$50,000	(\$32,250)	
001-3015-512.40-00	TRAVEL & PER DIEM	\$4,000	\$5,000	\$1,000	
001-3015-512.41-00	COM.SERV/DEV/ACCESSORIES	\$15,500	\$0	(\$15,500)	
001-3015-512.42-00	MAIL & FREIGHT	\$500	\$500	\$0	
001-3015-512.44-00	RENTALS & LEASES	\$10,000	\$8,000	(\$2,000)	
001-3015-512.46-00	REPAIRS & MAINTENANCE	\$1,000	\$1,000	\$0	
001-3015-512.46-01	MAINTENANCE CONTRACTS	\$52,000	\$120,000	\$68,000	
001-3015-512.47-00	PRINTING & BINDING	\$2,000	\$2,000	\$0	
001-3015-512.48-00	PROMOTIONAL ACTIVITIES	\$53,000	\$45,000	(\$8,000)	
001-3015-512.49-00	OTHER CURRENT CHARGES	\$3,500	\$3,500	\$0	
001-3015-512.51-00	OFFICE SUPPLIES	\$500	\$500	\$0	
001-3015-512.52-00	OPERATING SUPPLIES	\$30,000	\$25,000	(\$5,000)	
001-3015-512.52-15	TAXABLE UNIFORM	\$1,000	\$1,000	\$0	
001-3015-512.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$4,700	\$4,500	(\$200)	
001-3015-512.55-00	TRAINING	\$8,000	\$10,000	\$2,000	
001-3015-512.64-00	C/O EQUIPMENT & MACHINERY	\$30,000	\$14,950	(\$15,050)	
	TOTAL COMMUNICATIONS	\$302,950	\$300,950	(\$2,000)	-0.7%
	SALARIES	\$379,785	\$418,455	\$38,670	
	BENEFITS	\$183,289	\$179,292	(\$3,997)	
	INSURANCE	\$7,376	\$7,049	(\$327)	
	VEHICLE MAINTENANCE	\$2,000	\$500	(\$1,500)	
	VEHICLE FUEL	\$1,000	\$500	(\$500)	
	GRAND TOTAL COMMUNICATIONS	\$876,400	\$906,746	\$30,346	3.5%

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over/**under** prior budget

Department: Communications

001-3015-512 Communications

Element	Account	Increase \$	Explanation of Variance
31-00	Professional Services	(\$32,250)	CivicPlus moved to 46-01
41-00	Com Svc/Dev/Accessories	(\$15,500)	Constant Contact moved to 46-01
46-01	Maintenance Contracts	\$68,000	CivicPlus and Constant Contact moved here and consolidated
64-00	Machinery & Equipment	(\$15,050)	Funded some chamber AV upgrades current FY.

HUMAN RESOURCES DEPARTMENT

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
001-3020-513.14-00	OVERTIME	\$650	\$650	\$0	
001-3020-513.31-00	PROFESSIONAL SERVICES	\$2,500	\$0	(\$2,500)	
001-3020-513.31-01	MEDICAL CARE-PHYSICAL	\$11,058	\$13,548	\$2,490	
001-3020-513.31-02	BACKGROUND CHECK	\$9,450	\$11,700	\$2,250	
001-3020-513.34-00	OTHER CONTRACTUAL SERVICE	\$20,000	\$0	(\$20,000)	
001-3020-513.40-00	TRAVEL & PER DIEM	\$5,750	\$6,250	\$500	
001-3020-513.41-00	COM.SERV/DEV/ACCESSORIES	\$1,000	\$1,000	\$0	
001-3020-513.42-00	MAIL & FREIGHT	\$1,530	\$1,530	\$0	
001-3020-513.44-00	RENTALS & LEASES	\$5,540	\$5,600	\$60	
001-3020-513.46-00	REPAIRS & MAINTENANCE	\$500	\$500	\$0	
001-3020-513.46-01	MAINTENANCE CONTRACTS	\$151,925	\$138,805	(\$13,120)	
001-3020-513.47-00	PRINTING & BINDING	\$500	\$500	\$0	
001-3020-513.48-00	PROMOTIONAL ACTIVITIES	\$1,250	\$1,250	\$0	
001-3020-513.49-00	OTHER CURRENT CHARGES	\$1,750	\$1,750	\$0	
001-3020-513.49-23	BENEFIT ADJUSTMENTS	\$1,000	\$1,000	\$0	
001-3020-513.49-30	TUITION REIMBURSEMENT	\$60,000	\$70,000	\$10,000	
001-3020-513.49-40	ADVERTISING	\$7,000	\$7,000	\$0	
001-3020-513.49-50	EMPLOYEE INCENTIVE	\$54,380	\$63,047	\$8,667	
001-3020-513.51-00	OFFICE SUPPLIES	\$5,500	\$5,650	\$150	
001-3020-513.52-00	OPERATING SUPPLIES	\$1,500	\$9,500	\$8,000	
001-3020-513.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$5,500	\$5,603	\$103	
001-3020-513.55-00	TRAINING	\$50,920	\$53,200	\$2,280	
	TOTAL HUMAN RESOURCES	\$399,203	\$398,083	(\$1,120)	-0.3%
	SALARIES	\$830,885	\$892,790	\$61,905	
	BENEFITS	\$400,177	\$406,816	\$6,639	
	UTILITIES	\$16,000	\$20,000	\$4,000	
	INSURANCE	\$13,450	\$18,107	\$4,657	
	GRAND TOTAL HUMAN RESOURCES	\$1,659,715	\$1,735,796	\$76,081	4.6%

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over/**under** current budget

Department: Human Resources

001-3020-513 Human Resources

Element	Account	Increase \$	Explanation of Variance
34-00	Other Contractual Service	(\$20,000)	This line item reflects the cost of the City's biennial Employee Engagement Survey. The survey was conducted in FY24–25, and the next scheduled participation will be in FY26–27. As such, no expenses are budgeted for FY25–26.
46-01	Maintenance Contracts	(\$13,120)	This reflects cost savings achieved by bundling services within our NEOGOV platform – an electronic human resources system used for recruiting, onboarding, performance evaluations, training, and forms management.
49-30	Tuition Reimbursement	\$10,000	Increased utilization and higher costs for Fire certifications in FY24–25 resulted in all allocated funds being fully encumbered by March 2025. To ensure sufficient funding for FY25–26, this line item has been increased by \$10,000.

PROCUREMENT DEPARTMENT

Account	Account Name	FY 24/25	FY 25/26		
		Original Budget	Proposed Budget	Increase/ (Decrease)	% Change
001-3510-513.14-00	OVERTIME	\$500	\$0	(\$500)	
001-3510-513.34-00	OTHER CONTRACTUAL SERVICE	\$78,602	\$63,602	(\$15,000)	
001-3510-513.40-00	TRAVEL & PER DIEM	\$5,950	\$5,950	\$0	
001-3510-513.41-00	COM.SERV/DEV/ACCESSORIES	\$300	\$300	\$0	
001-3510-513.42-00	MAIL & FREIGHT	\$200	\$200	\$0	
001-3510-513.47-00	PRINTING & BINDING	\$725	\$725	\$0	
001-3510-513.51-00	OFFICE SUPPLIES	\$500	\$0	(\$500)	
001-3510-513.52-00	OPERATING SUPPLIES	\$200	\$200	\$0	
001-3510-513.52-15	TAXABLE UNIFORM	\$600	\$600	\$0	
001-3510-513.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$200	\$200	\$0	
001-3510-513.55-00	TRAINING	\$4,800	\$4,800	\$0	
001-3515-513.14-00	OVERTIME	\$3,000	\$0	(\$3,000)	
001-3515-513.31-00	PROFESSIONAL SERVICES	\$5,000	\$5,000	\$0	
001-3515-513.34-00	OTHER CONTRACTUAL SERVICE	\$19,900	\$55,900	\$36,000	
001-3515-513.40-00	TRAVEL & PER DIEM	\$6,570	\$6,570	\$0	
001-3515-513.41-00	COM.SERV/DEV/ACCESSORIES	\$3,200	\$0	(\$3,200)	
001-3515-513.42-00	MAIL & FREIGHT	\$300	\$300	\$0	
001-3515-513.44-00	RENTALS & LEASES	\$5,800	\$5,800	\$0	
001-3515-513.46-00	REPAIRS & MAINTENANCE	\$800	\$800	\$0	
001-3515-513.46-01	MAINTENANCE CONTRACTS	\$10,360	\$10,299	(\$61)	
001-3515-513.47-00	PRINTING & BINDING	\$5,025	\$5,025	\$0	
001-3515-513.48-00	PROMOTIONAL ACTIVITIES	\$1,250	\$1,250	\$0	
001-3515-513.49-00	OTHER CURRENT CHARGES	\$5,600	\$5,600	\$0	
001-3515-513.51-00	OFFICE SUPPLIES	\$3,000	\$3,000	\$0	
001-3515-513.52-00	OPERATING SUPPLIES	\$5,000	\$5,000	\$0	
001-3515-513.52-15	TAXABLE UNIFORM	\$1,800	\$1,600	(\$200)	
001-3515-513.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$8,200	\$8,200	\$0	
001-3515-513.55-00	TRAINING	\$19,032	\$19,032	\$0	
001-3520-513.41-00	COM.SERV/DEV/ACCESSORIES	\$1,800	\$1,800	\$0	
001-3520-513.46-00	REPAIRS & MAINTENANCE	\$39,500	\$20,000	(\$19,500)	
001-3520-513.46-01	MAINTENANCE CONTRACTS	\$16,000	\$11,000	(\$5,000)	
001-3520-513.51-00	OFFICE SUPPLIES	\$200	\$200	\$0	
001-3520-513.52-00	OPERATING SUPPLIES	\$500	\$700	\$200	
001-3535-513.34-00	OTHER CONTRACTUAL SERVICE	\$185,000	\$75,000	(\$110,000)	
001-3535-513.40-00	TRAVEL & PER DIEM	\$4,605	\$4,605	\$0	
001-3535-513.42-00	MAIL & FREIGHT	\$200	\$200	\$0	
001-3535-513.49-00	OTHER CURRENT CHARGES	\$3,000	\$3,000	\$0	
001-3535-513.51-00	OFFICE SUPPLIES	\$500	\$500	\$0	
001-3535-513.52-00	OPERATING SUPPLIES	\$1,000	\$1,000	\$0	
001-3535-513.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$1,500	\$1,500	\$0	
001-3535-513.55-00	TRAINING	\$4,800	\$4,800	\$0	
TOTAL PROCUREMENT		\$455,019	\$334,258	-\$120,761	-26.5%
SALARIES		\$923,014	\$977,251	\$54,237	
BENEFITS		\$426,489	\$431,484	\$4,995	
UTILITIES		\$22,000	\$24,000	\$2,000	
INSURANCE		\$25,522	\$23,522	(\$2,000)	
GRAND TOTAL PROCUREMENT		\$1,852,044	\$1,790,515	(\$61,529)	-3.3%

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over/**under** prior budget

Department: Procurement

001-3510-513 Administration

Element	Account	Change \$	Explanation of Variance
34-00	Contractual Services	(\$15,000)	This reduction is due to completion of federal review of OMB procurement requirements in FY2425.

001-3515-513 Procurement Services

Element	Account	Change \$	Explanation of Variance
34-00	Contractual Services	\$36,000	Renewal of Marketplace services.

001-3520-513 Warehouse

Element	Account	Change \$	Explanation of Variance
46-00	Repairs & Maintenance	(\$19,500)	This reduction is due to the installation of new fuel pumps at JUF that are under warranty and do not require maintenance agreements.

001-3535-513 Grants

Element	Account	Change \$	Explanation of Variance
34-00	Contractual Services	(\$110,000)	Additional grants consulting needs will be requested new grants are awarded.

FINANCE DEPARTMENT

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
001-4010-513.14-00	OVERTIME	\$300	\$0	(\$300)	
001-4010-513.31-00	PROFESSIONAL SERVICES	\$145,000	\$125,000	(\$20,000)	
001-4010-513.31-03	LEGAL SERVICES	\$1,400	\$1,200	(\$200)	
001-4010-513.32-00	AUDIT FEES	\$115,640	\$120,000	\$4,360	
001-4010-513.34-00	OTHER CONTRACTUAL SERVICE	\$103,000	\$103,000	\$0	
001-4010-513.40-00	TRAVEL & PER DIEM	\$11,500	\$11,500	\$0	
001-4010-513.42-00	MAIL & FREIGHT	\$300	\$300	\$0	
001-4010-513.46-00	REPAIRS & MAINTENANCE	\$500	\$300	(\$200)	
001-4010-513.46-01	MAINTENANCE CONTRACTS	\$17,500	\$17,500	\$0	
001-4010-513.47-00	PRINTING & BINDING	\$6,200	\$4,200	(\$2,000)	
001-4010-513.49-00	OTHER CURRENT CHARGES	\$29,300	\$29,300	\$0	
001-4010-513.51-00	OFFICE SUPPLIES	\$750	\$750	\$0	
001-4010-513.52-00	OPERATING SUPPLIES	\$4,000	\$4,000	\$0	
001-4010-513.52-15	TAXABLE UNIFORM	\$300	\$300	\$0	
001-4010-513.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$2,000	\$2,000	\$0	
001-4010-513.55-00	TRAINING	\$9,500	\$6,500	(\$3,000)	
001-4020-513.14-00	OVERTIME	\$3,000	\$1,500	(\$1,500)	
001-4020-513.34-00	OTHER CONTRACTUAL SERVICE	\$500	\$500	\$0	
001-4020-513.40-00	TRAVEL & PER DIEM	\$14,370	\$12,000	(\$2,370)	
001-4020-513.42-00	MAIL & FREIGHT	\$2,330	\$2,000	(\$330)	
001-4020-513.44-00	RENTALS & LEASES	\$9,555	\$9,555	\$0	
001-4020-513.46-00	REPAIRS & MAINTENANCE	\$500	\$200	(\$300)	
001-4020-513.46-01	MAINTENANCE CONTRACTS	\$3,154	\$3,154	\$0	
001-4020-513.47-00	PRINTING & BINDING	\$3,750	\$2,000	(\$1,750)	
001-4020-513.48-00	PROMOTIONAL ACTIVITIES	\$2,000	\$1,500	(\$500)	
001-4020-513.49-00	OTHER CURRENT CHARGES	\$750	\$500	(\$250)	
001-4020-513.51-00	OFFICE SUPPLIES	\$3,300	\$3,000	(\$300)	
001-4020-513.52-00	OPERATING SUPPLIES	\$10,025	\$10,450	\$425	
001-4020-513.52-15	TAXABLE UNIFORM	\$400	\$400	\$0	
001-4020-513.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$2,485	\$1,565	(\$920)	
001-4020-513.55-00	TRAINING	\$4,800	\$3,600	(\$1,200)	
	TOTAL FINANCE	\$508,109	\$477,774	(\$30,335)	-6.0%
	SALARIES	\$1,164,470	\$1,232,195	\$67,725	
	BENEFITS	\$464,263	\$492,477	\$28,214	
	UTILITIES	\$10,000	\$12,000	\$2,000	
	INSURANCE	\$20,299	\$19,066	(\$1,233)	
	GRAND TOTAL FINANCE DEPARTMENT	\$2,167,141	\$2,233,512	\$66,371	3.1%

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over/(under) current budget

Department: Finance

001-4010-513 Administration

Element	Account	Increase \$	Explanation of Variance
31-00	Professional Services	(\$20,000)	Other Post Employment Benefits (OPEB) full actuarial valuation is only required every other year. This charge will return to the budget in FY 26/27.

001-4020-513 Accounting

Element	Account	Increase \$	Explanation of Variance
			NONE

INFORMATION TECHNOLOGY DEPARTMENT

Account	Account Name	FY 24/25	FY 25/26	Increase/ (Decrease)	% Change
		Original Budget	Proposed Budget		
001-4510-516.14-00	OVERTIME	\$10,000	\$10,000	\$0	
001-4510-516.31-00	PROFESSIONAL SERVICES	\$149,500	\$155,000	\$5,500	
001-4510-516.34-00	OTHER CONTRACTUAL SERVICE	\$97,450	\$95,000	(\$2,450)	
001-4510-516.40-00	TRAVEL & PER DIEM	\$21,150	\$22,150	\$1,000	
001-4510-516.41-00	COM.SERV/DEV/ACCESSORIES	\$353,000	\$339,820	(\$13,180)	
001-4510-516.42-00	MAIL & FREIGHT	\$986	\$1,000	\$14	
001-4510-516.44-00	RENTALS & LEASES	\$15,020	\$15,520	\$500	
001-4510-516.46-00	REPAIRS & MAINTENANCE	\$105,000	\$105,000	\$0	
001-4510-516.46-01	MAINTENANCE CONTRACTS	\$1,065,022	\$1,109,333	\$44,311	
001-4510-516.48-00	PROMOTIONAL ACTIVITIES	\$3,800	\$3,800	\$0	
001-4510-516.49-00	OTHER CURRENT CHARGES	\$4,500	\$4,500	\$0	
001-4510-516.51-00	OFFICE SUPPLIES	\$2,500	\$2,500	\$0	
001-4510-516.52-00	OPERATING SUPPLIES	\$72,000	\$433,300	\$361,300	
001-4510-516.52-15	TAXABLE UNIFORM	\$3,500	\$3,500	\$0	
001-4510-516.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$2,075	\$500	(\$1,575)	
001-4510-516.55-00	TRAINING	\$33,180	\$36,550	\$3,370	
001-4510-516.64-00	C/O EQUIPMENT & MACHINERY	\$366,500	\$169,000	(\$197,500)	
001-4512-516.14-00	OVERTIME	\$5,200	\$5,200	\$0	
001-4512-516.31-00	PROFESSIONAL SERVICES	\$135,000	\$50,000	(\$85,000)	
001-4512-516.40-00	TRAVEL & PER DIEM	\$16,400	\$12,450	(\$3,950)	
001-4512-516.46-00	REPAIRS & MAINTENANCE	\$2,500	\$2,500	\$0	
001-4512-516.46-01	MAINTENANCE CONTRACTS	\$58,841	\$58,960	\$119	
001-4512-516.48-00	PROMOTIONAL ACTIVITIES	\$1,100	\$500	(\$600)	
001-4512-516.49-00	OTHER CURRENT CHARGES	\$3,000	\$3,000	\$0	
001-4512-516.51-00	OFFICE SUPPLIES	\$500	\$500	\$0	
001-4512-516.52-00	OPERATING SUPPLIES	\$5,000	\$5,000	\$0	
001-4512-516.52-15	TAXABLE UNIFORM	\$450	\$450	\$0	
001-4512-516.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$1,000	\$1,000	\$0	
001-4512-516.55-00	TRAINING	\$42,900	\$38,550	(\$4,350)	
	TOTAL INFORMATION TECH	\$2,577,074	\$2,684,583	\$107,509	4.2%
	SALARIES	\$1,161,505	\$1,207,651	\$46,146	
	BENEFITS	\$504,294	\$472,013	(\$32,281)	
	UTILITIES	\$23,000	\$24,000	\$1,000	
	INSURANCE	\$28,865	\$26,280	(\$2,585)	
	VEHICLE MAINTENANCE	\$800	\$600	\$0	
	VEHICLE FUEL	\$1,200	\$600	\$0	
	GRAND TOTAL INFORMATION TECHNOLOGY	\$4,296,738	\$4,415,727	\$118,989	2.8%

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variances of \$10,000 or more over/**under** prior budget

Department: Information Technology

001-4510-516 Information Technology

Element	Account	Change \$	Explanation of Variance
41-00	Comm Svc/ Accessories	(\$13,180)	Removal of services, analog phone services, zoom subscriptions, spectrum circuits.
46-01	Maintenance Contracts	\$44,311	Vendor merger in 2023/24, vendor/supplier increases license cost by 181%.
52-00	Operating Supplies	\$361,300	Citywide desktop and laptop replacement moved to this account.
64-00	Machinery & Equipment	(\$197,500)	Laptops and desktops are no longer considered capitalized equipment. Moved to 52-00

001-4512-516 GIS

Element	Account	Change \$	Explanation of Variance
31-00	Professional Services	(\$85,000)	Decreased reliance on 3 rd Party vendor as / major initiatives completed this FY.

COMMUNITY DEVELOPMENT DEPARTMENT

Account	Account Name	FY 24/25	FY 25/26	Increase/ (Decrease)	% Change
		Original Budget	Proposed Budget		
001-5410-515.14-00	OVERTIME	\$3,000	\$3,000	\$0	
001-5410-515.31-00	PROFESSIONAL SERVICES	\$465,000	\$420,000	(\$45,000)	
001-5410-515.40-00	TRAVEL & PER DIEM	\$21,361	\$18,597	(\$2,764)	
001-5410-515.41-00	COM.SERV/DEV/ACCESSORIES	\$1,000	\$1,000	\$0	
001-5410-515.42-00	MAIL & FREIGHT	\$12,200	\$19,700	\$7,500	
001-5410-515.44-00	RENTALS & LEASES	\$4,934	\$7,874	\$2,940	
001-5410-515.46-00	REPAIRS & MAINTENANCE	\$1,000	\$1,000	\$0	
001-5410-515.46-01	MAINTENANCE CONTRACTS	\$96,702	\$95,252	(\$1,450)	
001-5410-515.47-00	PRINTING & BINDING	\$12,360	\$17,750	\$5,390	
001-5410-515.48-00	PROMOTIONAL ACTIVITIES	\$3,500	\$3,500	\$0	
001-5410-515.49-00	OTHER CURRENT CHARGES	\$40,800	\$45,800	\$5,000	
001-5410-515.51-00	OFFICE SUPPLIES	\$7,000	\$8,500	\$1,500	
001-5410-515.52-00	OPERATING SUPPLIES	\$17,000	\$7,500	(\$9,500)	
001-5410-515.52-15	TAXABLE UNIFORM	\$2,160	\$2,600	\$440	
001-5410-515.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$10,878	\$8,111	(\$2,767)	
001-5410-515.55-00	TRAINING	\$20,683	\$16,660	(\$4,023)	
001-5415-515.14-00	OVERTIME	\$6,000	\$2,500	(\$3,500)	
001-5415-515.31-00	PROFESSIONAL SERVICES	\$0	\$15,500	\$15,500	
001-5415-515.34-00	OTHER CONTRACTUAL SERVICE	\$500	\$300	(\$200)	
001-5415-515.40-00	TRAVEL & PER DIEM	\$33,818	\$12,172	(\$21,646)	
001-5415-515.41-00	COM.SERV/DEV/ACCESSORIES	\$1,200	\$250	(\$950)	
001-5415-515.42-00	MAIL & FREIGHT	\$18,781	\$13,500	(\$5,281)	
001-5415-515.44-00	RENTALS & LEASES	\$3,200	\$2,280	(\$920)	
001-5415-515.46-00	REPAIRS & MAINTENANCE	\$1,000	\$300	(\$700)	
001-5415-515.46-01	MAINTENANCE CONTRACTS	\$18,000	\$18,000	\$0	
001-5415-515.47-00	PRINTING & BINDING	\$7,000	\$4,500	(\$2,500)	
001-5415-515.48-00	PROMOTIONAL ACTIVITIES	\$1,500	\$1,500	\$0	
001-5415-515.49-00	OTHER CURRENT CHARGES	\$16,844	\$13,050	(\$3,794)	
001-5415-515.51-00	OFFICE SUPPLIES	\$5,000	\$3,000	(\$2,000)	
001-5415-515.52-00	OPERATING SUPPLIES	\$13,000	\$3,500	(\$9,500)	
001-5415-515.52-15	TAXABLE UNIFORM	\$9,460	\$5,400	(\$4,060)	
001-5415-515.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$4,852	\$2,929	(\$1,923)	
001-5415-515.55-00	TRAINING	\$13,410	\$5,050	(\$8,360)	
TOTAL COMMUNITY DEVELOPMENT		\$873,143	\$780,575	(\$92,568)	-10.6%
SALARIES		\$1,771,337	\$1,874,443	\$103,106	
BENEFITS		\$840,924	\$906,899	\$65,975	
UTILITIES		\$6,000	\$27,000	\$21,000	
INSURANCE		\$37,044	\$35,104	(\$1,940)	
VEHICLE MAINTENANCE		\$8,000	\$8,000	\$0	
VEHICLE FUEL		\$2,000	\$3,000	\$0	
GRAND TOTAL COMMUNITY DEVELOPMENT		\$3,538,448	\$3,635,021	\$96,573	2.7%

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variances of \$10,000 or more over/**under** prior budget

Department: Community Development

001-5410-515 Community Development

Element	Account	Change \$	Explanation of Variance
31-00	Professional Services	(\$45,000)	Historic preservation consultant costs were reduced, and completion of planning special projects (i.e. HPB Design Guidelines, FLU Element and Transportation Element)

001-5415-515 Comm Compliance

Element	Account	Change \$	Explanation of Variance
31-00	Professional Services	\$15,500	IAS Accreditation and lot clearing costs.
40-00	Travel & Per Diem	(\$21,646)	Reduced number of staff members needing training each fiscal year.

POLICE DEPARTMENT

Account	Account Name	FY 24/25 Original	FY 25/26	Increase/ (Decrease)	% Change
		Budget	Proposed Budget		
001-6010-521.14-00	OVERTIME	\$270,432	\$274,400	\$3,968	
001-6010-521.31-00	PROFESSIONAL SERVICES	\$17,500	\$535,500	\$518,000	
001-6010-521.31-01	MEDICAL CARE	\$4,900	\$4,900	\$0	
001-6010-521.34-00	OTHER CONTRACTUAL SERVICE	\$27,515	\$18,375	(\$9,140)	
001-6010-521.35-00	INVESTIGATIONS	\$21,800	\$22,000	\$200	
001-6010-521.40-00	TRAVEL & PER DIEM	\$46,100	\$65,000	\$18,900	
001-6010-521.41-00	COM.SERV/DEV/ACCESSORIES	\$237,082	\$249,400	\$12,318	
001-6010-521.42-00	MAIL & FREIGHT	\$26,000	\$26,000	\$0	
001-6010-521.44-00	RENTALS & LEASES	\$118,700	\$122,028	\$3,328	
001-6010-521.46-00	REPAIRS & MAINTENANCE	\$96,000	\$74,900	(\$21,100)	
001-6010-521.46-01	MAINTENANCE CONTRACTS	\$1,275,373	\$1,385,785	\$110,412	
001-6010-521.47-00	PRINTING & BINDING	\$13,000	\$13,000	\$0	
001-6010-521.48-00	PROMOTIONAL ACTIVITIES	\$20,400	\$20,400	\$0	
001-6010-521.49-00	OTHER CURRENT CHARGES	\$12,000	\$12,000	\$0	
001-6010-521.49-35	TUITION-SPONSORSHIP	\$34,400	\$34,400	\$0	
001-6010-521.49-60	VICTIMS ADVOCATE	\$8,000	\$5,000	(\$3,000)	
001-6010-521.51-00	OFFICE SUPPLIES	\$29,000	\$29,000	\$0	
001-6010-521.52-00	OPERATING SUPPLIES	\$737,715	\$679,499	(\$58,216)	
001-6010-521.52-07	TASK FORCE	\$14,000	\$14,000	\$0	
001-6010-521.52-10	GRANT FUNDED	\$37,950	\$68,850	\$30,900	
001-6010-521.52-15	TAXABLE UNIFORM	\$59,830	\$54,830	(\$5,000)	
001-6010-521.52-16	UNIFORM EXEMPT FROM WAGES	\$130,600	\$125,720	(\$4,880)	
001-6010-521.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$10,685	\$10,685	\$0	
001-6010-521.55-00	TRAINING	\$115,011	\$122,800	\$7,789	
001-6010-521.55-39	SECOND DOLLAR TRAINING	\$31,625	\$30,000	(\$1,625)	
001-6010-521.62-00	BUILDINGS	\$55,000	\$55,000	\$0	
001-6010-521.63-00	C/O OTHER IMPROVEMENTS	\$22,900	\$0	(\$22,900)	
001-6010-521.64-00	MACHINERY & EQUIPMENT	\$196,720	\$142,464	(\$54,256)	
001-6010-521.64-10	GRANT FUNDED	\$0	\$0	\$0	
001-6012-529.14-00	OVERTIME	\$79,300	\$84,000	\$4,700	
001-6012-529.31-00	PROFESSIONAL SERVICES	\$650	\$650	\$0	
001-6012-529.40-00	TRAVEL & PER DIEM	\$6,500	\$7,500	\$1,000	
001-6012-529.41-00	COM.SERV/DEV/ACCESSORIES	\$2,000	\$2,000	\$0	
001-6012-529.42-00	MAIL & FREIGHT	\$200	\$200	\$0	
001-6012-529.46-00	REPAIRS & MAINTENANCE	\$2,500	\$2,500	\$0	
001-6012-529.46-01	MAINTENANCE CONTRACTS	\$60,590	\$271,651	\$211,061	
001-6012-529.47-00	PRINTING & BINDING	\$200	\$200	\$0	
001-6012-529.48-00	PROMOTIONAL ACTIVITIES	\$2,500	\$2,500	\$0	
001-6012-529.49-00	OTHER CURRENT CHARGES	\$500	\$500	\$0	
001-6012-529.51-00	OFFICE SUPPLIES	\$4,700	\$4,500	(\$200)	
001-6012-529.52-00	OPERATING SUPPLIES	\$20,000	\$19,001	(\$999)	
001-6012-529.52-15	TAXABLE UNIFORM	\$3,500	\$5,000	\$1,500	
001-6012-529.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$3,065	\$3,100	\$35	
001-6012-529.55-00	TRAINING	\$25,825	\$25,000	(\$825)	
001-6012-529.64-00	C/O MACHINERY & EQUIPMENT	\$35,000	\$0	(\$35,000)	
TOTAL POLICE DEPARTMENT		\$3,917,268	\$4,624,238	\$706,970	18.0%
SALARIES		\$13,291,506	\$15,017,700	\$1,726,194	
BENEFITS		\$8,078,968	\$9,395,989	\$1,317,021	
UTILITIES		\$78,000	\$96,000	\$18,000	
INSURANCE		\$427,978	\$451,663	\$23,685	
VEHICLE MAINTENANCE		\$447,000	\$501,000	\$54,000	
VEHICLE FUEL		\$320,000	\$300,000	(\$20,000)	
GRAND TOTAL POLICE DEPARTMENT		\$26,560,720	\$30,386,590	\$3,825,870	14.4%

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over/**under** prior budget

Department: Police

001-6010-521 Police

Element	Account	Change \$	Explanation of Variance
31-00	Professional Service	\$518,000	Added two additional K9s (Vet cost) and Impact Fee analysis projected cost. A total of \$500,000 for school zone camera contract.
40-00	Travel & Per Diem	\$18,900	Projected cost based upon historical information and increased cost of out-of-County travel expenses.
41-00	Comm Service/ Accessories	\$12,318	Added additional officers to payroll this FY and two additional next year. Increase LPR camaras/data cost.
46-00	Repairs & Maintenance	(\$21,100)	Reduction in repair cost for bicycles (grant for new bikes), firearms and gates (newer items) and removed line items for electrical work (garage, dispatch). Already completed this FY.
46-01	Maintenance Contracts	\$110,412	2 nd year of AXON agreement at \$475,064, UAV maintenance (pods) at \$61,668 (new item), Virtra Simulator cost at \$24,000 (new item not budgeted), yearly increases in maintenance contracts, 2 new positions.
52-00	Operating Supplies	(\$58,216)	Reduction in SWAT equipment costs.
52-10	Grant Funded	\$30,900	Increase in projected number of expired ballistic vests (35) and replacement vests (15).
63-00	Other Improvements	(\$22,900)	Resurfacing of parking lot will occur this FY.
64-00	Machinery & Equipment	(\$54,256)	APX/NEXT radios moved to 120

001-6012-529 Police Communications

Element	Account	Change \$	Explanation of Variance
46-01	Maintenance Contracts	\$211,061	(3) additional ProQA licenses for dispatchers (EMS, Fire, Police), English/Spanish 18 total. \$75K increase for Mach Alert radio repair and maintenance.
64-00	Machinery & Equipment	(\$35,000)	Additional viper system funded in FY 24/25.

FIRE DEPARTMENT

Account	Account Name	FY 24/25	FY 25/26	Increase/	% Change
		Original Budget	Proposed Budget	(Decrease)	
001-6510-522.14-00	OVERTIME	\$249,240	\$305,000	\$55,760	
001-6510-522.31-00	PROFESSIONAL SERVICES	\$47,000	\$47,000	\$0	
001-6510-522.31-01	MEDICAL CARE	\$117,352	\$118,085	\$733	
001-6510-522.34-00	OTHER CONTRACTUAL SERVICE	\$91,730	\$97,580	\$5,850	
001-6510-522.40-00	TRAVEL & PER DIEM	\$57,953	\$46,675	(\$11,278)	
001-6510-522.41-00	COM.SERV/DEV/ACCESSORIES	\$47,700	\$47,700	\$0	
001-6510-522.42-00	MAIL & FREIGHT	\$6,000	\$6,000	\$0	
001-6510-522.44-00	RENTALS & LEASES	\$83,760	\$52,176	(\$31,584)	
001-6510-522.46-00	REPAIRS & MAINTENANCE	\$88,132	\$90,232	\$2,100	
001-6510-522.46-01	MAINTENANCE CONTRACTS	\$94,780	\$80,165	(\$14,615)	
001-6510-522.47-00	PRINTING & BINDING	\$4,900	\$5,150	\$250	
001-6510-522.48-00	PROMOTIONAL ACTIVITIES	\$10,000	\$10,000	\$0	
001-6510-522.49-00	OTHER CURRENT CHARGES	\$16,335	\$47,335	\$31,000	
001-6510-522.51-00	OFFICE SUPPLIES	\$9,500	\$9,500	\$0	
001-6510-522.52-00	OPERATING SUPPLIES	\$393,258	\$754,575	\$361,317	
001-6510-522.52-15	TAXABLE UNIFORM	\$23,175	\$23,400	\$225	
001-6510-522.52-16	UNIFORM EXEMPT FROM WAGES	\$108,400	\$116,900	\$8,500	
001-6510-522.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$12,790	\$13,280	\$490	
001-6510-522.55-00	TRAINING	\$106,750	\$117,545	\$10,795	
001-6510-522.64-00	C/O EQUIPMENT & MACHINERY	\$80,800	\$51,900	(\$28,900)	
001-6515-525.34-00	OTHER CONTRACTUAL SERVICE	\$173,000	\$90,000	(\$83,000)	
001-6515-525.40-00	TRAVEL & PER DIEM	\$10,956	\$10,956	\$0	
001-6515-525.41-00	COM.SERV/DEV/ACCESSORIES	\$10,750	\$10,750	\$0	
001-6515-525.42-00	MAIL & FREIGHT	\$500	\$1,200	\$700	
001-6515-525.44-00	RENTALS & LEASES	\$2,736	\$2,809	\$73	
001-6515-525.46-00	REPAIRS & MAINTENANCE	\$0	\$1,000	\$1,000	
001-6515-525.46-01	MAINTENANCE CONTRACTS	\$21,100	\$21,100	\$0	
001-6515-525.47-00	PRINTING & BINDING	\$4,750	\$4,750	\$0	
001-6515-525.48-00	PROMOTIONAL ACTIVITIES	\$2,500	\$2,500	\$0	
001-6515-525.49-00	OTHER CURRENT CHARGES	\$1,000	\$1,000	\$0	
001-6515-525.51-00	OFFICE SUPPLIES	\$2,200	\$2,200	\$0	
001-6515-525.52-00	OPERATING SUPPLIES	\$12,650	\$15,500	\$2,850	
001-6515-525.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$0	\$300	\$300	
001-6515-525.55-00	TRAINING	\$4,200	\$4,500	\$300	
001-6520-526.14-00	OVERTIME	\$78,000	\$80,000	\$2,000	
001-6520-526.31-00	PROFESSIONAL SERVICES	\$11,194	\$8,007	(\$3,187)	
001-6520-526.31-01	MEDICAL CARE	\$88,240	\$82,000	(\$6,240)	
001-6520-526.34-00	OTHER CONTRACTUAL SERVICE	\$123,760	\$144,500	\$20,740	
001-6520-526.40-00	TRAVEL & PER DIEM	\$24,270	\$20,068	(\$4,202)	
001-6520-526.41-00	COM.SERV/DEV/ACCESSORIES	\$2,500	\$2,000	(\$500)	
001-6520-526.42-00	MAIL & FREIGHT	\$5,850	\$3,350	(\$2,500)	
001-6520-526.44-00	RENTALS & LEASES	\$3,000	\$6,000	\$3,000	
001-6520-526.46-00	REPAIRS & MAINTENANCE	\$10,200	\$10,700	\$500	
001-6520-526.46-01	MAINTENANCE CONTRACTS	\$515,758	\$590,200	\$74,442	
001-6520-526.47-00	PRINTING & BINDING	\$3,295	\$3,100	(\$195)	
001-6520-526.48-00	PROMOTIONAL ACTIVITIES	\$13,000	\$10,500	(\$2,500)	
001-6520-526.49-00	OTHER CURRENT CHARGES	\$33,800	\$13,800	(\$20,000)	
001-6520-526.51-00	OFFICE SUPPLIES	\$3,500	\$4,500	\$1,000	
001-6520-526.52-00	OPERATING SUPPLIES	\$313,102	\$415,459	\$102,357	
001-6520-526.52-10	GRANT FUNDED	\$15,000	\$0	(\$15,000)	
001-6520-526.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$2,495	\$2,495	\$0	

Account	Account Name	FY 24/25	FY 25/26	Increase/	% Change
		Original Budget	Proposed Budget	(Decrease)	
001-6520-526.55-00	TRAINING	\$106,850	\$150,125	\$43,275	
001-6525-529.14-00	OVERTIME	\$6,396	\$6,396	\$0	
001-6525-529.31-01	MEDICAL CARE	\$2,040	\$130	(\$1,910)	
001-6525-529.40-00	TRAVEL & PER DIEM	\$9,460	\$18,090	\$8,630	
001-6525-529.42-00	MAIL & FREIGHT	\$500	\$500	\$0	
001-6525-529.46-00	REPAIRS & MAINTENANCE	\$6,000	\$6,500	\$500	
001-6525-529.46-01	MAINTENANCE CONTRACTS	\$34,320	\$32,720	(\$1,600)	
001-6525-529.47-00	PRINTING & BINDING	\$1,200	\$1,200	\$0	
001-6525-529.48-00	PROMOTIONAL ACTIVITIES	\$18,500	\$21,000	\$2,500	
001-6525-529.49-00	OTHER CURRENT CHARGES	\$800	\$2,400	\$1,600	
001-6525-529.51-00	OFFICE SUPPLIES	\$750	\$500	(\$250)	
001-6525-529.52-00	OPERATING SUPPLIES	\$13,856	\$12,800	(\$1,056)	
001-6525-529.52-16	UNIFORM EXEMPT FROM WAGES	\$6,000	\$10,775	\$4,775	
001-6525-529.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$4,015	\$3,770	(\$245)	
001-6525-529.55-00	TRAINING	\$5,990	\$4,960	(\$1,030)	
001-6525-529.64-00	C/O EQUIPMENT & MACHINERY	\$0	\$0	\$0	
	TOTAL FIRE DEPARTMENT	\$3,359,538	\$3,877,308	\$517,770	15.4%
	SALARIES	\$8,420,727	\$9,359,438	\$938,711	
	BENEFITS	\$5,776,643	\$6,788,990	\$1,012,347	
	UTILITIES	\$84,747	\$96,000	\$11,253	
	INSURANCE	\$282,130	\$337,143	\$55,013	
	VEHICLE MAINTENANCE	\$360,500	\$420,500	\$60,000	
	VEHICLE FUEL	\$121,000	\$105,600	(\$15,400)	
	GRAND TOTAL FIRE DEPARTMENT	\$18,405,285	\$20,984,979	\$2,579,694	14.0%

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over/**under** prior budget

Department: Fire Department

001-6510-522 Fire Control

Element	Account	Change \$	Explanation of Variance
14-00	Overtime	\$55,760	Based on current overtime data
40-00	Travel & Per Diem	(\$11,278)	The Fire Dept. will not be attending HROC or St. Augustine Fire Expo in FY26.
44-00	Rentals & Leases	(\$31,584)	When Fire Logistics moves to the new headquarters, we will no longer need rental units causing a reduction in Rentals and Leases.
46-01	Maintenance Contracts	(\$14,615)	Reduction is due to Emergency Reporting no longer needs to be budgeted because we now use ESO
49-00	Other Current Charges	\$31,000	Increase is due to the Stevens Plantation Community Development debt from the property on Progress Lane.
52-00	Operating Supplies	\$361,317	Increase is due to the need for replacement bunker gear (end of life) and the purchase of Hen Nozzles
55-00	Training	\$10,795	This increase is due to the need to send more staff to Vehicle Machinery Rescue Ops and the CPM course for Chief Irving + 1 additional Chief
64-00	Machinery & Equipment	(\$28,900)	Reduction is due to less mobile radios and graphics needed on new vehicles.

001-6515-525 Emergency Management

Element	Account	Change \$	Explanation of Variance
34-00	Contractual Services	(\$83,000)	Reduced the budget for FEMA consulting fees based on actual costs and reduction of NIMS training for staff – some training can be done by Emergency Manager

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over/**under** prior budget

001-6520-526 Emergency Medical Services

Element	Account	Change \$	Explanation of Variance
34-00	Contractual Services	\$20,740	% increase for the PEMT consulting fees and filing
46-01	Maintenance Contracts	\$74,442	Annual cost increase for the managed care program (PEMT)
49-00	Other Current Charges	(\$20,000)	The bad debt expense has been removed.
52-00	Operating Supplies	\$102,357	Increase is due to the need for City Wide AED replacements and the cost increase of daily medical operating supplies
52-10	Grant Funded	(\$15,000)	No longer budget for these funds
55-00	Training	\$43,275	Increase is due to the need for more Paramedics

001-6525-529 Fire Prevention

Element	Account	Change \$	Explanation of Variance
			NONE

PUBLIC WORKS

Account	Account Name	FY 24/25	FY 25/26	Increase/ (Decrease)	% Change
		Original Budget	Proposed Budget		
001-7010-541.14-00	OVERTIME	\$1,750	\$1,750	\$0	
001-7010-541.31-00	PROFESSIONAL SERVICES	\$206,000	\$28,000	(\$178,000)	
001-7010-541.40-00	TRAVEL & PER DIEM	\$800	\$800	\$0	
001-7010-541.41-00	COM.SERV/DEV/ACCESSORIES	\$600	\$600	\$0	
001-7010-541.42-00	MAIL & FREIGHT	\$500	\$500	\$0	
001-7010-541.44-00	RENTALS & LEASES	\$5,000	\$5,000	\$0	
001-7010-541.46-01	MAINTENANCE CONTRACTS	\$34,700	\$34,700	\$0	
001-7010-541.48-00	PROMOTIONAL ACTIVITIES	\$1,000	\$0	(\$1,000)	
001-7010-541.49-00	OTHER CURRENT CHARGES	\$5,000	\$5,000	\$0	
001-7010-541.51-00	OFFICE SUPPLIES	\$1,200	\$1,200	\$0	
001-7010-541.52-00	OPERATING SUPPLIES	\$2,150	\$2,100	(\$50)	
001-7010-541.52-15	TAXABLE UNIFORM	\$1,650	\$2,000	\$350	
001-7010-541.52-16	UNIFORM EXEMPT FROM WAGES	\$1,400	\$2,000	\$600	
001-7010-541.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$2,625	\$900	(\$1,725)	
001-7010-541.55-00	TRAINING	\$3,200	\$2,200	(\$1,000)	
001-7020-541.14-00	OVERTIME	\$10,494	\$10,494	\$0	
001-7020-541.31-00	PROFESSIONAL SERVICES	\$500	\$0	(\$500)	
001-7020-541.31-01	MEDICAL CARE	\$500	\$0	(\$500)	
001-7020-541.40-00	TRAVEL & PER DIEM	\$1,636	\$338	(\$1,298)	
001-7020-541.41-00	COM.SERV/DEV/ACCESSORIES	\$200	\$200	\$0	
001-7020-541.42-00	MAIL & FREIGHT	\$1,000	\$1,000	\$0	
001-7020-541.44-00	RENTALS & LEASES	\$2,000	\$2,000	\$0	
001-7020-541.46-01	MAINTENANCE CONTRACTS	\$10,000	\$21,000	\$11,000	
001-7020-541.47-00	PRINTING & BINDING	\$100	\$0	(\$100)	
001-7020-541.49-00	OTHER CURRENT CHARGES	\$1,800	\$1,800	\$0	
001-7020-541.51-00	OFFICE SUPPLIES	\$600	\$600	\$0	
001-7020-541.52-00	OPERATING SUPPLIES	\$14,050	\$16,050	\$2,000	
001-7020-541.52-15	TAXABLE UNIFORM	\$4,510	\$5,030	\$520	
001-7020-541.52-16	UNIFORM EXEMPT FROM WAGES	\$2,200	\$2,600	\$400	
001-7020-541.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$400	\$400	\$0	
001-7020-541.55-00	TRAINING	\$18,515	\$18,310	(\$205)	
001-7020-541.62-00	BUILDINGS	\$30,000	\$15,000	(\$15,000)	
001-7020-541.64-00	C/O MACHINERY & EQUIPMENT	\$5,000	\$0	(\$5,000)	
001-7030-541.14-00	OVERTIME	\$7,503	\$8,753	\$1,250	
001-7030-541.31-01	MEDICAL CARE	\$40	\$0	(\$40)	
001-7030-541.34-00	OTHER CONTRACTUAL SERVICE	\$72,500	\$77,500	\$5,000	
001-7030-541.40-00	TRAVEL & PER DIEM	\$2,625	\$1,625	(\$1,000)	
001-7030-541.41-00	COM.SERV/DEV/ACCESSORIES	\$100	\$100	\$0	
001-7030-541.42-00	MAIL & FREIGHT	\$2,000	\$2,000	\$0	
001-7030-541.49-00	OTHER CURRENT CHARGES	\$1,800	\$1,800	\$0	
001-7030-541.51-00	OFFICE SUPPLIES	\$1,100	\$600	(\$500)	
001-7030-541.52-00	OPERATING SUPPLIES	\$116,700	\$100,000	(\$16,700)	
001-7030-541.52-15	TAXABLE UNIFORM	\$2,050	\$2,050	\$0	
001-7030-541.52-16	UNIFORM EXEMPT FROM WAGES	\$1,000	\$1,000	\$0	
001-7030-541.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$500	\$3,200	\$2,700	

Account	Account Name	FY 24/25	FY 25/26	Increase/ (Decrease)	% Change
		Original Budget	Proposed Budget		
001-7030-541.55-00	TRAINING	\$925	\$1,200	\$275	
001-7030-541.62-00	BUILDINGS	\$0	\$15,000	\$15,000	
001-7030-541.64-00	C/O MACHINERY & EQUIPMENT	\$7,500	\$35,000	\$27,500	
001-7080-519.14-00	OVERTIME	\$23,136	\$31,872	\$8,736	
001-7080-519.31-00	PROFESSIONAL SERVICES	\$35,000	\$25,000	(\$10,000)	
001-7080-519.34-00	OTHER CONTRACTUAL SERVICE	\$700,000	\$585,000	(\$115,000)	
001-7080-519.40-00	TRAVEL & PER DIEM	\$5,000	\$4,500	(\$500)	
001-7080-519.41-00	COMMUNICATION SERVICES	\$200	\$200	\$0	
001-7080-519.42-00	MAIL & FREIGHT	\$800	\$800	\$0	
001-7080-519.44-00	RENTALS & LEASES	\$12,320	\$10,320	(\$2,000)	
001-7080-519.46-00	REPAIRS & MAINTENANCE	\$520,000	\$420,000	(\$100,000)	
001-7080-519.46-01	MAINTENANCE CONTRACTS	\$179,553	\$179,553	\$0	
001-7080-519.47-00	PRINTING & BINDING	\$1,300	\$500	(\$800)	
001-7080-519.49-00	OTHER CURRENT CHARGES	\$4,850	\$5,200	\$350	
001-7080-519.51-00	OFFICE SUPPLIES	\$800	\$800	\$0	
001-7080-519.52-00	OPERATING SUPPLIES	\$90,000	\$60,000	(\$30,000)	
001-7080-519.52-15	TAXABLE UNIFORM	\$4,200	\$4,200	\$0	
001-7080-519.52-16	UNIFORM EXEMPT FROM WAGES	\$3,000	\$3,000	\$0	
001-7080-519.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$1,050	\$450	(\$600)	
001-7080-519.55-00	TRAINING	\$12,630	\$9,830	(\$2,800)	
001-7080-519.62-00	CAPITAL OUTLAY/BUILDINGS	\$0	\$0	\$0	
001-7080-519.64-00	MACHINERY & EQUIPMENT	\$120,000	\$0	(\$120,000)	
	TOTAL PUBLIC WORKS	\$2,301,262	\$1,772,625	(\$528,637)	-23.0%
	SALARIES	\$2,071,828	\$2,184,725	\$112,897	
	BENEFITS	\$1,177,104	\$1,211,986	\$34,882	
	UTILITIES	\$49,400	\$58,000	\$8,600	
	INSURANCE	\$89,555	\$77,871	(\$11,684)	
	VEHICLE MAINTENANCE	\$122,000	\$91,000	(\$31,000)	
	VEHICLE FUEL	\$69,000	\$69,000	\$0	
	GRAND TOTAL PUBLIC WORKS	\$5,880,149	\$5,465,207	(\$414,942)	-7.1%

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over/**under** prior budget

Department: Public Works

001-7010-541 Civil Engineering

Element	Account	Change \$	Explanation of Variance
31-00	Professional Services	(\$178,000)	Reduction of costs were attribute to the removal of one-time cost for PCI report, continuing engineering services, and the Bike Walk Program.

001-7020-541 Streets

Element	Account	Change \$	Explanation of Variance
46-01	Maintenance Contracts	\$11,000	Addition of a long-term maintenance contract for a new piece of equipment.
62-00	Buildings	(\$15,000)	Requesting a new pole barn to store equipment.

001-7030-541 Traffic

Element	Account	Change \$	Explanation of Variance
52-00	Operating Supplies	(\$16,700)	Reduced due to current year spending level.
62-00	Buildings	\$15,000	Requesting a new pole barn to store equipment.
64-00	Machinery & Equipment	\$27,500	Requesting new thermoplastic hand liner (road striping) and plotter (for signs). Both items are over 20 years old.

001-7080-519 Building Maintenance

Element	Account	Change \$	Explanation of Variance
31-00	Professional Services	(\$10,000)	Reduced due to current year spending level.
34-00	Other Contractual Service	(\$115,000)	The line item for City Hall security guards was removed from this budget.
46-00	Repairs & Maintenance	(\$100,000)	Reduced due to current year spending level.
52-00	Operating Supplies	(\$30,000)	Reduced due to current year spending level.
64-00	Machinery & Equipment	(\$120,000)	The line item for City Hall metal detectors and Misc. HVAC replacements were removed from this budget.

PARKS & RECREATION

Account	Account Name	FY 24/25	FY 25/26	Increase/ (Decrease)	% Change
		Original Budget	Proposed Budget		
001-7510-572.14-00	OVERTIME	\$14,318	\$14,318	\$0	
001-7510-572.31-00	PROFESSIONAL SERVICES	\$150,000	\$37,000	(\$113,000)	
001-7510-572.34-00	OTHER CONTRACTUAL SERVICE	\$60,400	\$90,400	\$30,000	
001-7510-572.40-00	TRAVEL & PER DIEM	\$1,304	\$1,304	\$0	
001-7510-572.41-00	COM.SERV/DEV/ACCESSORIES	\$4,260	\$4,260	\$0	
001-7510-572.42-00	MAIL & FREIGHT	\$6,000	\$6,000	\$0	
001-7510-572.44-00	RENTALS & LEASES	\$35,750	\$37,350	\$1,600	
001-7510-572.46-00	REPAIRS & MAINTENANCE	\$89,600	\$82,600	(\$7,000)	
001-7510-572.46-01	MAINTENANCE CONTRACTS	\$53,375	\$57,000	\$3,625	
001-7510-572.47-00	PRINTING & BINDING	\$825	\$825	\$0	
001-7510-572.48-00	PROMOTIONAL ACTIVITIES	\$1,000	\$1,000	\$0	
001-7510-572.49-00	OTHER CURRENT CHARGES	\$1,000	\$1,000	\$0	
001-7510-572.51-00	OFFICE SUPPLIES	\$3,000	\$3,000	\$0	
001-7510-572.52-00	OPERATING SUPPLIES	\$136,225	\$168,138	\$31,913	
001-7510-572.52-15	TAXABLE UNIFORM	\$6,000	\$7,700	\$1,700	
001-7510-572.52-16	UNIFORM EXEMPT FROM WAGES	\$3,400	\$3,400	\$0	
001-7510-572.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$2,185	\$2,025	(\$160)	
001-7510-572.55-00	TRAINING	\$3,100	\$8,266	\$5,166	
001-7510-572.62-00	BUILDINGS	\$0	\$0	\$0	
001-7510-572.63-00	C/O OTHER IMPROVEMENTS	\$82,500	\$105,000	\$22,500	
001-7510-572.64-00	EQUIPMENT & MACHINERY	\$0	\$68,000	\$68,000	
001-7520-572.14-00	OVERTIME	\$37,617	\$37,617	\$0	
001-7520-572.31-00	PROFESSIONAL SERVICES	\$50,025	\$50,025	\$0	
001-7520-572.31-02	BACKGROUND CHECK	\$5,733	\$5,733	\$0	
001-7520-572.34-00	OTHER CONTRACTUAL SERVICE	\$332,900	\$338,900	\$6,000	
001-7520-572.34-01	INSTRUCTOR'S COMMISSION	\$97,000	\$97,000	\$0	
001-7520-572.40-00	TRAVEL & PER DIEM	\$19,006	\$19,206	\$200	
001-7520-572.41-00	COM.SERV/DEV/ACCESSORIES	\$16,801	\$16,801	\$0	
001-7520-572.42-00	MAIL & FREIGHT	\$4,000	\$4,000	\$0	
001-7520-572.44-00	RENTALS & LEASES	\$65,500	\$66,000	\$500	
001-7520-572.46-00	REPAIRS & MAINTENANCE	\$83,055	\$83,055	\$0	
001-7520-572.46-01	MAINTENANCE CONTRACTS	\$33,675	\$72,000	\$38,325	
001-7520-572.47-00	PRINTING & BINDING	\$22,700	\$22,700	\$0	
001-7520-572.48-00	PROMOTIONAL ACTIVITIES	\$91,800	\$91,800	\$0	
001-7520-572.49-00	OTHER CURRENT CHARGES	\$50,100	\$52,700	\$2,600	
001-7520-572.51-00	OFFICE SUPPLIES	\$13,100	\$13,100	\$0	
001-7520-572.52-00	OPERATING SUPPLIES	\$223,270	\$223,970	\$700	
001-7520-572.52-04	FIELD TRIPS	\$71,000	\$71,000	\$0	
001-7520-572.52-15	TAXABLE UNIFORM	\$13,000	\$13,000	\$0	
001-7520-572.52-16	UNIFORM EXEMPT FROM WAGES	\$2,000	\$2,000	\$0	
001-7520-572.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$15,655	\$15,655	\$0	
001-7520-572.55-00	TRAINING	\$23,505	\$24,930	\$1,425	
001-7520-572.62-00	BUILDINGS	\$15,000	\$0	(\$15,000)	
001-7520-572.64-00	EQUIPMENT & MACHINERY	\$0	\$0	\$0	

Account	Account Name	FY 24/25	FY 25/26	Increase/ (Decrease)	% Change
		Original Budget	Proposed Budget		
001-7530-572.14-00	OVERTIME	\$3,000	\$3,000	\$0	
001-7530-572.31-00	PROFESSIONAL SERVICES	\$25,000	\$0	(\$25,000)	
001-7530-572.34-00	OTHER CONTRACTUAL SERVICE	\$2,000	\$10,000	\$8,000	
001-7530-572.34-01	INSTRUCTOR'S COMMISSION	\$19,000	\$19,000	\$0	
001-7530-572.40-00	TRAVEL & PER DIEM	\$6,512	\$6,620	\$108	
001-7530-572.41-00	COM.SERV/DEV/ACCESSORIES	\$2,580	\$2,580	\$0	
001-7530-572.42-00	MAIL & FREIGHT	\$4,000	\$4,000	\$0	
001-7530-572.44-00	RENTALS & LEASES	\$6,550	\$6,550	\$0	
001-7530-572.46-00	REPAIRS & MAINTENANCE	\$55,850	\$55,850	\$0	
001-7530-572.46-01	MAINTENANCE CONTRACTS	\$13,672	\$13,672	\$0	
001-7530-572.47-00	PRINTING & BINDING	\$3,500	\$3,500	\$0	
001-7530-572.48-00	PROMOTIONAL ACTIVITIES	\$2,900	\$2,900	\$0	
001-7530-572.49-00	OTHER CURRENT CHARGES	\$3,750	\$3,750	\$0	
001-7530-572.51-00	OFFICE SUPPLIES	\$2,100	\$2,100	\$0	
001-7530-572.52-00	OPERATING SUPPLIES	\$107,350	\$111,950	\$4,600	
001-7530-572.52-15	TAXABLE UNIFORM	\$4,000	\$4,000	\$0	
001-7530-572.52-16	UNIFORM EXEMPT FROM WAGES	\$5,300	\$5,300	\$0	
001-7530-572.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$3,500	\$3,500	\$0	
001-7530-572.55-00	TRAINING	\$19,085	\$18,535	(\$550)	
001-7530-572.63-00	C/O OTHER IMPROVEMENTS	\$53,000	\$0	(\$53,000)	
001-7530-572.64-00	EQUIPMENT & MACHINERY	\$18,850	\$0	(\$18,850)	
001-7535-572.14-00	OVERTIME	\$5,000	\$1,000	(\$4,000)	
001-7535-572.34-00	OTHER CONTRACTUAL SERVICE	\$322,265	\$185,000	(\$137,265)	
001-7535-572.40-00	TRAVEL & PER DIEM	\$285	\$100	(\$185)	
001-7535-572.41-00	COM.SERV/DEV/ACCESSORIES	\$300	\$100	(\$200)	
001-7535-572.42-00	MAIL & FREIGHT	\$500	\$500	\$0	
001-7535-572.44-00	RENTALS & LEASES	\$52,900	\$1,000	(\$51,900)	
001-7535-572.46-00	REPAIRS & MAINTENANCE	\$23,500	\$2,000	(\$21,500)	
001-7535-572.51-00	OFFICE SUPPLIES	\$500	\$100	(\$400)	
001-7535-572.52-00	OPERATING SUPPLIES	\$36,800	\$9,000	(\$27,800)	
001-7535-572.52-15	TAXABLE UNIFORM	\$4,200	\$600	(\$3,600)	
001-7535-572.52-16	UNIFORM EXEMPT FROM WAGES	\$3,200	\$400	(\$2,800)	
001-7535-572.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$300	\$200	(\$100)	
001-7535-572.55-00	TRAINING	\$2,300	\$750	(\$1,550)	
001-7535-572.64-00	EQUIPMENT & MACHINERY	\$28,000	\$0	(\$28,000)	
001-7540-572.14-00	OVERTIME	\$9,500	\$14,500	\$5,000	
001-7540-572.31-00	PROFESSIONAL SERVICES	\$10,000	\$10,000	\$0	
001-7540-572.34-00	OTHER CONTRACTUAL SERVICE	\$77,736	\$123,726	\$45,990	
001-7540-572.40-00	TRAVEL & PER DIEM	\$2,327	\$2,752	\$425	
001-7540-572.41-00	COM.SERV/DEV/ACCESSORIES	\$250	\$550	\$300	
001-7540-572.42-00	MAIL & FREIGHT	\$1,500	\$2,000	\$500	
001-7540-572.44-00	RENTALS & LEASES	\$12,350	\$68,250	\$55,900	
001-7540-572.46-00	REPAIRS & MAINTENANCE	\$45,500	\$65,000	\$19,500	
001-7540-572.46-01	MAINTENANCE CONTRACTS	\$0	\$2,275	\$2,275	
001-7540-572.47-00	PRINTING & BINDING	\$4,100	\$4,100	\$0	
001-7540-572.48-00	PROMOTIONAL ACTIVITIES	\$5,000	\$5,000	\$0	
001-7540-572.49-00	OTHER CURRENT CHARGES	\$1,200	\$1,200	\$0	

Account	Account Name	FY 24/25	FY 25/26	Increase/ (Decrease)	% Change
		Original Budget	Proposed Budget		
001-7540-572.51-00	OFFICE SUPPLIES	\$2,600	\$3,100	\$500	
001-7540-572.52-00	OPERATING SUPPLIES	\$86,500	\$124,800	\$38,300	
001-7540-572.52-15	TAXABLE UNIFORM	\$2,000	\$7,650	\$5,650	
001-7540-572.52-16	UNIFORM EXEMPT FROM WAGES	\$2,000	\$4,600	\$2,600	
001-7540-572.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$955	\$1,255	\$300	
001-7540-572.55-00	TRAINING	\$2,780	\$16,280	\$13,500	
001-7540-572-63-00	C/O OTHER IMPROVEMENTS	\$0	\$0	\$0	
001-7540-572.64-00	EQUIPMENT & MACHINERY	\$16,000	\$41,000	\$25,000	
001-7550-575.34-00	OTHER CONTRACTUAL SERVICE	\$17,700	\$20,200	\$2,500	
001-7550-575.42-00	MAIL & FREIGHT	\$200	\$200	\$0	
001-7550-575.46-00	REPAIRS & MAINTENANCE	\$29,010	\$29,010	\$0	
001-7550-575.46-01	MAINTENANCE CONTRACTS	\$12,000	\$4,000	(\$8,000)	
001-7550-575.52-00	OPERATING SUPPLIES	\$2,000	\$2,000	\$0	
001-7560-572.34-00	OTHER CONTRACTUAL SERVICE	\$17,000	\$19,500	\$2,500	
001-7560-572.42-00	MAIL & FREIGHT	\$1,000	\$1,000	\$0	
001-7560-572.46-00	REPAIRS & MAINTENANCE	\$70,100	\$70,100	\$0	
001-7560-572.47-00	PRINTING & BINDING	\$2,000	\$2,000	\$0	
001-7560-572.48-00	PROMOTIONAL ACTIVITIES	\$10,300	\$10,300	\$0	
001-7560-572.49-00	OTHER CURRENT CHARGES	\$11,200	\$22,200	\$11,000	
001-7560-572.52-00	OPERATING SUPPLIES	\$23,300	\$23,300	\$0	
001-7560-572.64-00	EQUIPMENT & MACHINERY	\$12,000	\$12,000	\$0	
	TOTAL PARKS & RECREATION	\$3,272,341	\$3,211,183	(\$61,158)	-1.9%
	SALARIES	\$4,146,696	\$4,327,271	\$180,575	
	BENEFITS	\$1,714,989	\$1,697,591	(\$17,398)	
	UTILITIES	\$580,000	\$676,700	\$96,700	
	INSURANCE	\$255,318	\$251,217	(\$4,101)	
	VEHICLE MAINTENANCE	\$120,600	\$101,000	(\$19,600)	
	VEHICLE FUEL	\$85,000	\$74,800	(\$10,200)	
	GRAND TOTAL PARKS & RECREATION	\$10,174,944	\$10,339,762	\$164,818	1.6%

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over/**under** prior budget

Department: Parks and Recreation

001-7510-572 – Parks Division

Element	Account	Increase \$	Explanation of Variance
31-00	Professional Services	(\$113,000)	Parks and Recreation update was completed.
34-00	Contractual Services	\$30,000	Lowering of vaults in Section L of Mt. Peace Cemetery.
52-00	Operating Supplies	\$31,913	Repairs and remediation of Mt. Peace Cemetery Section L.
63-00	Other Improvements	\$22,500	Replacement of soccer field fencing Phase II of II
64-00	Machinery & Equipment	\$68,000	Two 60" Dixie Choppers for sports fields. Two door personal columbarium units with concrete pads.

001-7520-572 – Recreation Division

Element	Account	Increase \$	Explanation of Variance
46-01	Maintenance Contracts	\$38,325	Open Gov for Special Event permitting and an increase in Recreation's software.
62-00	Buildings	(\$15,000)	Gym A Safety upgrades were completed.

001-7530-572 – Swimming Pool Division

Element	Account	Increase \$	Explanation of Variance
31-00	Professional Services	(\$25,000)	Chris Lyle Aquatics Master Plan was completed.
63-00	Other Improvements	(\$53,000)	Lakefront splash pad safety surfacing was completed.
64-00	Machinery & Equip	(\$18,850)	Power reel mower for pool tarps was purchased.

001-7535-572 - Turf and Landscape Division

Element	Account	Increase \$	Explanation of Variance
34-00	Other Contractual Service	(\$137,265)	Division funding was absorbed into 001-7540-572 Landscape Maintenance/Beautification Division.
44-00	Rentals & Leases	(\$51,900)	Division funding was absorbed into 001-7540-572 Landscape Maintenance/Beautification Division.
46-00	Repairs & Maintenance	(\$21,500)	Division funding was absorbed into 001-7540-572 Landscape Maintenance/Beautification Division.
52-00	Operating Supplies	(\$27,800)	Division funding was absorbed into 001-7540-572 Landscape Maintenance/Beautification Division.

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over/under prior budget

64-00	Machinery & Equipment	(\$28,000)	Division funding was absorbed into 001-7540-572 Landscape Maintenance/Beautification Division.
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001-7540-572 – Landscape Maintenance/Beautification Division

Element	Account	Increase \$	Explanation of Variance
34-00	Other Contractual Service	\$45,900	Funding was removed from 001-7535-572 Turf and and Landscape Division to and included in Beautification Division.
44-00	Rentals & Leases	\$55,900	Funding was removed from 001-7535-572 Turf and and Landscape Division to and included in Beautification Division.
46-00	Repairs & Maintenance	\$19,500	Funding was removed from 001-7535-572 Turf and and Landscape Division to and included in Beautification Division.
52-00	Operating Supplies	\$38,300	Funding was removed from 001-7535-572 Turf and and Landscape Division to and included in Beautification Division.
55-00	Training	\$13,500	Funding was removed from 001-7535-572 Turf and and Landscape Division to and included in Beautification Division.
64-00	Machinery & Equipment	\$25,000	Funding was removed from 001-7535-572 Turf and and Landscape Division to and included in Beautification Division.

001-7550-575 – Marina Division

Element	Account	Increase \$	Explanation of Variance
			NONE

001-7560-575 – Special Facilities Division

Element	Account	Increase \$	Explanation of Variance
49-00	Other Current Charges	\$11,000	Increase in property taxes based on 2024 taxes paid.

Parks & Recreation Total

Element	Account	Increase \$	Explanation of Variance
43-00	Utilities	\$96,700	An estimated \$60,000 of the increase is due to the pending acquisition of Hickory Tree from Osceola County and \$7,000 is due to Partin Triangle.

Parks and Recreation Budget FY 2025-26 By Project

FY 24/25 Attendance or Prior Year	Estimated Attendance	Project Code	FY 25/26 Proposed Budget	2023-24 Amount Spent
185	200	PRE001 Community Day of Love	\$ 5,600.00	\$ 2,039.79
Avg. 208/week		PRE002 Summer Camp	\$ 92,351.20	\$ 91,735.49
875	1,000	PRE004 Earth Day	\$ 10,154.10	\$ 11,701.50
Avg. 43/week		PRE006 Hopkins Park Summer Camp	\$ 6,668.75	\$ 2,218.51
12,500	15,000	PRE007 4th on the Lake	\$ 111,572.00	\$ 86,500.00
200	300	PRE008 Community Thanksgiving	\$ 8,000.00	\$ 6,717.95
4,500	5,500	PRE009 Christmas Tree Lighting	\$ 35,465.20	\$ 15,520.53
240 players		PRE010 Fall Youth Basketball	\$ 20,600.00	\$ 18,025.79
250 players		PRE011 Summer Youth Basketball	\$ 20,600.00	\$ 20,875.88
162 players		PRE012 Adult Basketball	\$ 15,987.25	\$ 14,134.36
821	1200	PRE013 Spring Festival	\$ 12,983.00	\$ 10,331.32
170	200	PRE014 Don't Curb it Swap it		
various		PRE015 Senior Programs	\$ 49,853.35	\$ 20,836.54
100	100	PRE019 MLK Celebration	\$ 1,400.00	\$ 1,677.28
18 students		PRE020 Hopkins After School Program	\$ 7,000.00	\$ 7,913.69
2,252	3000	PRE022 Trail of Terror	\$ 34,402.50	\$ 36,726.72
151	200	PRE023 Father Daughter Dance	\$ 5,800.00	\$ 6,403.68
58	100	PRE024 Youth Fishing Tournament	\$ 2,200.00	\$ 2,893.86
450	2000	PRE026 Sami's Birthday Celebration	\$ 8,700.00	\$ 12,995.20
Oct-May 433		PRE027 Toddler Time Programs	\$ 2,400.00	\$ 2,161.41
74		PRE028 Teen Programs	\$ 4,300.00	New Program
75	75	PRE029 Wreaths Across America	\$ 500.00	
849	900	PRE030 Trunk or Treat	\$ 2,500.00	\$ 501.41
6,000	10,000	PRE032 Rockin' The Cloud	\$ 139,677.60	\$ 124,678.93
125	125	PRE033 Memorial Day @ Mt. Peace	\$ 2,224.10	
150	150	PRE035 Customer Service Week	\$ 1,500.00	
75	150	PRE036 Nerf Battle	\$ 2,000.00	\$ 1,133.35
19 / per week		PRE037 Specialty Camp	\$ 8,500.00	\$ 9,385.84
Oct -May 2356		PRE038 Home School Programs	\$ 13,100.00	\$ 8,112.93
47	125	PRE039 Mom's Day in the Park	\$ 7,400.00	\$ 7,493.56
75 per event	100 per event	PRE040 Movie in the Park	\$ 1,200.00	\$ 146.19
427	500	PRE042 Back to School Bash	\$ 3,000.00	
258	300	PRE043 Adult Egg Hunt	\$ 10,962.88	\$ 8,577.18
4200	5000	PRE045 Paint the Cloud Green	\$ 32,139.80	\$ 33,942.41
	N/A	PRE048 Christmas Parade	\$ 2,000.00	
	N/A	PRE050 Silver Spurs Parade	\$ 1,500.00	
	N/A	PRE052 Veterans Parade	\$ 1,200.00	
	1500	PRE059 Fall Festival	\$ 29,896.80	canc last 2 yrs
school year 697		PRE060 Day Camps	\$ 5,950.00	\$ 5,697.57
21	50	PRE063 Women's Empowerment	\$ 1,600.00	\$ 1,153.39
			\$ 722,888.53	\$ 572,232.26

ADMINISTRATIVE & GENERAL

		FY 24/25	FY 25/26		
		Original	Proposed	Increase/	
Account	Account Name	Budget	Budget	(Decrease)	% Change
001-9020-581-91-00	INTRAGOVERNMENT TRANSFERS	\$728,166	\$921,105	\$192,939	
001-9020-581-91-30	CAPITAL PROJECTS	\$0	\$536,375	\$536,375	
001-9000-511-99-00	CONTINGENCY	\$0	\$500,000	\$500,000	
GRAND TOTAL ADMINISTRATIVE & GENERAL		\$728,166	\$1,957,480	\$1,229,314	168.8%

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over/(under) current budget

Department: Administrative & General

001-9020-581 Administrative & General

Element	Account	Increase \$	Explanation of Variance
91-00	Interfund Transfer	\$192,939	The General Fund contribution to the CRA increases as the taxable value of the CRA increases.
91-30	Interfund Transfer – Capital Projects	\$536,375	Transfer of franchise fees collected in the prior fiscal year to project ST2602 Paving (Franchise Fees)

001-9000-511 Administrative & General

Element	Account	Increase \$	Explanation of Variance
99-00	Contingency	\$500,000	General Fund contingency is now in a separate Department (90).

GENERAL FUND TOTALS (EXCLUDING DEPARTMENTAL OPERATIONS BUDGETS)

Expenditure Type	FY 24/25 Original Budget	FY 25/26		% Change
		Proposed Budget	Increase/ (Decrease)	
SALARIES	\$35,788,168	\$39,013,960	\$3,225,792	9.0%
BENEFITS	\$20,259,706	\$22,653,496	\$2,393,790	11.8%
UTILITIES	\$914,147	\$1,070,700	\$156,553	17.1%
INSURANCE	\$1,233,032	\$1,294,825	\$61,793	5.0%
VEHICLE MAINTENANCE	\$1,063,900	\$1,123,600	\$59,700	5.6%
VEHICLE FUEL	\$600,000	\$554,300	(\$45,700)	-7.6%
CONTINGENCY	\$500,000	\$500,000	\$0	0.0%

GENERAL FUND DEPARTMENTAL OPERATIONS BUDGET BREAKDOWN

Department	FY 24/25 Original Budget	FY 25/26		% Change
		Proposed Budget	Increase/ (Decrease)	
10 - City Council	\$751,919	\$786,934	\$35,015	4.7%
20 - Legal	\$310,859	\$310,859	\$0	0.0%
3010 - City Manager	\$413,205	\$254,725	(\$158,480)	-38.4%
3015 - Communications	\$302,950	\$300,950	(\$2,000)	-0.7%
3016 - City Clerk	\$252,744	\$205,485	(\$47,259)	-18.7%
3020 - Human Resources	\$399,203	\$398,083	(\$1,120)	-0.3%
40 - Finance	\$508,109	\$477,774	(\$30,335)	-6.0%
45 - Information Technology	\$2,577,074	\$2,684,583	\$107,509	4.2%
54 - Community Development	\$873,143	\$780,575	(\$92,568)	-10.6%
60 - Police	\$3,917,268	\$4,624,238	\$706,970	18.0%
65 - Fire	\$3,359,538	\$3,877,308	\$517,770	15.4%
70 - Public Works	\$2,301,262	\$1,772,625	(\$528,637)	-23.0%
75 - Parks & Recreation	\$3,272,341	\$3,211,183	(\$61,158)	-1.9%
90 - Administrative	\$728,166	\$1,957,480	\$1,229,314	168.8%
Departmental Totals (excluding project ST2602)	\$19,967,781	\$21,106,427	\$1,138,646	5.7%

GENERAL FUND SIGNIFICANT BUDGETARY INCREASES

Additional Police Officers - 4 new plus 2 newly funded	\$647,403
Additional Park Ranger (part-time) - 1	\$27,244
Additional Fire Public Educator/Inspector - 1	\$106,625
Additional Grants Assistant (part-time) - 1	\$23,983
Additional Senior Tradesworker - Bricks - 1	\$79,734
Additional Maintenance Workers - Streets - 2	\$126,684
Subtotal	\$1,011,673
1% COLA/3% pay adjustment - General Employees	\$1,144,374
1% COLA/3% pay adjustment - Public Safety Union Contracts	\$834,925
Subtotal	\$1,979,299
Increase in required pension contributions (Public Safety excludes new pos)	\$1,494,393
Increase in required health benefit contributions (excludes new positions)	\$474,805
Subtotal	\$1,969,198
Increase in Public Safety operating expenses	\$1,224,740
Increase in required General Fund contribution to CRA	\$192,939
Funding (franchise fees) for project ST2602 Paving - Franchise Fees)	\$536,375
Grand Total	\$6,721,285

OTHER

FUNDS

GAS TAX FUND (100)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
100-0000-301-00-00	PRIOR YEAR FUND BALANCE	(\$101,190)	(\$82,011)	\$19,179	
100-0000-312-41-00	LOCAL OPTION GAS TAX 6 CT	(\$1,506,132)	(\$1,516,908)	(\$10,776)	
100-0000-361-10-00	GENERAL OPERATING INTEREST	(\$55,678)	(\$83,081)	(\$27,403)	
TOTAL GAS TAX REVENUES		(\$1,663,000)	(\$1,682,000)	(\$19,000)	1.1%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
100-7020-541-34-00	CONTRACTUAL SERVICES	\$190,000	\$180,000	(\$10,000)	
100-7020-541-43-01	STREET LIGHTING	\$420,000	\$440,000	\$20,000	
100-7020-541-53-00	ROAD MATERIALS & SUPPLIES	\$53,000	\$62,000	\$9,000	
100-9000-581-91-30	CAPITAL PROJECTS	\$1,000,000	\$1,000,000	\$0	
TOTAL GAS TAX EXPENDITURES		\$1,663,000	\$1,682,000	\$19,000	1.1%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
34-00	Contractual Services	(\$10,000)	Concrete crushing removed.
43-01	Street Lighting	\$20,000	High end cost estimate to ensure budget availability.

UTILITY TAX FUND (110)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
110-0000-314-10-00	ELECTRICITY	(\$2,937,548)	(\$3,110,549)	(\$173,001)	
110-0000-314-40-00	GAS NATURAL	(\$91,237)	(\$84,000)	\$7,237	
110-0000-315-00-00	COMMUNICATIONS SERV TAX	(\$1,215,408)	(\$1,200,000)	\$15,408	
110-0000-361-10-00	GENERAL OPERATING INTEREST	(\$48,000)	(\$48,948)	(\$948)	
TOTAL UTILITY TAX FUND REVENUES		(\$4,292,193)	(\$4,443,497)	(\$151,304)	3.5%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
110-9000-581-91-00	INTRAGOVERNMENT TRANSFER	\$4,292,193	\$4,443,497	\$151,304	
TOTAL UTILITY TAX FUND EXPENDITURES		\$4,292,193	\$4,443,497	\$151,304	3.5%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
91-00	Intragovernment Transfers	\$151,304	Increase in revenue transferred to the General Fund

ONE PERCENT SURCHARGE FUND (120)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
120-0000-301-00-00	PRIOR YEAR FUND BALANCE	\$0	(\$205,818)	(\$205,818)	
120-0000-312-19-00	ONE PERCENT SURCHARGE	(\$8,723,556)	(\$8,697,151)	\$26,405	
120-0000-361-10-00	GENERAL OPERATING INTEREST	(\$290,295)	(\$440,276)	(\$149,981)	
TOTAL ONE PERCENT SURCHARGE FUND REVENUES		(\$9,013,851)	(\$9,343,245)	(\$329,394)	3.7%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
120-3015-512-64-00	MACHINERY & EQUIPMENT	\$33,500	\$0	(\$33,500)	
120-4510-516-64-00	MACHINERY & EQUIPMENT	\$100,000	\$67,000	(\$33,000)	
120-5415-515-64-00	MACHINERY & EQUIPMENT	\$0	\$58,000	\$58,000	
120-6010-521-64-00	MACHINERY & EQUIPMENT	\$1,078,000	\$1,536,000	\$458,000	
120-6510-522-63-00	OTHER IMPROVEMENTS	\$50,000	\$0	(\$50,000)	
120-6510-522-64-00	MACHINERY & EQUIPMENT	\$309,000	\$1,400,000	\$1,091,000	
120-6520-526-64-00	MACHINERY & EQUIPMENT	\$411,000	\$375,000	(\$36,000)	
120-7010-541-64-00	MACHINERY & EQUIPMENT	\$197,500	\$38,000	(\$159,500)	
120-7020-541-64-00	MACHINERY & EQUIPMENT	\$604,000	\$0	(\$604,000)	
120-7030-541-64-00	MACHINERY & EQUIPMENT	\$75,000	\$0	(\$75,000)	
120-7080-519-62-00	BUILDINGS	\$1,300,000	\$560,000	(\$740,000)	
120-7080-519-64-00	MACHINERY & EQUIPMENT	\$452,000	\$85,000	(\$367,000)	
120-7510-572-64-00	MACHINERY & EQUIPMENT	\$186,000	\$0	(\$186,000)	
120-7520-572-64-00	MACHINERY & EQUIPMENT	\$40,000	\$38,000	(\$2,000)	
120-7535-572-64-00	MACHINERY & EQUIPMENT	\$0	\$705,000	\$705,000	
120-7540-572-62-00	BUILDINGS	\$50,000	\$0	(\$50,000)	
120-7540-572-63-00	OTHER IMPROVEMENTS	\$0	\$205,000	\$205,000	
120-7540-572-64-00	MACHINERY & EQUIPMENT	\$0	\$132,000	\$132,000	
120-9020-519-99-00	CONTINGENCY	\$1,606,845	\$0	(\$1,606,845)	
120-9020-581-91-20	DEBT SERVICE	\$228,006	\$3,144,245	\$2,916,239	
120-9020-581-91-30	CAPITAL PROJECTS	\$2,293,000	\$1,000,000	(\$1,293,000)	
TOTAL ONE PERCENT SURCHARGE FUND REVENUES		\$9,013,851	\$9,343,245	\$329,394	3.7%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
All	All	\$329,394	See attached listing of FY25/26 purchases.

One Percent Surcharge Fund 120 FY 25-26 Account Detail

120-4510 Information Technology

1 (R) Veh 16-9 2015 Ford Trans T-150 Cargo Van	67,000
	<u>\$ 67,000</u>

120-5415 Community Development

1 (R) Veh 12-386 Fprd F-150	58,000
	<u>\$ 58,000</u>

120-6010 Police Department

1 (R) Veh 12-305 2016 Ford Explorer (Police Interceptor)	52,000
2 (R) Veh 12-307 2016 Ford Explorer (Police Interceptor)	52,000
3 (R) Veh 12-308 2016 Ford Explorer (Police Interceptor)	52,000
4 (R) Veh 12-313 2016 Ford Explorer (Police Interceptor)	52,000
5 (R) Veh 12-314 2016 Ford F-350	92,000
6 (R) Veh 12-317 2017 Ford Explorer (Police Interceptor)	52,000
7 (R) Veh 12-318 2017 Ford Explorer (Police Interceptor)	52,000
8 (R) Veh 12-319 2017 Ford Explorer (Police Interceptor)	52,000
9 (R) Veh 12-321 2017 Ford Explorer (Police Interceptor)	52,000
10 (R) Veh 12-322 2017 Ford F-250	72,000
11 (R) Veh 12-326 2017 Ford F-150 (Police Responder)	60,000
12 (R) Veh 12-327 2017 Ford F-150 (Police Responder)	60,000
13 (R) Veh 12-328 2017 Ford F-150 (Police Responder)	60,000
14 (R) Veh 12-329 2017 Ford F-150 (Police Responder)	60,000
15 (R) Veh 12-331 2017 Ford F-150 (Police Responder)	60,000
16 (R) Emergency Lighting/Equipment (15 vehicles)	300,000
17 (R) BMW Motorcycles (2)	65,000
18 (R) APX/NEXT Police Portables (30 @ \$9,700 each)	291,000
	<u>\$ 1,536,000</u>

120-6510 Fire Department

1 (R) Veh 11-33 2006 Fire Engine	1,400,000
	<u>\$ 1,400,000</u>

120-6520 Fire EMS

1 (R) Remount of Ambulance 23-25	375,000
	<u>\$ 375,000</u>

120-7010 Civil Engineering

1 (R) Veh 26-4 2015 Ford Escape	38,000
	<u>\$ 38,000</u>

120-7080 Building Maintenance

1 Community Center Reroofing	450,000
2 EOC Reroofing	60,000
3 Peghorn Trial Head Building Reroofing	50,000
4 (R) Veh 16-10 2016 Ford Transit T-250 Cargo Van	85,000
	<u>\$ 645,000</u>

120-7520 Recreation

1 (R) Veh 15-6 2015 Ford Fusion (Escape)	38,000
	<u>\$ 38,000</u>

120-7535 Turf & Landscaping

1 (R) Veh 7-168 2013 Ford F-750 (Intl MV607 w/aerial)	270,000
2 (R) Veh 7-169 2013 Ford F-750 (Intl MV607 w/clam)	215,000
3 (R) Veh 7-196 2006 Ford F-350 (F-550)	220,000
	<u>\$ 705,000</u>

120-7540 Landscape Beautification

1 (R) Peghorn Trail Boardwalk Improvements	205,000
2 (R) Veh 17-169 2016 Chevy Colorado (Ford F-250)	66,000
3 (R) Veh 17-171 2016 Ford F-250	66,000
	<u>\$ 337,000</u>

120-9020 Debt Service

1 2019 Revenue Note Debt Service	228,006
2 2025 Revenue Note (Estimated)	2,916,125
	<u>\$ 3,144,131</u>

120-9020 Capital Projects

1 CM2601 New ERP Implementation	1,000,000
	<u>\$ 1,000,000</u>

GRAND TOTAL	<u><u>\$ 9,343,131</u></u>
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COMMUNITY DEVELOPMENT BLOCK GRANT FUND (140)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
140-0000-337-50-10	BLOCK GRANTS	(\$955,791)	(\$807,467)	\$148,324	
	TOTAL CDBG FUND REVENUES	(\$955,791)	(\$807,467)	\$148,324	-15.5%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
140-5420-515-12-00	SALARIES & WAGES	\$0	\$74,572	\$74,572	
140-5420-515-31-00	PROFESSIONAL SERVICES	\$890,399	\$396,835	(\$493,564)	
140-5420-515-34-00	CONTRACTUAL SERVICES	\$65,392	\$61,332	(\$4,060)	
140-5420-515-40-00	TRAVEL & PER DIEM	\$0	\$1,000	\$1,000	
140-5420-515-49-00	OTHER CURRENT CHARGES	\$0	\$1,000	\$1,000	
140-5420-515-54-00	BOOKS, PUB, SUBS, & MEMBERSHIPS	\$0	\$2,060	\$2,060	
140-5420-515-64-00	MACHINERY & EQUIPMENT	\$0	\$270,668	\$270,668	
	TOTAL CDBG FUND EXPENDITURES	\$955,791	\$807,467	(\$148,324)	-15.5%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
			Reduction due to successful implementation and completion of several projects and
31-00	Professional Services	(\$493,564)	programs.
			Purchase of fire rescue boat and public
64-00	Machinery & Equipment	\$270,668	service activities.

STC/OUC INTERLOCAL FUND (150)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
150-0000-343-11-93	REV BASED PYMT FROM OUC	(\$12,559,854)	(\$12,166,116)	\$393,738	
150-0000-361-10-00	GENERAL OPERATING INTEREST	(\$60,000)	(\$91,536)	(\$31,536)	
150-0000-369-90-30	INTERFUND TRANSFER	(\$350,000)	\$0	\$350,000	
TOTAL STC/OUC INTERLOCAL FUND REVENUES		(\$12,969,854)	(\$12,257,652)	\$712,202	-5.5%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
150-9000-581-91-00	INTRAGOVERNMENT TRANSFER	\$12,909,854	\$12,197,652	(\$712,202)	
150-9020-580-99-00	CONTINGENCY	\$60,000	\$60,000	\$0	
TOTAL STC/OUC INTERLOCAL FUND EXPENDITURES		\$12,969,854	\$12,257,652	(\$712,202)	-5.5%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
			The transfer to the General Fund decreased due to an overall revenue decrease caused primarily
91-00	Intragovernment transfer	(\$712,202)	by a decrease in OUC revenue during 2023.

STC/TOHO INTERLOCAL FUND (160)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
160-0000-301-00-00	PRIOR YEAR FUND BALANCE	\$0	(\$1,000,000)	(\$1,000,000)	
160-0000-343-30-93	REV BASED PYMT FROM TOHO	(\$2,060,292)	(\$1,762,174)	\$298,118	
160-0000-343-50-93	REV BASED PYMT FROM TOHO	(\$2,365,680)	(\$3,318,031)	(\$952,351)	
160-0000-361-10-00	GENERAL OPERATING INTEREST	(\$8,632)	(\$18,693)	(\$10,061)	
TOTAL STC/TOHO INTERLOCAL FUND REVENUES		(\$4,434,604)	(\$6,098,898)	(\$1,664,294)	37.5%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
160-9000-581-91-00	INTRAGOVERNMENT TRANSFER	\$4,425,972	\$6,098,898	\$1,672,926	
160-9020-580-99-00	CONTINGENCY	\$8,632	\$0	(\$8,632)	
TOTAL STC/TOHO INTERLOCAL FUND EXPENDITURES		\$4,434,604	\$6,098,898	\$1,664,294	37.5%

VARIANCE EXPLANATIONS REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
301-00-00	Prior Year Fund Balance	(\$1,000,000)	This is a one-time revenue increase that was made possible through surplus revenues since October 2022.
30-93 and 50-93 (net)	Revenue based payment from TOHO	(\$654,233)	Revenue based payments from TOHO continue to increase as the customer base increases.
91-00	Intragovernment Transfer	\$1,672,926	The transfer to the General Fund increased due to the one-time transfer plus the increase in the revenue based payment.

DEBT SERVICE FUND (200)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
200-0000-361-10-00	GENERAL OPERATING INTEREST	\$0	\$0	\$0	
200-0000-381-00-00	INTERFUND TRANSFER	(\$13,060,143)	(\$8,877,404)	\$4,182,739	
TOTAL DEBT SERVICE FUND REVENUES		(\$13,060,143)	(\$8,877,404)	\$4,182,739	-32.0%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
200-9000-517-71-08	SRF LOAN 2002	\$17,656	\$18,178	\$522	
200-9000-517-71-10	SRF LOAN 2005	\$106,297	\$108,981	\$2,684	
200-9000-517-71-11	SRF LOAN 2006	\$144,016	\$147,667	\$3,651	
200-9000-517-71-22	STERLING NB-2019 REV NOTE	\$1,530,000	\$1,570,000	\$40,000	
200-9000-517-71-23	2024 FLGFC REVE NOTE	\$10,000,000	\$0	(\$10,000,000)	
200-9000-517-71-24	CAP IMPROV REV BOND-2025	\$0	\$2,070,000	\$2,070,000	
200-9000-517-72-08	SRF LOAN 2002	\$922	\$400	(\$522)	
200-9000-517-72-10	SRF LOAN 2005	\$4,741	\$2,056	(\$2,685)	
200-9000-517-72-11	SRF LOAN 2006	\$6,449	\$2,797	(\$3,652)	
200-9000-517-72-22	STERLING NB-2019 REV NOTE	\$750,062	\$711,200	(\$38,862)	
200-9000-517-72-23	2024 FLGFC REVE NOTE	\$500,000	\$0	(\$500,000)	
200-9000-517-72-24	CAP IMPROV REV BOND-2025	\$0	\$4,246,125	\$4,246,125	
TOTAL DEBT SERVICE FUND EXPENDITURES		\$13,060,143	\$8,877,404	(\$4,182,739)	-32.0%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
381-00-00	Interfund Transfer	\$4,182,739	The Florida Government Finance Commission (FLGFC) loan was repaid during fiscal year 2024/2025.
71-23	2024 FLGFC Rev Note	(\$10,000,000)	Same as above.
71-24	Cap Improve Rev Bond - 2025	\$2,070,000	Year 1 principal payment for the 2025 bond.
72-22	STERLING NB-2019 REV NOTE	(\$38,862)	Decrease in interest on 2019 Revenue Note. The Florida Government Finance Commission (FLGFC) loan was repaid during fiscal year 2024/2025.
72-23	2024 FLGFC Rev Note	(\$500,000)	
72-24	Cap Improve Rev Bond - 2025	\$4,246,125	Year 1 interest payment for the 2025 bond.

CAPITAL PROJECT FUND (300)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
300-0000-361-10-00	GENERAL OPERATING INTEREST	\$0	\$0	\$0	
300-0000-381-01-00	INTERFUND TRANSFER, GEN FUND	\$0	(\$536,375)	(\$536,375)	
300-0000-381-10-00	INTERFUND TRANSFER, GAS TAX	(\$1,000,000)	(\$1,000,000)	\$0	
300-0000-381-12-00	INTERFUND TRANSFER, ONE PCT	(\$2,293,000)	(\$1,000,000)	\$1,293,000	
300-0000-381-32-00	INTERFUND TRANSFER, PARKS	\$0	(\$1,500,000)	(\$1,500,000)	
300-0000-381-35-00	INTERFUND TRANSFER, MOBILITY	(\$5,545,000)	(\$1,400,000)	\$4,145,000	
300-0000-384-00-00	DEBT PROCEEDS	(\$77,700,000)	\$0	\$77,700,000	
TOTAL CAPITAL PROJECT FUND REVENUES		(\$86,538,000)	(\$5,436,375)	\$81,101,625	-93.7%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
300-9000-517-73-00	OTHER DEBT SERVICE COSTS	\$700,000	\$0	(\$700,000)	
300-9020-581-91-20	DEBT SERVICE	\$10,000,000	\$0	(\$10,000,000)	
300-9595-513-12-00	SALARIES & WAGES	\$0	\$200,000	\$200,000	
300-9595-513-31-00	PROFESSIONAL SERVICES	\$0	\$800,000	\$800,000	
300-9595-521-34-00	CONTRACTUAL SERVICES	\$35,000,000	\$0	(\$35,000,000)	
300-9595-522-31-00	PROFESSIONAL SERVICES	\$693,000	\$0	(\$693,000)	
300-9595-522-34-00	CONTRACTUAL SERVICES	\$22,550,000	\$0	(\$22,550,000)	
300-9595-541-12-00	SALARIES & WAGES	\$45,000	\$0	(\$45,000)	
300-9595-541-31-00	PROFESSIONAL SERVICES	\$1,000,000	\$500,000	(\$500,000)	
300-9595-541-34-00	CONTRACTUAL SERVICES	\$5,350,000	\$2,436,375	(\$2,913,625)	
300-9595-541-61-00	LAND/ROW/EASEMENT	\$150,000	\$0	(\$150,000)	
300-9595-541-63-00	OTHER IMPROVEMENTS	\$500,000	\$0	(\$500,000)	
300-9595-572-31-00	PROFESSIONAL SERVICES	\$0	\$150,000	\$150,000	
300-9595-572-34-00	CONTRACTUAL SERVICES	\$10,550,000	\$1,350,000	(\$9,200,000)	
TOTAL CAPITAL PROJECT FUND EXPENDITURES		\$86,538,000	\$5,436,375	(\$81,101,625)	-93.7%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
			This is an overall reduction due to the following projects being funded in fiscal year 2024/2025: PS2103 Fire Station 35, PS2402 Fire Station 36, PS2401 Public Safety Complex - Phase I, PR2106
All	All	(\$81,101,625)	17th Street Ballfields, and PR2402 Hopkins Park.

MOTOR POOL FUND (510)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
510-0000-361-10-00	GENERAL OPERATING INTEREST	(\$22,500)	(\$33,023)	(\$10,523)	
510-0000-393-50-10	INTERNAL SERVICES, LABOR	(\$1,196,520)	(\$1,196,520)	\$0	
510-0000-393-50-20	INTERNAL SERVICES, PARTS	(\$1,500,000)	(\$1,500,000)	\$0	
510-0000-393-50-40	INTERNAL SERVICES, OUTSIDE REP	(\$900,000)	(\$935,695)	(\$35,695)	
TOTAL MOTOR POOL REVENUES		(\$3,619,020)	(\$3,665,238)	(\$46,218)	1.3%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
510-7040-592.14-00	OVERTIME	\$21,214	\$21,214	\$0	
510-7040-592.40-00	TRAVEL & PER DIEM	\$300	\$450	\$150	
510-7040-592.41-00	COM.SERV/DEV/ACCESSORIES	\$3,900	\$2,000	(\$1,900)	
510-7040-592.42-00	MAIL & FREIGHT	\$1,500	\$2,000	\$500	
510-7040-592.46-00	REPAIRS & MAINTENANCE	\$24,000	\$24,000	\$0	
510-7040-592.46-01	MAINTENANCE CONTRACTS	\$29,950	\$30,800	\$850	
510-7040-592.46-04	WORK ORDERS	\$2,185,513	\$2,215,392	\$29,879	
510-7040-592.47-00	PRINTING & BINDING	\$600	\$600	\$0	
510-7040-592.49-00	OTHER CURRENT CHARGES	\$500	\$500	\$0	
510-7040-592.51-00	OFFICE SUPPLIES	\$900	\$900	\$0	
510-7040-592.52-00	OPERATING SUPPLIES	\$69,000	\$70,000	\$1,000	
510-7040-592.52-15	TAXABLE UNIFORM	\$2,700	\$2,925	\$225	
510-7040-592.52-16	UNIFORM EXEMPT FROM WAGES	\$1,600	\$1,600	\$0	
510-7040-592.54-00	BOOKS,PUBS,SUBS,& MEMBSHP	\$500	\$500	\$0	
510-7040-592.55-00	TRAINING	\$1,500	\$10,000	\$8,500	
510-7040-592.64-00	C/O EQUIPMENT & MACHINERY	\$38,750	\$25,000	(\$13,750)	
TOTAL MOTOR POOL FUND		\$2,382,427	\$2,407,881	\$25,454	1.1%
	SALARIES	\$557,100	\$561,738	\$4,638	
	BENEFITS	\$286,035	\$283,788	(\$2,247)	
	UTILITIES	\$24,000	\$24,000	\$0	
	INSURANCE	\$24,391	\$23,514	(\$877)	
	ALLOCATED ADMIN CHARGES	\$332,567	\$350,317	\$17,750	
	VEHICLE MAINTENANCE	\$7,500	\$9,000	\$1,500	
	VEHICLE FUEL	\$5,000	\$5,000	\$0	
GRAND TOTAL MOTOR POOL FUND		\$3,619,020	\$3,665,238	\$46,218	1.3%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
46-04	Work Orders	\$29,879	Estimated increase in material cost for auto parts.
64-00	Machinery & Equipment	(\$13,750)	Reduced budget for one-time purchase of small equipment.

SELF INSURANCE - HEALTH FUND (520)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
520-0000-341.20-01	HMO EMPLOYEE	(\$6,783,611)	(\$7,498,418)	(\$714,807)	
520-0000-341.20-02	HMO SPOUSE	(\$298,108)	(\$288,104)	\$10,004	
520-0000-341.20-03	HMO CHILDREN	(\$275,159)	(\$286,400)	(\$11,241)	
520-0000-341.20-04	HMO FAMILY	(\$442,746)	(\$1,003,111)	(\$560,365)	
520-0000-341.20-09	HMO EMPLOYEE CONTRIBUTION	(\$532,846)	(\$509,678)	\$23,168	
520-0000-361.10-00	GENERAL OPERATING INTEREST	(\$31,011)	(\$43,059)	(\$12,048)	
520-0000-369.90-00	OTHER MISC REVENUE	(\$220,000)	(\$220,000)	\$0	
TOTAL SELF INSURANCE - HEALTH REVENUES		(\$8,583,481)	(\$9,848,770)	(\$1,265,289)	14.7%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
520-3020-513.31-01	MEDICAL CARE-PHYSICAL	\$7,487,695	\$8,632,275	\$1,144,580	
520-3020-513.31-06	HEALTH CARE ADMIN FEE	\$300,000	\$300,000	\$0	
520-3020-513.31-07	WELLNESS PROGRAM	\$30,000	\$30,000		
520-3020-513.34-00	CONTRACTUAL SERVICE	\$4,780	\$4,780		
520-3020-513.41-00	COMM SERV/ACCESSORIES	\$1,200	\$1,200		
520-3020-513.45-00	INSURANCE	\$753,306	\$753,081	(\$225)	
520-3020-513.46-00	REPAIRS & MAINTENANCE	\$4,000	\$4,000	\$0	
520-3020-513.49-00	OTHER CURRENT CHARGES	\$2,500	\$2,600	\$100	
520-3020-513.99-10	CONTINGENCY	\$0	\$120,834	\$120,834	
TOTAL SELF INSURANCE - HEALTH EXPENDITURES		\$8,583,481	\$9,848,770	\$1,265,289	14.7%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
341-20-01	HMO Employee	(\$714,807)	Increased number of participants an 8.7% rate increase.
341-20-04	HMO Family	(\$560,365)	Same as above.
31-01	Medical Care-Physical	\$1,144,580	High end estimate of medical claims.
99-10	Contingency	\$120,834	Increased in budgeted contingency due to increase in revenues.

SELF INSURANCE - WORKERS COMP FUND (525)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
525-0000-301.00-00	PRIOR YEAR FUND BALANCE	(\$14,506)	\$0	\$14,506	
525-0000-341.20-15	WORKERS COMPENSATION	(\$845,000)	(\$1,024,400)	(\$179,400)	
525-0000-361.10-00	GENERAL OPERATING INTEREST	(\$22,515)	(\$29,205)	(\$6,690)	
TOTAL SELF INS - WORKERS COMP REVENUES		(\$882,021)	(\$1,053,605)	(\$171,584)	19.5%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
525-3020-513.31-00	PROFESSIONAL SERVICES	\$0	\$2,500	\$2,500	
525-3020-513.31-01	MEDICAL CARE-PHYSICAL	\$534,120	\$550,000	\$15,880	
525-3020-513.31-08	WORKERS COMP ADMIN FEE	\$49,836	\$50,452	\$616	
525-3020-513.45-00	INSURANCE	\$160,181	\$198,272	\$38,091	
525-3020-513.46-01	MAINTENANCE CONTRACTS	\$15,000	\$15,000	\$0	
525-3020-513.49-50	EMPLOYEE INCENTIVE	\$25,000	\$25,000	\$0	
525-3020-513.99-10	CONTINGENCY	\$97,884	\$212,381	\$114,497	
TOTAL SELF INS - WORKERS COMP EXPENDITURES		\$882,021	\$1,053,605	\$171,584	19.5%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
31-01	Medical Care-Physical	\$15,880	High end estimate of medical claims. Increase in policy rate for excess workers
45-00	Insurance	\$38,091	compensation coverage.
99-10	Contingency	\$114,497	Increased in budgeted contingency due to increase in revenues.

ECONOMIC DEVELOPMENT FUND (630)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
630-0000-301.00-00	PRIOR YEAR FUND BALANCE	(\$66,050)	(\$142,432)	(\$76,382)	
630-0000-361.10-00	GENERAL OPERATING INTEREST	(\$5,349)	(\$8,559)	(\$3,210)	
630-0000-362.10-10	2901 17TH STREET	(\$200,007)	(\$198,162)	\$1,845	
630-0000-381.00-01	INTERFUND TRANSFER, GEN FUND	\$0	(\$100,000)	(\$100,000)	
TOTAL ECONOMIC DEVELOPMENT REVENUES		(\$271,406)	(\$449,153)	(\$177,747)	65.5%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
630-5512-552.14.00	OVERTIME	\$500	\$500	\$0	
630-5512-552.31.00	PROFESSIONAL SERVICES	\$147,500	\$164,000	\$16,500	
630-5512-552.40.00	TRAVEL & PER DIEM	\$3,000	\$5,000	\$2,000	
630-5512-552.42.00	MAIL & FREIGHT	\$50	\$50	\$0	
630-5512-552.44.00	RENTALS & LEASES	\$1,347	\$3,000	\$1,653	
630-5512-552.46-01	MAINTENANCE CONTRACTS	\$4,400	\$29,400	\$25,000	
630-5512-552.47.00	PRINTING & BINDING	\$1,000	\$1,000	\$0	
630-5512-552.48.00	PROMOTIONAL ACTIVITIES	\$3,000	\$38,000	\$35,000	
630-5512-552.49.00	OTHER CURRENT CHARGES	\$1,000	\$15,000	\$14,000	
630-5512-552.51.00	OFFICE SUPPLIES	\$1,000	\$2,000	\$1,000	
630-5512-552.52.00	OPERATING SUPPLIES	\$2,500	\$1,000	(\$1,500)	
630-5512-552.52.15	TAXABLE UNIFORM	\$100	\$250	\$150	
630-5512-552.54.00	BOOKS,PUBS,SUBS & MEMBSHP	\$10,260	\$12,100	\$1,840	
630-5512-552.55.00	TRAINING	\$4,145	\$4,145	\$0	
TOTAL ECONOMIC DEVELOPMENT FUND		\$179,802	\$275,445	\$95,643	53.2%

SALARIES	\$33,787	\$96,471	\$62,684
BENEFITS	\$13,483	\$37,882	\$24,399
UTILITIES	\$2,000	\$2,400	\$400
INSURANCE	\$39,534	\$36,405	(\$3,129)
VEHICLE MAINTENANCE	\$2,300	\$300	(\$2,000)
VEHICLE FUEL	\$500	\$250	(\$250)

GRAND TOTAL ECONOMIC DEVELOPMENT FUND \$271,406 \$449,153 \$177,747 65.5%

*** This budget includes a \$100,000 transfer from the General Fund pending final City Council approval

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
31-00	Professional Services	\$16,500	Increase business attraction activity and entrepreneurship programming i.e. retail marketing and asset mapping.
46-01	Maintenance Contracts	\$25,000	CRM tool and paid marketing
48-00	Promotional Activities	\$35,000	Events & trade mission trips
49-00	Other Current Charges	\$14,000	Exhibitor booth space rentals and paid media.

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2022/2023 TWO YRS AGO ACTUALS	2023/2024 LAST YEARS ACTUALS	Y-T-D ACTUAL	Y-T-D ENCUMBRANCES	FY 24/25 ORIGINAL BUDGET	CM PROPOSED	CHANGE \$	CHANGE %
ECONOMIC DEVELOPMENT									
630-5512-552.12-00	SALARIES & WAGES	61,144	40,490	64,697	0	33,608	96,292	62,684	187
	LEVEL TEXT				TEXT AMT				
	975 1% COLA/3% PAY ADJUSTMENT				3,704				
					3,704				
630-5512-552.14-00	OVERTIME	0	12	2-	0	500	500	0	0
	LEVEL TEXT				TEXT AMT				
	975 OVERTIME FOR EVENTS/BOARD MEETINGS				500				
					500				
630-5512-552.15-00	SPECIAL PAY	71	36	107	0	179	179	0	0
	LEVEL TEXT				TEXT AMT				
	975 HOLIDAY PAYMENT				179				
					179				
630-5512-552.16-00	TAXABLE EXPENSE REIMB	13	0	8	0	0	0	0	0
630-5512-552.21-00	EMPLOYER FICA	4,443	2,937	4,725	0	2,426	7,029	4,603	190
	LEVEL TEXT				TEXT AMT				
	975 1% COLA/3% PAY ADJUSTMENT				270				
					270				
630-5512-552.22-00	PENSION/ICMA	7,876	6,425	11,853	0	6,722	17,450	10,728	160
	LEVEL TEXT				TEXT AMT				
	975 1% COLA/3% PAY ADJUSTMENT				784				
					784				
630-5512-552.23-01	HEALTH INSURANCE	6,724	5,174	8,626	0	4,008	12,368	8,360	209
	LEVEL TEXT				TEXT AMT				
	975 EST 8.7% INCREASE				1,124				
					1,124				
630-5512-552.23-02	DENTAL INSURANCE	185	123	182	0	102	270	168	165
	LEVEL TEXT				TEXT AMT				
	975 EST 5% INCREASE				13				
					13				
630-5512-552.23-03	LIFE INSURANCE	90	35	153	0	67	219	152	227
630-5512-552.23-04	DISABILITY INSURANCE	271	167	280	0	124	401	277	223
630-5512-552.24-00	WORKERS COMPENSATION INS	75	79	81	0	34	111	77	226
630-5512-552.27-00	FSA CITY CONTRIBUTION	0	1	24	0	0	34	34	0

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2022/2023 TWO YRS AGO ACTUALS	2023/2024 LAST YEARS ACTUALS	Y-T-D ACTUAL	Y-T-D ENCUMBRANCES	FY 24/25 ORIGINAL BUDGET	CM PROPOSED	CHANGE \$	CHANGE %
630-5512-552.31-00	PROFESSIONAL SERVICES	29,241	1,556	60,222	24,534	147,500	164,000	16,500	11
	LEVEL 975				TEXT AMT				
	JR MOON/JAY ANDREW ROEBUCK				2,500				
	SBDC				20,000				
	IMPACT DATASOURCE (VALUE PROPOSITION/IMPLANT)				5,000				
	SSI				50,000				
	RETAIL STRATEGIES				40,000				
	UCF BUSINESS INCUBATOR				16,500				
	VETERANS ENTREPRENUERSHIP INITIATIVE				10,000				
	CORPORATE SPONSORSHIP				20,000				
					164,000				
630-5512-552.40-00	TRAVEL & PER DIEM	2,262	723	1,091	0	3,000	5,000	2,000	67
	LEVEL 975				TEXT AMT				
	CONFERENCES: FEDC, ICSC, IEDC, SITE SELECTION SUMM				5,000				
					5,000				
630-5512-552.41-00	COM.SERV/DEV/ACCESSORIES	1,795	590	0	0	0	0	0	0
630-5512-552.42-00	MAIL & FREIGHT	17	45	4	0	50	50	0	0
	LEVEL 975				TEXT AMT				
	MAIL AND FREIGHT				50				
					50				
630-5512-552.43-00	UTILITY SERVICES	2,888	2,337	696	0	2,000	2,400	400	20
	LEVEL 975				TEXT AMT				
	HISTORICAL DATA				2,400				
					2,400				
630-5512-552.44-00	RENTALS & LEASES	0	0	0	0	1,347	3,000	1,653	123
	LEVEL 975				TEXT AMT				
	NEW KONICA LEASE				3,000				
					3,000				
630-5512-552.45-00	INSURANCE	23,647	39,518	34,401	0	39,534	36,405	3,129-	8-
	LEVEL 975				TEXT AMT				
	GENERAL LIABILITY				195				
	PUBLIC OFFICIAL LIABILITY				618				
	PROPERTY LIABILITY				35,417				
	INLAND MARINE				157				
	CRIME/DISHONESTY				18				
					36,405				

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2022/2023 TWO YRS AGO ACTUALS	2023/2024 LAST YEARS ACTUALS	Y-T-D ACTUAL	Y-T-D ENCUMBRANCES	FY 24/25 ORIGINAL BUDGET	CM PROPOSED	CHANGE \$	CHANGE %
630-5512-552.46-01	MAINTENANCE CONTRACTS	1,244	1,376	1,558	2,087	4,400	29,400	25,000	568
	LEVEL 975				TEXT AMT				
					CRM	10,000			
					SITE SELECTION MAGAZINE ADS	15,000			
					CONSTANT CONTACT	1,200			
					WEBSITE MAINTENANCE (\$3,000)	3,000			
					ADOBE ACROBAT PRO	200			
						29,400			
630-5512-552.46-02	VEHICLE MAINTENANCE	0	133	0	0	2,300	300	2,000-	87-
	LEVEL 975				TEXT AMT				
						300			
						300			
630-5512-552.47-00	PRINTING & BINDING	2,505	394	1,618	0	1,000	1,000	0	0
	LEVEL 975				TEXT AMT				
					MARKETING MATERIALS	1,000			
						1,000			
630-5512-552.48-00	PROMOTIONAL ACTIVITIES	524	960	5,592	0	3,000	38,000	35,000	1,167
	LEVEL 975				TEXT AMT				
					TRADE MISSION TRIPS	5,000			
					PROMOTIONAL ITEMS	3,000			
					EVENTS (BUS EXPO, VENTURE CAPITAL PITCH, ECO FOREC	30,000			
						38,000			
630-5512-552.49-00	OTHER CURRENT CHARGES	179	846	444	0	1,000	15,000	14,000	1,400
	LEVEL 975				TEXT AMT				
					EXHIBITOR SPACE BOOTH RENTALS (TRADE SHOWS)	5,000			
					PAID MEDIA	10,000			
						15,000			
630-5512-552.51-00	OFFICE SUPPLIES	2,507	1,036	334	0	1,000	2,000	1,000	100
	LEVEL 975				TEXT AMT				
					STATIONERY, PAPER	2,000			
						2,000			
630-5512-552.52-00	OPERATING SUPPLIES	1,592	26	262	0	2,500	1,000	1,500-	60-

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	2022/2023 TWO YRS AGO ACTUALS	2023/2024 LAST YEARS ACTUALS	Y-T-D ACTUAL	Y-T-D ENCUMBRANCES	FY 24/25 ORIGINAL BUDGET	CM PROPOSED	CHANGE \$	CHANGE %
	LEVEL 975 TEXT EQUIPMENT ITEMS <\$1,000				TEXT AMT 1,000 1,000				
630-5512-552.52-02	VEHICLE FUEL	168	31	37	0	500	250	250-	50-
	LEVEL 975 TEXT FUEL FOR ED VEHICLE				TEXT AMT 250 250				
630-5512-552.52-15	TAXABLE UNIFORM	0	4	8	0	100	250	150	150
	LEVEL 975 TEXT SHIRTS FOR STAFF				TEXT AMT 250 250				
630-5512-552.54-00	BOOKS,PUBS,SUBS & MEMBSHP	82,202	11,140	10,607	0	10,260	12,100	1,840	18
	LEVEL 975 TEXT GROWSPOTTER OEP ANNUAL MEMBERSHIP IEDC, FEDC, SEDC, CDFA, CREW MISC SUBSCRIPTIONS ICSC COUNCIL FOR DEVELOPMENT FINANCE AGENCIES				TEXT AMT 450 7,500 2,500 300 800 550 12,100				
630-5512-552.55-00	TRAINING	6,938	6,993	7,619	0	4,145	4,145	0	0
	LEVEL 975 TEXT PROFESSIONAL DEVELOPMENT (SEE ATTACHED WORKSHEET)				TEXT AMT 4,145 4,145				
*	EXPENDITURE	238,601	123,187	215,227	26,621	271,406	449,153	177,747	65
**	ECONOMIC DEVELOPMENT	238,601	123,187	215,227	26,621	271,406	449,153	177,747	65
		238,601	123,187	215,227	26,621	271,406	449,153	177,747	65

COMMUNITY REDEVELOPMENT AGENCY FUND (645)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
645-0000-338.10-00	OSCEOLA COUNTY-BOCC	(\$1,307,971)	(\$1,370,554)	(\$62,583)	
645-0000-361.10-00	GENERAL OPERATING INTEREST	(\$62,003)	(\$95,644)	(\$33,641)	
645-0000-362.60-00	900 OHIO AVENUE	(\$18,000)	(\$18,000)	\$0	
645-0000-381.00-00	INTERFUND TRANSFER, GEN FUND	(\$728,166)	(\$821,105)	(\$92,939)	
TOTAL CRA REVENUES		(\$2,116,140)	(\$2,305,303)	(\$189,163)	8.9%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
645-6450-552.14-00	OVERTIME	\$1,000	\$500	(\$500)	
645-6450-552.31-00	PROFESSIONAL SERVICES	\$262,600	\$315,000	\$52,400	
645-6450-552.32-00	AUDIT FEES	\$14,470	\$7,200	(\$7,270)	
645-6450-552.34-00	OTHER CONTRACTUAL SERVICE	\$334,262	\$50,000	(\$284,262)	
645-6450-552.40-00	TRAVEL & PER DIEM	\$6,050	\$7,500	\$1,450	
645-6450-552.41-00	COM.SERV/DEV/ACCESSORIES	\$200	\$1,260	\$1,060	
645-6450-552.42-00	MAIL & FREIGHT	\$250	\$250	\$0	
645-6450-552.44-00	LEASES	\$4,347	\$7,000	\$2,653	
645-6450-552.46-01	MAINTENANCE CONTRACTS	\$15,400	\$15,400	\$0	
645-6450-552.47-00	PRINTING & BINDING	\$3,500	\$4,000	\$500	
645-6450-552.48-00	PROMOTIONAL ACTIVITIES	\$3,000	\$5,525	\$2,525	
645-6450-552.49-00	OTHER CURRENT CHARGES	\$1,400	\$6,400	\$5,000	
645-6450-552.51-00	OFFICE SUPPLIES	\$1,000	\$2,500	\$1,500	
645-6450-552.52-00	OPERATING SUPPLIES	\$5,000	\$1,500	(\$3,500)	
645-6450-552.52-15	TAXABLE UNIFORM	\$200	\$250	\$50	
645-6450-552.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$1,295	\$1,295	\$0	
645-6450-552.55-00	TRAINING	\$6,040	\$6,975	\$935	
645-6450-552.61-00	LAND	\$595,434	\$620,000	\$24,566	
645-6450-552.62-00	BUILDINGS	\$200,000	\$641,089	\$441,089	
645-6450-552.63-00	MACHINERY & EQUIPMENT	\$50,000	\$50,000	\$0	
645-6450-552.82-01	BLDG & SITE IMPROVE GRANTS	\$100,000	\$100,000	\$0	
645-6450-552.82-02	BTR GRANTS	\$15,000	\$15,000	\$0	
TOTAL CRA FUND		\$1,620,448	\$1,858,644	\$238,196	14.7%
	SALARIES	\$246,455	\$209,900	(\$36,555)	
	BENEFITS	\$124,609	\$96,353	(\$28,256)	
	UTILITIES	\$0	\$10,000	\$10,000	
	INSURANCE	\$5,274	\$7,422	\$2,148	
	ALLOCATED ADMIN CHARGES	\$119,054	\$122,784	\$3,730	
	VEHICLE FUEL	\$300	\$200	(\$100)	
GRAND TOTAL CRA FUND		\$2,116,140	\$2,305,303	\$189,163	8.9%

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over current budget

Department: CRA

645-6450-552 Community Redevelopment Agency (CRA)

Element	Account	Increase \$	Explanation of Variance
31-00	Professional Services	\$52,400	master planning efforts for the proposed Medical Arts Campus.
34-00	Contractual Services	(\$284,262)	Removal of community policing services
61-00	Land	\$24,566	Increase in budget for potential CRA land purchases.
62-00	Buildings	\$441,089	Increase in budget for potential CRA building purchases.

IMPACT

FEE

FUNDS

PARKS IMPACT FEE FUND (320)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
320-0000-301-00-00	PRIOR YEAR FUND BALANCE	\$0	\$0	\$0	
320-0000-324-61-00	CULTURE/REC RESIDENTIAL	(\$2,865,000)	(\$3,438,000)	(\$573,000)	
320-0000-338-10-10	TRANSFER OF IMPACT FEES	(\$200,000)	(\$500,000)	(\$300,000)	
320-0000-361-10-00	GENERAL OPERATING INTEREST	(\$467,977)	(\$350,000)	\$117,977	
TOTAL PARKS IMPACT FEE REVENUES		(\$3,532,977)	(\$4,288,000)	(\$755,023)	21.4%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
320-7510-572-64-00	MACHINERY & EQUIPMENT	\$73,000	\$120,400	\$47,400	
320-9020-581-91-01	INTERFUND TRANSFER, GEN FUND	\$139,758	\$225,237	\$85,479	
320-9020-581-91-20	DEBT SERVICE	\$500,000	\$1,400,000	\$900,000	
320-9595-572-91-30	INTERFUND TRANSFER, CAP PROJ	\$0	\$1,500,000	\$1,500,000	
320-9595-572-99-00	CONTINGENCY	\$2,820,219	\$1,042,363	(\$1,777,856)	
TOTAL PARKS IMPACT FEE EXPENDITURES		\$3,532,977	\$4,288,000	\$755,023	21.4%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
324-61-00	Culture/Rec Residential Impact Fees	(\$573,000)	Increase in expected impact fees due to the current and projected level of construction activity.
64-00	Machinery & Equipment	\$47,400	Increase in equipment needs for new parks (Hickory Tree and Partin Triangle)
91-01	Interfund Transfer - General Fund	\$85,479	5% of FY 23/24 impact fees transferred to the General Fund per municipal code 17.10.H.
91-20	Debt Service	\$900,000	Parks Impact fees share of the 2025 bond repayment.
91-30	Interfund Transfer - Capital Projects	\$1,500,000	Project PR2602 Lakeshore Park - Additional Parking.
99-00	Contingency	(\$1,777,856)	Decrease in budgeted contingency due to debt service requirements and project PR2602.

POLICE IMPACT FEE FUND (330)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
330-0000-301-00-00	PRIOR YEAR FUND BALANCE	(\$1,554,807)	(\$409,033)	\$1,145,774	
330-0000-324-11-00	PUBLIC SAFETY, RESIDENTIAL	(\$1,029,000)	(\$1,234,800)	(\$205,800)	
330-0000-324-12-00	PUBLIC SAFETY, COMMERCIAL	(\$111,409)	(\$147,486)	(\$36,077)	
330-0000-361-10-00	GENERAL OPERATING INTEREST	(\$152,186)	(\$224,809)	(\$72,623)	
TOTAL POLICE IMPACT FEE REVENUES		(\$2,847,402)	(\$2,016,128)	\$831,274	-29.2%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
330-6010-521-31-00	PROFESSIONAL SERVICES	\$0	\$25,000	\$25,000	
330-6010-521-52-00	OPERATING SUPPLIES	\$333,200	\$381,000	\$47,800	
330-6010-521-62-00	BUILDINGS	\$65,000	\$0	(\$65,000)	
330-6010-521-64-00	MACHINERY & EQUIPMENT	\$2,388,500	\$520,400	(\$1,868,100)	
330-9020-581-91-01	INTERFUND TRANSFER, GEN FUND	\$60,702	\$89,728	\$29,026	
330-9020-581-91-20	DEBT SERVICE	\$0	\$1,000,000	\$1,000,000	
330-9595-521-99-00	CONTINGENCY	\$0	\$0	\$0	
TOTAL POLICE IMPACT FEE EXPENDITURES		\$2,847,402	\$2,016,128	(\$831,274)	-29.2%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
			This is a decrease in revenue from prior year fund balance due to the mobile command center being funded in fiscal year 2024/2025.
301-00-00	Prior Year Fund Balance	\$878,974	
31-00	Professional Services	\$25,000	Impact fee update study costs.
52-00	Operating Supplies	\$47,800	8 new Police Officers are funded for fiscal year 2025/2026.
62-00	Buildings	(\$65,000)	Garage for modular office funded in fiscal year 2024/2025.
64-00	Machinery & Equipment	(\$1,868,100)	The mobile command center was funded during fiscal year 2024/2025.
91-01	Interfund Transfer - General Fund	\$29,026	5% of FY 23/24 impact fees transferred to the General Fund per municipal code 17.10.H.
91-20	Debt Service	\$1,000,000	Police Impact fees share of the 2025 bond repayment.

FIRE IMPACT FEE FUND (340)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
340-0000-301-00-00	PRIOR YEAR FUND BALANCE	(\$163,558)	\$0	\$163,558	
340-0000-324-11-00	PUBLIC SAFETY, RESIDENTIAL	(\$902,000)	(\$1,082,400)	(\$180,400)	
340-0000-324-12-00	PUBLIC SAFETY, COMMERCIAL	(\$84,139)	(\$92,013)	(\$7,874)	
340-0000-361-10-00	GENERAL OPERATING INTEREST	(\$146,478)	(\$195,898)	(\$49,420)	
TOTAL FIRE IMPACT FEE REVENUES		(\$1,296,175)	(\$1,370,311)	(\$74,136)	5.7%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
340-6510-522-31-00	PROFESSIONAL SERVICES	\$0	\$25,000	\$25,000	
340-6510-522-64-00	MACHINERY & EQUIPMENT	\$1,250,000	\$0	(\$1,250,000)	
340-9020-581-91-01	INTERFUND TRANSFER, GEN FUND	\$46,175	\$75,735	\$29,560	
340-9020-581-91-20	DEBT SERVICE	\$0	\$1,000,000	\$1,000,000	
340-9595-522-99-00	CONTINGENCY	\$0	\$269,576	\$269,576	
TOTAL FIRE IMPACT FEE EXPENDITURES		\$1,296,175	\$1,370,311	\$74,136	5.7%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
31-00	Professional Services	\$25,000	Impact fee update study costs.
			New fire engine purchased in fiscal year
64-00	Machinery & Equipment	(\$1,250,000)	2024/2025.
			5% of FY 23/24 impact fees transferred to the
91-01	Interfund Transfer	\$29,026	General Fund per municipal code 17.10.H.
			Fire Impact fees share of the 2025 bond
91-20	Debt Service	\$1,000,000	repayment.
			Increase in budgeted contingency due to less
99-00	Contingency	\$269,576	equipment needs for new stations.

MOBILITY IMPACT FEE FUND (350)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
350-0000-301-00-00	PRIOR YEAR FUND BALANCE	\$0	\$0	\$0	
350-0000-324-41-00	MOBILITY FEE, RESIDENTIAL	(\$6,442,000)	(\$17,401,200)	(\$10,959,200)	
350-0000-324-42-00	MOBILITY FEE, COMMERCIAL	(\$979,077)	(\$1,000,000)	(\$20,923)	
350-0000-361-10-00	GENERAL OPERATING INTEREST	(\$670,696)	(\$934,428)	(\$263,732)	
TOTAL MOBILITY IMPACT FEE REVENUES		(\$8,091,773)	(\$19,335,628)	(\$11,243,855)	139.0%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
350-5410-515-31-00	PROFESSIONAL SERVICES	\$520,000	\$0	(\$520,000)	
350-7010-541-31-00	PROFESSIONAL SERVICES	\$200,000	\$0	(\$200,000)	
350-9000-581-91-20	DEBT SERVICE	\$2,052,056	\$2,053,080	\$1,024	
350-9000-587-81-00	TRANSFERS TO OTHER GOVT	\$0	\$4,000,000	\$4,000,000	
350-9020-581-91-01	TRANSFER TO GENERAL FUND	\$247,956	\$366,638	\$118,682	
350-9020-581-91-30	CAPITAL PROJECTS	\$4,545,000	\$1,400,000	(\$3,145,000)	
350-9595-541-99-00	CONTINGENCY	\$526,761	\$11,515,910	\$10,989,149	
TOTAL MOBILITY IMPACT FEE EXPENDITURES		\$8,091,773	\$19,335,628	\$11,243,855	139.0%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
			Increase in expected impact fees due to the current and projected level of construction activity. Impact fees also increased in June 2025.
324-41-00	Mobility Fee, Residential	(\$10,959,200)	
31-00	Professional Services	(\$520,000)	No current professional services needs projected.
31-00	Professional Services	(\$200,000)	No current professional services needs projected.
81-01	Transfer to Other Government	\$4,000,000	Transfer of 19.45% of mobility impact fees collected to Osceola County per interlocal agreement.
91-01	Interfund Transfer - General Fund	\$118,682	5% of FY 23/24 impact fees transferred to the General Fund per municipal code 17.10.H.
91-30	Interfund Transfer - Cap Projects	(\$3,145,000)	Only two projects funded in fiscal year 2024/2025, ST2603 Michigan Ave Extension and ST2604 Rummel Road Roundabout.
99-00	Contingency	\$10,989,149	Increase in budgeted contingency due to increase in revenues to be used for future project needs.

SANITATION IMPACT FEE FUND (490)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
490-0000-301.00-00	PRIOR YEAR FUND BALANCE	\$0	(\$59,984)	(\$59,984)	
490-0000-324.21-00	PHYSICAL ENV - RESIDENTIAL	(\$557,335)	(\$769,152)	(\$211,817)	
490-0000-324.22-00	PHYSICAL ENV - COMMERCIAL	(\$46,137)	(\$54,850)	(\$8,713)	
490-0000-361.10-00	GENERAL OPERATING INTEREST	(\$31,474)	(\$36,014)	(\$4,540)	
TOTAL SANITATION IMPACT FEE REVENUES		(\$634,946)	(\$920,000)	(\$285,054)	44.9%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
490-7071-534.64-00	MACHINERY & EQUIPMENT	\$492,687	\$920,000	\$427,313	
490-9020-534.99-00	CONTINGENCY	\$142,259	\$0	(\$142,259)	
TOTAL SANITATION IMPACT FEE FUND		\$634,946	\$920,000	\$285,054	44.9%

VARIANCE EXPLANATIONS

REVENUE (+/- \$500,000) : EXPENDITURE (+/- \$10,000)

Element	Account	Change	Explanation of Variance
64-00	Machinery & Equipment	\$427,313	Two new sideloaders budgeted for new routes due to annexations.
99-00	Contingency	(\$142,259)	Decrease in budgeted contingency due to increased expenditures.

ENTERPRISE FUNDS

SANITATION FUND (440)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
440-0000-301-00-00	PRIOR YEAR FUND BALANCE	(\$645,768)	(\$161,978)	\$483,790	
440-0000-323-41-00	FRANCHISE FEES	(\$28,088)	(\$28,088)	\$0	
440-0000-343-41-70	COLLECTION FEES - RES	(\$7,237,788)	(\$8,520,000)	(\$1,282,212)	
440-0000-343-41-71	COLLECTION FEES - COMM	(\$156,000)	(\$156,000)	\$0	
440-0000-343-41-72	DUMPSTER FEES	(\$2,114,232)	(\$2,114,232)	\$0	
440-0000-343-41-73	LANDFILL FEES - NON CITY	(\$4,891,296)	(\$5,529,975)	(\$638,679)	
440-0000-343-41-74	LANDFILL FEES - CITY	(\$2,760,000)	(\$2,760,000)	\$0	
440-0000-343-41-75	OTHER CHARGES	(\$383,220)	(\$383,220)	\$0	
440-0000-343-41-76	MISC REVENUE	(\$6,000)	(\$6,000)	\$0	
440-0000-343-41-81	RECYCLE-SCRAP METAL	(\$62,868)	(\$62,868)	\$0	
440-0000-343-41-88	RECYCLE-CARDBOARD	(\$40,980)	(\$40,980)	\$0	
440-0000-343-41-90	RECYCLE-COMINGLE CURBSIDE	(\$152,532)	(\$152,532)	\$0	
440-0000-350-41-00	SOLID WASTE	(\$10,000)	(\$10,000)	\$0	
440-0000-361-10-00	GENERAL OPERATING INTEREST	(\$71,383)	(\$25,000)	\$46,383	
TOTAL SANITATION FUND REVENUES		(\$18,560,155)	(\$19,950,873)	(\$1,390,718)	7.5%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
440-7071-534.14-00	OVERTIME	\$106,587	\$112,203	\$5,616	
440-7071-534.31-00	PROFESSIONAL SERVICES	\$270,225	\$260,225	(\$10,000)	
440-7071-534.31-01	MEDICAL CARE	\$0	\$150	\$150	
440-7071-534.34-00	OTHER CONTRACTUAL SERVICE	\$2,159,740	\$2,317,708	\$157,968	
440-7071-534.40-00	TRAVEL & PER DIEM	\$3,300	\$3,325	\$25	
440-7071-534.41-00	COM.SERV/DEV/ACCESSORIES	\$120	\$325	\$205	
440-7071-534.42-00	MAIL & FREIGHT	\$17,500	\$37,500	\$20,000	
440-7071-534.44-00	RENTALS & LEASES	\$37,797	\$17,987	(\$19,810)	
440-7071-534.46-00	REPAIRS & MAINTENANCE	\$35,000	\$35,000	\$0	
440-7071-534.47-00	PRINTING & BINDING	\$8,300	\$8,300	\$0	
440-7071-534.48-00	PROMOTIONAL ACTIVITIES	\$7,500	\$7,800	\$300	
440-7071-534.51-00	OFFICE SUPPLIES	\$4,000	\$4,100	\$100	
440-7071-534.52-00	OPERATING SUPPLIES	\$385,504	\$464,991	\$79,487	
440-7071-534.52-15	TAXABLE UNIFORM	\$8,050	\$8,700	\$650	
440-7071-534.52-16	UNIFORM EXEMPT FROM WAGES	\$4,600	\$5,000	\$400	
440-7071-534.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$1,529	\$1,724	\$195	
440-7071-534.55-00	TRAINING	\$2,695	\$1,195	(\$1,500)	
440-7071-534.64-00	C/O EQUIPMENT & MACHINERY	\$811,130	\$36,480	(\$774,650)	
440-7072-534.14-00	OVERTIME	\$129,744	\$127,584	(\$2,160)	
440-7072-534.31-00	PROFESSIONAL SERVICES	\$110,450	\$360,450	\$250,000	
440-7072-534.31-01	MEDICAL CARE	\$300	\$300	\$0	
440-7072-534.34-00	OTHER CONTRACTUAL SERVICE	\$4,869,600	\$5,657,978	\$788,378	
440-7072-534.40-00	TRAVEL & PER DIEM	\$18,745	\$18,420	(\$325)	
440-7072-534.41-00	COM.SERV/DEV/ACCESSORIES	\$20,200	\$400	(\$19,800)	

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
440-7072-534.42-00	MAIL & FREIGHT	\$5,100	\$5,100	\$0	
440-7072-534.44-00	RENTALS & LEASES	\$3,872	\$887	(\$2,985)	
440-7072-534.46-00	REPAIRS & MAINTENANCE	\$48,500	\$58,500	\$10,000	
440-7072-534.46-01	MAINTENANCE CONTRACTS	\$128,294	\$143,000	\$14,706	
440-7072-534.47-00	PRINTING & BINDING	\$1,000	\$1,000	\$0	
440-7072-534.48-00	PROMOTIONAL ACTIVITIES	\$2,350	\$3,340	\$990	
440-7072-534.51-00	OFFICE SUPPLIES	\$3,775	\$4,270	\$495	
440-7072-534.52-00	OPERATING SUPPLIES	\$39,800	\$39,800	\$0	
440-7072-534.52-15	TAXABLE UNIFORM	\$6,975	\$7,151	\$176	
440-7072-534.52-16	UNIFORM EXEMPT FROM WAGES	\$4,400	\$4,400	\$0	
440-7072-534.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$2,970	\$1,650	(\$1,320)	
440-7072-534.55-00	TRAINING	\$14,275	\$12,385	(\$1,890)	
440-7072-534.62-00	BUILDINGS	\$0	\$0	\$0	
440-7072-534.63-00	CAPITAL OUTLAY OTHER IMPV	\$105,000	\$105,000	\$0	
440-7072-534.64-00	C/O EQUIPMENT & MACHINERY	\$132,000	\$0	(\$132,000)	
440-9020-581.91-00	INTRAGOVERMENT TRANSFERS	\$1,457,466	\$1,540,087	\$82,621	
TOTAL SANITATION FUND EXPENDITURES		\$10,968,393	\$11,414,415	\$446,022	4.1%
	SALARIES	\$2,517,812	\$2,752,873	\$235,061	
	BENEFITS	\$1,554,651	\$1,507,495	(\$47,156)	
	UTILITIES	\$34,200	\$34,200	\$0	
	INSURANCE	\$185,227	\$185,409	\$182	
	ALLOCATED ADMIN CHARGES	\$1,391,582	\$1,207,631	(\$183,951)	
	VEHICLE MAINTENANCE	\$1,025,000	\$1,510,000	\$485,000	
	VEHICLE FUEL	\$883,290	\$1,338,850	\$455,560	
GRAND TOTAL SANITATION FUND EXPENDITURES		\$18,560,155	\$19,950,873	\$1,390,718	7.5%

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over/**under** prior budget

Department: Public Works

440-7071-534 Refuse Collection

Element	Account	Change \$	Explanation of Variance
31-00	Professional	(\$10,000)	Removal of one-time cost of billing consultant.
34-00	Contractual Services	\$157,968	Increased residential collection tonnage charges at the Transfer Station.
42-00	Mail & Freight	\$20,000	Increase in freight for garbage can delivery.
44-00	Rentals & Leases	(\$19,810)	Decrease in truck rental cost.
52-00	Operating Supplies	\$79,487	Increase in the number of garbage can and parts for replacements.
64-00	Machinery & Equipment	(\$774,650)	No replacement vehicles were included in this budget.

440-7072-534 Transfer Station

Element	Account	Change \$	Explanation of Variance
31-00	Professional Services	\$250,000	Biannual testing (\$100,000) was included in this budget. Master Plan design and permitting.
34-00	Contractual Services	\$788,378	Increase in tonnage cost and increased tonnage being delivered to the JED landfill. Increase in supplemental hauling to help during peak times.
41-00	Comm. Services/ Accessories	(\$19,800)	Removal of replacement radios.
46-00	Repairs & Maintenance	\$10,000	Additional leachate system repairs and maintenance.
46-01	Maintenance Contracts	\$14,706	Transfer Station's allocation for OpenGov software.
64-00	Machinery & Equipment	(\$132,000)	No replacement vehicles were included in this budget.

440-9020-581 Administrative & General

Element	Account	Change \$	Explanation of Variance
91-00	Intragovernment Transfers	\$82,621	Increase in 2024 sales with 9.5% transferred to the General Fund.

STORMWATER FUND (450)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
450-0000-301-00-00	PRIOR YEAR FUND BALANCE	(\$395,069)	(\$951,585)	(\$556,516)	
450-0000-343-70-00	COMMERICAL	(\$1,167,756)	(\$1,347,542)	(\$179,786)	
450-0000-343-71-00	RESIDENTIAL	(\$3,416,088)	(\$3,771,679)	(\$355,591)	
450-0000-361-10-00	GENERAL OPERATING INTEREST	(\$48,833)	(\$77,508)	(\$28,675)	
TOTAL STORMWATER FUND REVENUES		(\$5,027,746)	(\$6,148,314)	(\$1,120,568)	22.3%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
450-7063-538.22-00	OVERTIME	\$8,285	\$8,285	\$0	
450-7063-538.31-00	PROFESSIONAL SERVICES	\$140,000	\$140,000	\$0	
450-7063-538.34-00	OTHER CONTRACTUAL SERVICE	\$290,000	\$270,000	(\$20,000)	
450-7063-538.40-00	TRAVEL & PER DIEM	\$7,234	\$3,874	(\$3,360)	
450-7063-538.41-00	COM.SERV/DEV/ACCESSORIES	\$200	\$200	\$0	
450-7063-538.42-00	MAIL & FREIGHT	\$3,750	\$3,750	\$0	
450-7063-538.44-00	RENTALS & LEASES	\$2,000	\$2,000	\$0	
450-7063-538.46-00	REPAIRS & MAINTENANCE	\$2,250	\$2,250	\$0	
450-7063-538.46-01	MAINTENANCE CONTRACTS	\$118,116	\$101,649	(\$16,467)	
450-7063-538.48-00	PROMOTIONAL ACTIVITIES	\$2,550	\$2,550	\$0	
450-7063-538.49-00	OTHER CURRENT CHARGES	\$1,800	\$1,800	\$0	
450-7063-538.51-00	OFFICE SUPPLIES	\$1,700	\$1,400	(\$300)	
450-7063-538.52-00	OPERATING SUPPLIES	\$22,150	\$31,460	\$9,310	
450-7063-538.52-15	TAXABLE UNIFORM	\$7,600	\$7,520	(\$80)	
450-7063-538.52-16	UNIFORM EXEMPT FROM WAGES	\$3,800	\$4,400	\$600	
450-7063-538.53-00	ROAD MATERIALS & SUPPLIES	\$47,352	\$69,004	\$21,652	
450-7063-538.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$2,500	\$2,500	\$0	
450-7063-538.55-00	TRAINING	\$29,615	\$30,060	\$445	
450-7063-538.62-00	BUILDINGS	\$0	\$40,000	\$40,000	
450-7063-538.64-00	C/O MACHINERY & EQUIPMENT	\$1,529,000	\$65,000	(\$1,464,000)	
450-9020-581.91-00	INTRAGOVERMENT TRANSFERS	\$222,291	\$418,023	\$195,732	
450-9020-581.91-20	DEBT SERVICE	\$280,081	\$280,078	(\$3)	
450-9595-699.31-00	PROFESSIONAL SERVICES	\$300,000	\$500,000	\$200,000	
450-9595-699.34-00	OTHER CONTRACTUAL SERVICE	\$0	\$1,800,000	\$1,800,000	
TOTAL STORMWATER FUND EXPENDITURES		\$3,022,274	\$3,785,803	\$763,529	25.3%
	SALARIES	\$922,270	\$1,174,242	\$251,972	
	BENEFITS	\$511,688	\$691,966	\$180,278	
	UTILITIES	\$19,200	\$15,000	(\$4,200)	
	INSURANCE	\$40,739	\$39,115	(\$1,624)	
	ALLOCATED ADMIN CHARGES	\$401,325	\$291,938	(\$109,387)	
	VEHICLE MAINTENANCE	\$60,000	\$100,000	\$40,000	
	VEHICLE FUEL	\$50,250	\$50,250	\$0	
GRAND TOTAL STORMWATER FUND EXPENDITURES		\$5,027,746	\$6,148,314	\$1,120,568	22.3%

VARIANCE REPORT BY DEPARTMENT/DIVISION

Variance of \$10,000 or more over/**under** prior budget

Department: Public Works

450-7063-538 Stormwater

Element	Account	Change \$	Explanation of Variance
34-00	Contractual Services	(\$20,000)	Concrete crushing will not be completed this budget year.
46-01	Maintenance Contracts	(16,467)	One long-term equipment maintenance contract was removed. Gas monitoring equipment contract was removed.
53-00	Road Materials & Supplies	\$21,652	Increased unit cost of materials and additional materials to repair aging infrastructure.
62-00	Buildings	\$40,000	Requesting a new pole barn to store equipment.
64-00	Machinery & Equipment	(\$1,464,000)	No large equipment replacement request in this year's budget.

450-9020-581 Administrative & General

Element	Account	Change \$	Explanation of Variance
91-00	Intragovernment Transfer	\$195,732	Increase in 2024 sales with 9.5% transferred to the General Fund.

450-9595-699 Administrative & General

Element	Account	Change \$	Explanation of Variance
31-00	Professional Services	\$200,000	Project SW2601 Stormwater Pipe Lining for \$500,000
34-00	Contractual Services	\$1,800,000	Project SW2501 Tenn Ave & 17 th Street Stormwater Improvements

BUILDING PERMIT FUND (460)

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	(Increase)/ Decrease	% Change
460-0000-301-00-00	PRIOR YEAR FUND BALANCE	\$0	(\$885,855)	(\$885,855)	
460-0000-322-00-00	PERMITS, FEES, SPEC ASSESS	(\$3,880,536)	(\$4,084,720)	(\$204,184)	
460-0000-322-90-01	OTHER ADMIN FEES	(\$20,000)	(\$20,000)	\$0	
460-0000-329-20-00	BUILDING MISC FEES	(\$95,940)	(\$95,940)	\$0	
460-0000-329-27-00	TECHNOLOGY FEE	(\$90,098)	(\$90,098)	\$0	
460-0000-361-10-00	GENERAL OPERATING INTEREST	(\$180,836)	(\$231,204)	(\$50,368)	
TOTAL BUILDING PERMIT FUND REVENUES		(\$4,267,410)	(\$5,407,817)	(\$1,140,407)	26.7%

Account	Account Name	FY 24/25 Original Budget	FY 25/26 Proposed Budget	Increase/ (Decrease)	% Change
460-5510-515.14-00	OVERTIME	\$3,000	\$3,000	\$0	
460-5510-515.31-00	PROFESSIONAL SERVICES	\$54,500	\$630,500	\$576,000	
460-5510-515.34-00	OTHER CONTRACTUAL SERVICE	\$55,000	\$58,200	\$3,200	
460-5510-515.40-00	TRAVEL & PER DIEM	\$16,236	\$30,314	\$14,078	
460-5510-515.41-00	COM.SERV/DEV/ACCESSORIES	\$500	\$500	\$0	
460-5510-515.42-00	MAIL & FREIGHT	\$1,000	\$1,750	\$750	
460-5510-515.44-00	LEASES	\$11,306	\$28,572	\$17,266	
460-5510-515.46-00	REPAIRS & MAINTENANCE	\$3,000	\$7,250	\$4,250	
460-5510-515.46-01	MAINTENANCE CONTRACTS	\$193,610	\$178,575	(\$15,035)	
460-5510-515.47-00	PRINTING & BINDING	\$4,675	\$5,675	\$1,000	
460-5510-515.48-00	PROMOTIONAL ACTIVITIES	\$8,000	\$9,000	\$1,000	
460-5510-515.49-00	OTHER CURRENT CHARGES	\$5,155	\$6,055	\$900	
460-5510-515.51-00	OFFICE SUPPLIES	\$3,000	\$3,500	\$500	
460-5510-515.52-00	OPERATING SUPPLIES	\$19,050	\$3,350	(\$15,700)	
460-5510-515.52-15	TAXABLE UNIFORM	\$5,800	\$7,850	\$2,050	
460-5510-515.52-16	UNIFORM EXEMPT FROM WAGES	\$1,400	\$1,800	\$400	
460-5510-515.54-00	BOOKS,PUBS,SUBS & MEMBSHP	\$9,084	\$9,572	\$488	
460-5510-515.55-00	TRAINING	\$40,368	\$43,156	\$2,788	
460-5510-515.64-00	MACHINERY & EQUIPMENT	\$367,500	\$306,900	(\$60,600)	
460-9020-515-99-00	CONTINGENCY	\$85,111	\$0	(\$85,111)	
TOTAL BUILDING PERMIT FUND EXPENDITURES		\$887,295	\$1,335,519	\$448,224	50.5%

SALARIES	\$1,678,404	\$2,037,897	\$359,493
BENEFITS	\$755,410	\$951,783	\$196,373
UTILITIES	\$14,693	\$18,000	\$3,307
INSURANCE	\$43,760	\$40,490	(\$3,270)
ALLOCATED ADMIN CHARGES	\$861,848	\$1,000,128	\$138,280
VEHICLE MAINTENANCE	\$13,000	\$9,000	(\$4,000)
VEHICLE FUEL	\$13,000	\$15,000	\$2,000

GRAND TOTAL BUILDING PERMIT FUND EXPENDITURES	\$4,267,410	\$5,407,817	\$1,140,407	26.7%
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Building Stats

	Permits Issued				CO's Issued	Inspections		Permits Issued				CO's Issued	Inspections
	Residential	Commercial	All Other	Combined				Residential	Commercial	All Other	Combined		
	FY 2025						FY 2024						
OCT	148	0	386	534	111	2850	66	4	402	472	126	3111	
NOV	174	1	410	585	102	2483	98	3	355	456	151	2541	
DEC	133	3	456	592	84	2620	70	0	351	421	117	2442	
JAN	137	0	484	621	113	2717	116	1	361	478	87	2590	
FEB	86	5	378	469	137	2403	40	2	327	369	96	2457	
MAR	144	3	351	498	154	2792	53	2	331	386	89	2315	
APR	133	1	435	569	155	2465	80	0	322	402	78	2386	
MAY	121	2	397	520	142	2337	180	14	408	602	107	2539	
JUN	177	0	457	634	116	2302	146	4	490	640	96	2191	
JUL	0	0	0	0	0	0	134	0	396	530	71	2453	
AUG	0	0	0	0	0	0	216	0	385	601	81	2625	
SEPT	0	0	0	0	0	0	139	6	330	475	91	2534	
TOTAL	1,253	15	3,754	5,022	1,114	22,969	1,338	36	4,458	5,832	1,190	30,184	
Month Avg	139	2	417	457	101	2088	94	3	372	487	100	2,514	

Budget Highlights

460-5510-515 Building Fund

Element	Account	Increase \$	Explanation of Variance
31-00	Professional Services	\$576,000	This increase is due to JPA Watershed Master Plan.
40-00	Travel & Per Diem	\$14,078	This increase is due to four (4) annual conferences that are not local that will require additional travel expenses.
44-00	Leases	\$17,266	This increase is due to changing copy machine vendors with an increased monthly cost and acquiring a second copy machine for the 3 rd floor.
46-01	Maintenance Contracts	(\$15,035)	This decrease is due to not renewing Forerunner Floodplain Software.
52-00	Operating Supplies	(\$15,700)	This decrease is due to the completion of the department insulation project.
64-00	Machinery & Equipment	(\$60,600)	This decrease is due to replacing one less vehicle for 25/26 fiscal year.

460-9020-515 Administrative & General

Element	Account	Increase \$	Explanation of Variance
99-00	Contingency-Restricted	(\$85,111)	This decrease is due to Building Fund activity

OTHER SCHEDULES

BUDGET SUMMARY
CITY OF ST. CLOUD - FISCAL YEAR 2025-2026
THE PROPOSED OPERATING BUDGET EXPENDITURES OF THE CITY OF ST.CLOUD ARE 28.2%
LESS THAN LAST YEARS TOTAL OPERATING EXPENDITURES.

	GENERAL FUND	SPECIAL REVENUE FUNDS	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	ENTERPRISE FUNDS	INTERNAL SERVICE FUND	TRUST & AGENCY FUNDS	COMMUNITY REDEV AGENCY	DEPENDENT SPECIAL DIST	TOTAL ALL FUNDS
CASH BALANCES BROUGHT FORWARD:	\$ 4,593,698	\$ 1,696,862	\$ -	\$ -	\$ 2,059,402	\$ -	\$ 142,432	\$ -	\$0	\$ 8,492,394
<u>ESTIMATED REVENUES:</u>										
Taxes: Millage: 5.1128										
Ad Valorem Proceeds	32,251,555									32,251,555
Other Taxes	1,648,000	14,608,608			824,002					17,080,610
Licenses & Permits	3,049,154				4,318,846					7,368,000
Intergovernmental Revenue	8,355,365		0		0			1,370,554		9,725,919
Charges for Services	5,899,168				24,845,028					30,744,196
Fines & Forfeitures	489,000				10,000					499,000
Miscellaneous Revenue	5,446,506	45,337,356			369,726	292,264	306,721	113,644	0	51,866,217
Other Financing Sources	25,455,495	0	8,877,404	5,436,375	0			821,105		40,590,379
Internal Services						14,275,349				14,275,349
TOTAL REVENUES AND OTHER FINANCING SOURCES	82,594,243	59,945,964	8,877,404	5,436,375	30,367,602	14,567,613	306,721	2,305,303	0	204,401,225
TOTAL ESTIMATED REVENUES AND BALANCES	\$ 87,187,941	\$ 61,642,826	\$ 8,877,404	\$ 5,436,375	\$ 32,427,004	\$ 14,567,613	\$ 449,153	\$ 2,305,303	\$ -	\$ 212,893,619
<u>EXPENDITURES / EXPENSES:</u>										
General Governmental Services	\$ 21,058,960	\$ 1,577,467	\$ -	\$ 1,000,000	\$ 5,407,817	\$ -	\$ -	\$ 2,305,303	\$0	\$ 31,349,547
Public Safety	50,871,569	4,262,400		0						55,133,969
Physical Environment					24,780,999		449,153			25,230,152
Transportation	2,960,170	720,000		2,936,375						6,616,545
Culture & Recreation	10,339,762	1,200,400		1,500,000						13,040,162
Debt Services			8,877,404		0					8,877,404
Other Financing Uses	1,457,480	40,994,710		0	2,238,188			0	0	44,690,378
Internal Services						14,234,398				14,234,398
TOTAL EXPENDITURES / EXPENSES	86,687,941	48,754,977	8,877,404	5,436,375	32,427,004	14,234,398	449,153	2,305,303	-	199,172,555
RESERVES	500,000	12,887,849			0	333,215	0	0		13,721,064
TOTAL APPROPRIATED EXPENDITURES AND RESERVES	\$ 87,187,941	\$ 61,642,826	\$ 8,877,404	\$ 5,436,375	\$ 32,427,004	\$ 14,567,613	\$ 449,153	\$ 2,305,303	\$ -	\$ 212,893,619

The tentative, adopted, and / or final budgets are on file in the office of the above mentioned taxing authority as a public record.

HISTORICAL TAXABLE PROPERTY VALUES

Fiscal Year	Taxable Value	Tax Rate	Amount Levied	Amount Collected	Percent % Collected
2025	\$5,248,412,179	5.1128	\$26,834,081	\$25,280,389	94.8% YTD
2024	\$4,523,350,125	5.1128	\$23,126,984	\$22,276,251	96.3%
2023	\$3,733,692,321	5.1128	\$19,089,622	\$18,311,435	95.9%
2022	\$3,112,077,661	5.1128	\$15,911,430	\$15,206,047	95.6%
2021	\$2,761,326,826	5.1128	\$14,118,112	\$13,576,177	96.2%
2020	\$2,393,594,718	5.1128	\$12,237,971	\$11,741,556	95.9%
2019	\$2,044,956,586	5.1128	\$10,455,454	\$10,170,449	97.3%
2018	\$1,798,094,584	5.1128	\$9,193,298	\$8,946,885	97.3%
2017	\$1,596,250,240	5.1128	\$8,161,308	\$7,889,505	96.7%
2016	\$1,472,753,231	5.1128	\$7,529,893	\$7,243,253	96.2%
2015	\$1,320,863,249	5.1128	\$6,753,310	\$6,506,571	96.4%
2014	\$1,210,590,335	5.1128	\$6,189,506	\$5,979,318	96.6%
2013	\$1,166,799,293	4.9128	\$5,732,252	\$5,527,389	96.4%
2012	\$1,203,503,234	4.9128	\$5,912,571	\$5,724,332	96.8%
2011	\$1,341,357,619	4.9128	\$6,589,822	\$6,368,669	96.6%
2010	\$1,646,915,932	4.054	\$6,676,597	\$6,423,697	96.2%
2009	\$1,976,243,865	4.045	\$7,993,906	\$7,561,905	94.6%

Final Ad Valorem Tax Millage

**Resolution
No.**
2025-097R

Request:
Final millage
rate for fiscal
year 25/26

**Recommend
APPROVAL**

BACKGROUND

- As per Florida Statute 200.065, two public hearings are required in order to adopt a final Ad Valorem tax millage of **5.1128, which is 6.27 percent above the rolled-back rate of 4.8110**
- Rolled-Back rate: The same tax dollars assessed as the previous tax year (not including new construction.) The increase in taxable values for existing properties is not considered for ad valorem tax.

Final Ad Valorem Tax Millage

KEY TAKEAWAYS

- 1 mill = \$1 in tax per \$1,000 of assessed value
- Property taxes are calculated by multiplying the assessed taxable property value by the millage rate and dividing by 1,000.

Ex.: Millage rate 5.1128. Property taxable value is \$100,000. Tax bill = \$511.28.

Final Ad Valorem Tax Millage

Proposed Millage Rate (13th consecutive year with no increase)
5.1128

Taxable Value
\$250,000

Annual City Ad Valorem Taxes
\$1,278

Final Ad Valorem Tax Millage

General Fund Budget Highlights

– 1% COLA, 3% pay adjustment	\$ 1,144,374
– Public Safety Union contracts	\$ 834,925
– 13 (8 Public Safety) new positions	\$ 1,259,392
– Increase in Police & Fire operating costs	\$ 1,224,740
– Increase in Public Safety pension contribution costs	\$ 1,494,393
– Increase in health benefit costs	\$ 474,805

Final Ad Valorem Tax Millage

- General fund new/newly funded positions:
 - Police Officers – SRO (2) – newly funded
 - Police Officers (4)
 - Public Educator/Inspector (1)
 - Planner – Associate (1)
 - Maintenance Workers – Streets (2)
 - Senior Tradesworker – Bricks (1)
 - Park Ranger – part-time (1)
 - Grants Assistant – part-time (1)

Final Ad Valorem Tax Millage

STAFF RECOMMENDATION

- APPROVAL of Resolution 2025-097R

CITY COUNCIL REQUESTED ACTION

- APPROVAL of Resolution 2025-097R

Final Fiscal Year 2025/26 Budget

**Resolution
No.**
2025-098R

Request:
Final
2025-2026
Budget

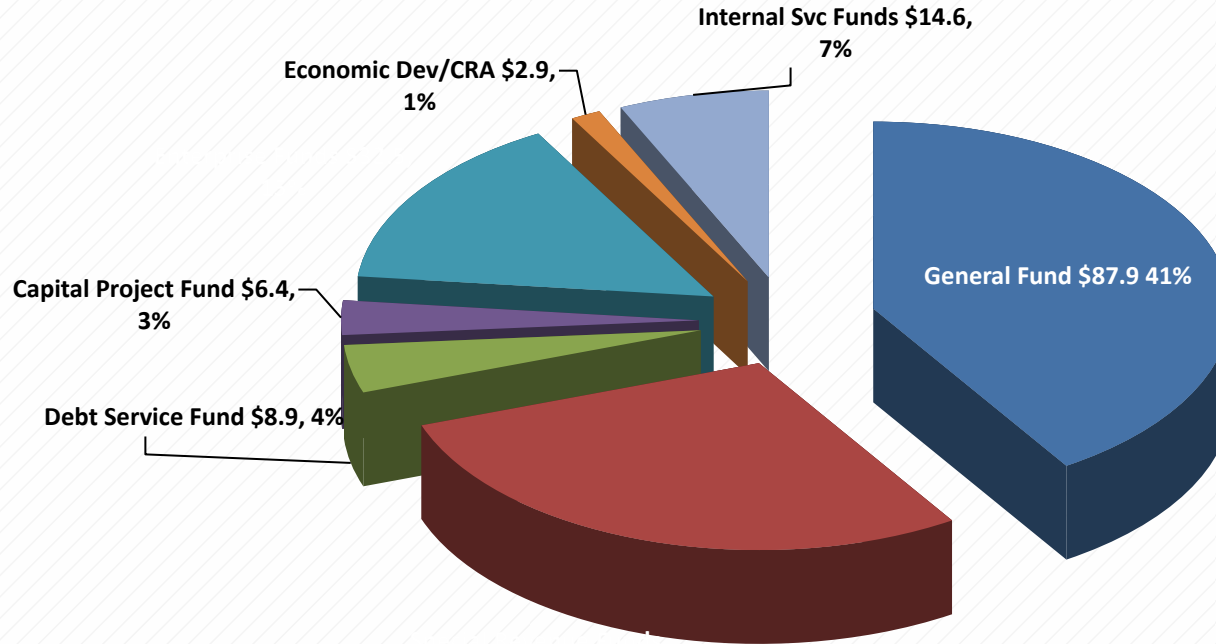
**Recommend
APPROVAL**

BACKGROUND

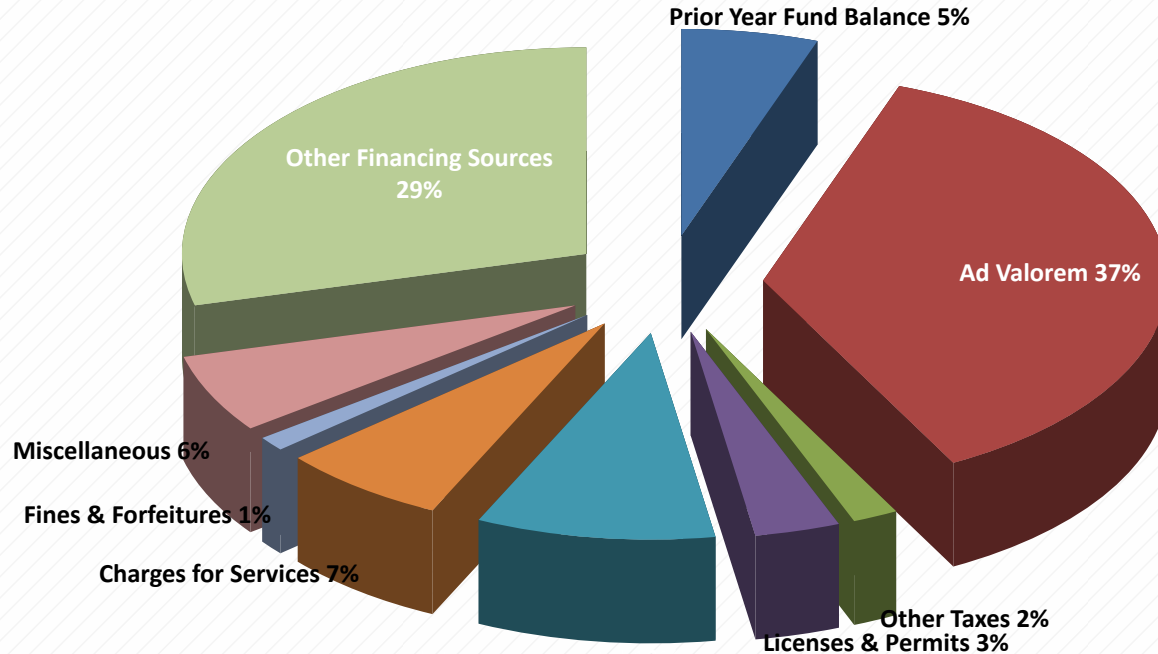
- As per Florida Statute 166.241, the City is required to adopt a budget each fiscal year by ordinance or resolution.
- The amount available from taxation and other sources, including balances brought forward from prior fiscal years, must equal the total appropriation for expenditures and reserves. In other word, the adopted budget must balance.

Final Fiscal Year 2025/26 Budget

Expenditure in millions = \$214.8

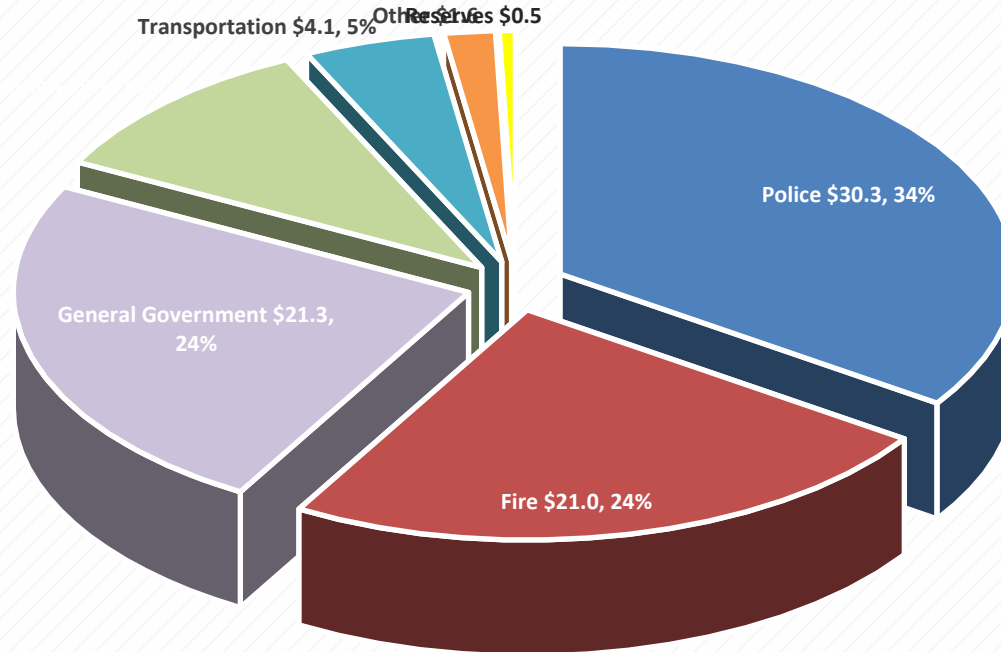


General Fund Revenues



General Fund Expenditures

Expenditures in millions = \$87.9



Strategic Projects

Key Focus Area: Diverse & Magnetic Economic Development

Funded projects:

- Downtown Public-Private-Partnership Mixed Use Project
- Centennial Park Improvements Phase 1
- Downtown Signage Project

Strategic Projects

Key Focus Area: Effective Community Safety

Funded projects:

- 8 new/newly funded Public Safety positions (4 police officers, 2 School Resource Officers, 1 Public Educator/Inspector, and 1 Part-time Park Ranger)
- Construction of Public Safety Complex Ph.1 (funded in FY 24/25)
- Construction of Fire Station #35 (funded in FY 24/25)
- Construction of Fire Station #36 (funded in FY 24/25)
- Purchase of new fire engine
- Purchase of new ambulance
- Replacement of 17 Public Safety vehicles
- Tennessee Ave. & 17th Street stormwater improvements (funded in FY 24/25)

Strategic Projects

Key Focus Area: High Performing Government

Funded projects:

- 16 total new positions
- City-wide 1% COLA and 3% pay adjustment
- Security Services for City Hall
- Backup appliances for data protection
- Enterprise Resource Planning (ERP) – Initial funding for future implementation

Strategic Projects

Key Focus Area: Effective Transportation Network

Funded projects:

- LaSalle Avenue Extension
- Rummell Road Roundabout
- Lakeshore additional parking
- Master Plan paving
- Additional paving (Franchise fees funded)

STAFF RECOMMENDATION

- APPROVAL of Resolution 2025-098R

CITY COUNCIL REQUESTED ACTION

- APPROVAL of Resolution 2025-098R



Meeting: September 18, 2025

Agenda Item Type: Council Action Parking
Determination of Neptune Road Apartments
Project #PRK25-00001

Community Development Agenda Item:

Discussion and possible action regarding the appeal for the Parking Determination of Neptune Road Apartments Project #PRK25-00001. The subject property is located approximately north of 13th Street, east of Old Canoe Creek Road, south of Neptune Road, and west of Sergeant Graham Road.

Strategic Key Focus Areas:

High-Performing Government

Background Information:

Neptune Road Apartments (SDP25-00019) is a proposed 336-apartment development. The applicant is requesting approval for 606 parking spaces, which deviates from the 706 parking spaces required under Table 4.2.1. of the Land Development Code (LDC), which mandates 2 spaces per unit plus 1 per 10 units for guest parking.

In accordance with LDC Section 4.2.3.B.4, a reduction of up to 20% may be considered if supported by a qualified parking study. While the applicant submitted a traffic study that was reviewed by the City's transportation consultant and deemed technically sufficient for administrative consideration, staff identified several concerns.

Specifically, the applicant relied on 2023 data and cited the approval of a parking determination for the proposed Roan Bridge development (PRK24-00001), which has not been approved and remains under review. The elimination of 100 parking spaces in a suburban mid-rise multifamily apartment development may result in a corresponding shortfall in available parking, potentially leaving up to 100 vehicles without designated onsite parking accommodations. Therefore, the applicant has not demonstrated the proposed use is subject to conditions and situations which would warrant a parking requirement other than as listed in LDC Table 4.2.1.

Legal Authority:

Per Land Development Code Section 4.2.3.C — Determination of use. If a use is not compatible with a use listed in Table 4.2. I or if the parking demand of a listed use is subject to conditions and situations which would warrant a parking requirement other than those listed in Table 4.2. 1, an applicant may apply to the City Council for a determination of parking. Prior to the review and approval by the City Council, the Planning Commission shall review the application and provide a recommendation to the City Council. Said determination by the City Council shall be made following public hearing after due written notice to the adjacent property owners by certified mail and notice posted on the affected property.

Budget and Recommendation:

There is no cost associated with this item.

Staff reviewed this request for parking reduction on or before June 20, 2025. Staff recommends **DENIAL** of the proposed parking reduction, concluding that the proposed reduction in required parking may result in inadequate on-site parking, leading to potential overflow onto adjacent properties and in the public rights-of-way. This outcome would be inconsistent with the City's High Performing Government objectives and standards for responsible growth management. Community Development denied the applicant's request on June 20, 2025.

Finance Director's Comments:

N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

City Council Action:

9/18/25- Final Action

Attachments:

1. 1. PRK25-00001 Neptune Road Apartments Staff Memo 09182025 CC
2. 2. PRK25-00001 PARKING REQUEST MEMO FINAL
3. 3. PRK25-00001 APPLICANT'S REQUEST
4. 4. PRK25-00001 CONSULTANT PARKING DETERMINATION
5. 5. PRK25-00001 PARKING STUDY



**MEMORANDUM REPORT
FOR CITY COUNCIL MEETING – ON SEPTEMBER 18, 2025**

To: Mayor Robertson and Council Members
From: Virginia Renteria, Senior Planner
Thru: Melissa Dunklin, CPM, Community Development Director
Subject: Parking Determination (Neptune Road Apartments)
DRC Case #PRK25-00001
Date: September 18, 2025

REQUEST: The applicant is requesting a parking determination for a reduction of 14.16 percent of the overall parking required for the Site Development Plan - Neptune Road Apartments (SDP25-00019).

BACKGROUND: Neptune Road Apartments (SDP25-00019) is a proposed 336-apartment development. The applicant is requesting approval for 606 parking spaces, which deviates from the 706 parking spaces required under Table 4.2.1. of the Land Development Code (LDC), which mandates 2 spaces per unit plus 1 per 10 units for guest parking.

In accordance with LDC Section 4.2.3.B.4, a reduction of up to 20% may be considered if supported by a qualified parking study. While the applicant submitted a traffic study that was reviewed by the City's transportation consultant and deemed technically sufficient for administrative consideration, staff identified several concerns.

Specifically, the applicant relied on 2023 data and cited the approval of a parking determination for the proposed Roan Bridge development (PRK24-00001), which has not been approved and remains under review. The elimination of 100 parking spaces in a suburban mid-rise multifamily apartment development may result in a corresponding shortfall in available parking, potentially leaving up to 100 vehicles without designated onsite parking accommodations. Therefore, the applicant has not demonstrated the proposed use is subject to conditions and situations which would warrant a parking requirement other than as listed in LDC Table 4.2.1.

STAFF RECOMMENDATION: Staff reviewed this request for parking reduction on or before June 20, 2025. Staff recommends **DENIAL** of the proposed parking reduction, concluding that the proposed reduction in required parking may result in inadequate on-site parking, leading to potential overflow onto adjacent properties and in the public rights-of-way. This outcome would be inconsistent with the City's High Performing Government objectives and standards for responsible growth management. Community Development denied the applicant's request on June 20, 2025.

STRATEGIC PLAN:

The proposed reduction in parking does not meet the intent of the following City of St. Cloud Strategic Goals:
High-Performing Government: Focus on the continuity and sustainability of core public services

Attachment:

Community Development Parking Request Denial
Applicant's Request
Consultant Parking Determination
Parking Study



MEMORANDUM REPORT FOR PARKING DETERMINATION

To: Melissa Dunklin, Community Development Director
From: Virginia Renteria, Senior Planner
Subject: 0 Neptune Road
Case No. PRK25-00001 – Parking Determination (Neptune Road Apartments)
Date: June 20, 2025

REQUEST: The applicant is requesting a parking determination for a reduction of 14.16 percent of the overall parking required for the Site Development Plan - Neptune Road Apartments (SDP25-00019).

BACKGROUND: Neptune Road Apartments (SDP25-00019) is a proposed 336-apartment development. The applicant is requesting approval for 606 parking spaces, which deviates from the 706 parking spaces required under Table 4.2.1. of the Land Development Code (LDC), which mandates 2 spaces per unit plus 1 per 10 units for guest parking.

In accordance with LDC Section 4.2.3.B.4, a reduction of up to 20% may be considered if supported by a qualified parking study. While the applicant submitted a traffic study that was reviewed by the City's transportation consultant and deemed technically sufficient for administrative consideration, staff identified several concerns.

Specifically, the applicant relied on 2023 data and cited the approval of a parking determination for the proposed Roan Bridge development (PRK24-00001), which has not been approved and remains under review. The elimination of 100 parking spaces in a suburban mid-rise multifamily apartment development may result in a corresponding shortfall in available parking, potentially leaving up to 100 vehicles without designated on-site parking accommodations. Therefore, the applicant has not demonstrated the proposed use is subject to conditions and situations which would warrant a parking requirement other than as listed in LDC Table 4.2.1.

Staff concludes that the proposed reduction in required parking may result in inadequate on-site parking, leading to potential overflow onto adjacent properties and in the public rights-of-way. This outcome would be inconsistent with the City's High-Performing Government objectives and standards for responsible growth management.

STRATEGIC PLAN GOALS:

The proposed reduction in parking does not meet the intent of the following City of St. Cloud Strategic Goals:

High-Performing Government: Focus on the continuity and sustainability of core public services

STAFF RECOMMENDATION:

Staff reviewed this request on or before June 17, 2025 and recommends **DENIAL** of the Parking Determination for Neptune Road Apartments (PRK25-00001).

ATTACHMENTS:

Parking Study

Consultant Parking Determination

Melissa Dunklin

[Melissa Dunklin \(Jun 20, 2025 13:05 EDT\)](#)

Community Development Director Signature

Jun 20, 2025

Date

PARKING REQUEST MEMO PRK23-00002

FINAL

Final Audit Report

2025-06-20

Created:	2025-06-20
By:	Virginia Renteria (virginia.renteria@stcloud.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAZJIIDIOMKZWnPqFBjyaFXIzUpDNbKaJJ

"PARKING REQUEST MEMO PRK23-00002 FINAL" History

 Document created by Virginia Renteria (virginia.renteria@stcloud.org)
2025-06-20 - 5:02:48 PM GMT

 Document emailed to melissa.dunklin@stcloudfl.gov for signature
2025-06-20 - 5:03:15 PM GMT

 Email viewed by melissa.dunklin@stcloudfl.gov
2025-06-20 - 5:04:48 PM GMT

 Signer melissa.dunklin@stcloudfl.gov entered name at signing as Melissa Dunklin
2025-06-20 - 5:05:37 PM GMT

 Document e-signed by Melissa Dunklin (melissa.dunklin@stcloudfl.gov)
Signature Date: 2025-06-20 - 5:05:39 PM GMT - Time Source: server

 Agreement completed.
2025-06-20 - 5:05:39 PM GMT

Jo O. Thacker
T: (407) 669-4230 F: (407) 425-8377
jo.thacker@nelsonmullins.com

390 North Orange Avenue, Suite 1400
Orlando, FL 32801-4961
T: (407) 669-4200 F: (407) 425-8377
nelsonmullins.com

July 1, 2025

Via Certified Mail and Email

City of St. Cloud
1300 9th Street
St. Cloud, Florida 34769
Attn: Veronica Miller, City Manager
Email: CityManager@stcloudfl.gov

DeBeaubien, Simmons, Knight, Mantzaris & Neal, LLP
Attn: Daniel Mantzaris
332 North Magnolia Avenue
Orlando, Florida 32801
Email: dmantzaris@dsklawgroup.com

RE: Neptune Road Parking Determination

Dear Ms. Miller:

We represent Preferred Realty, Inc. (the “Developer”), who is developing the Neptune Road Apartments according to the Site Development Plan – Neptune Road Apartments (SDP25-00019) as a proposed 336-apartment development (the “Project”). Based on the City of St. Cloud (the “City”) Land Development Code (“LDC”) Table 4.2.1, as more particularly described in **Exhibit “A”** attached hereto and incorporated herein by this reference, the code requires “Two spaces per dwelling unit plus one additional space per ten units; except in CBD-1 and CDD-2 where one space per dwelling unit shall be required”.¹ Hence, the LDC requires 705.6 parking spaces (i.e., (2 space per unit x 336 units) + (336 units / 10 spaces per unit guest parking)) rounded up to 706 overall parking spaces for the Project.

The Developer is requesting a parking determination for a reduction of overall parking required for the Project from 706 parking spaces as required by the LDC to 606 parking spaces as determined by a Parkin Demand Analysis for Neptune Road Multi-Family Residential Site performed by Luke Transportation Engineering Consultants, Inc. (“LTEC”) in June 2025 (the “Parking Study”), attached hereto as **Exhibit “B”** and incorporated herein by this reference.

¹ LDC § Table 4.2.1.

Received
St. Cloud City Manager's Office

JUL 03 2025

Time: KB
: emailed CM also 7/3

LTEC has completed a traffic impact analysis report for the Project, which was submitted to the City for review in February 2025. The Institute of Transportation Engineers (ITE) in the Parking Generation Manual, 5th Edition was reviewed by LTEC to provide a basis for the Project parking requirements.² A proposed Parking Demand Analysis Methodology (“Proposed Methodology”) was submitted to the City for review in March 2025. The Proposed Methodology is consistent with a study previously completed for the St. Cloud apartments development by TMC in March 2023 (the “Previous Study”). The Proposed Methodology to support the parking plan for this Project is consistent with the assumptions and approach from the Previous Study.

The Parking Study used the parking survey data for three (3) existing apartment development – Sawyer Estates Apartments, Crestwood Apartments and Prose Stevens Pointe (collectively as the “Comparable Sites”) – within the City of St. Cloud from the previous, approved study provided by the City.³ Based on the documented parking demand observations for these three Comparable Sites, the peak parking demand occurs during the morning hours on weekdays, and the Average Parking Utilization/Parking Supply Ratio was determined to be 1.27 spaces/DU.⁴ The Parking Ratio for the Project Parking Plan is 1.8 spaces/DU (i.e., $1.8 \times 336 = 604.8$ spaces rounded up to 606 spaces as requested).⁵ This represents a 14.16% reduction from the cord requirement of 708 spaces (i.e., $(706 - 606) / 706 = 14.16\%$) but is greater than that previously approved by the City of St. Cloud at 1.27. It appears that the analysis performed by staff believed it was based on the Roan Bridge parking determination when it was actually based on the St. Cloud Apartments.

The LDC Section 4.2.3(C) provides that “. . . if the parking demand of a listed use is subject to conditions and situations which would warrant a parking requirement other than those listed in Table 4.2.1, an applicant may apply to the city council for a determination of parking.”⁶ Thus, the City Council has power and authority to make parking determination of the Project.

To determine the parking needed for this Project, a six-prong analysis is provided for in LDC Section 1.3.2(D) as follows:

- a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district. The Project is within walking distance to a bus route on E. Irlo Bronson Memorial Hwy, the Publix Super Market including pharmacy and grocery, Neptune Elementary School and employment opportunities. These special conditions and circumstances exist peculiar to this Project which are not commonly applicable to other properties.

² Parking Study, Page 9.

³ Parking Study, Page 9.

⁴ Parking Study, Page 18.

⁵ Parking Study, Page 18.

⁶ LDC §4.2.3(C).

b. The special conditions and circumstances do not result from the actions of the Developer. There is a joint pond on the site that the City received for Sergeant Graham Drive and this property is unique in that there is also a commercial site on the corner of Neptune Road and Sergeant Graham Drive that can help spur commercial on Neptune Road. The additional residents will insure this occurs on a faster timeline.

c. Literal interpretation of the provisions of these zoning regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of these zoning regulations and would work an unnecessary and undue hardship on the applicant. As previously stated, the three Comparable Sites are all apartments situated close to the Project. The proposed parking ratio of 1.8 space/DU is much higher than the average parking ratio at 1.27 space/DU for the Comparable Sites. The literal interpretation of the relevant LDC requiring 2 space/DU would deprive the Developer of reduced parking spaces commonly enjoyed by other properties that have less favorable factors to consider.

d. The variance or other action, if granted, is the minimum request that will make possible the reasonable use of the land, building, or structure. This request is the minimum request to keep the open space and recreation that makes this Project a quality multi-family site.

e. Granting the request will not confer on the applicant any special privilege that is denied by these zoning regulations to other lands, buildings, or structures in the same zoning district. As previously provided, the request for reduced parking space is within the 20% reduction authority authorized in LDC Section 4.2.3 to the City Manager or her designee and supported by data. Granting the request to the Developer will not confer on the Developer any special privilege.

f. The grant of the request will be in harmony with the general intent and purpose of these zoning regulations, will not be injurious to the neighborhood, or otherwise detrimental to the public welfare. The City's Key Focus Areas & Strategic Goals provide that it is the intent of the City to "[m]ake the City a desirable business location." The unnecessary requirement for potential overspill of demanded parking space could discourage development of the community, increase the costs for development and availability of certain housing for the City residents.

The LDC requirement presumably aims to ensure new residents have dedicated spaces for the vehicles without creating negative spillover on public parking close to the Project. Both the Parking Study and the ITE Parking Generation Manual shows that less than two (2) spaces are needed for each Mid-Rise Multifamily Housing Unit. The Parking Study shows the actual parking utilization rates in similar developments using data from the three Comparable Sites. To require

increased parking space for the Project will ultimately increase the costs to the Developer, which ultimately increases the costs for individual resident to afford a unit within the Project and may make the entire project not feasible.

A Parking Determination application has been filed with the Development Review Commission with Case No. PRK25-00004, which was denied on June 20, 2025 (the "Memorandum Report"), as more particularly described in **Exhibit "C"** attached hereto and incorporated herein by this reference. The reviewer determined it was based on a study that has not been approved, however this is incorrect. The methodology only was based on information that was provided the engineer from the City that was also provided to a project not yet approved. The data used is still relevant since there are not that many multi-family complexes within the City. The data used was from the project that received a parking variance. Developer is requesting the City Council to determine parking of the Project, particularly from the requirement of 706 parking spaces to 606 parking spaces.

Thank you for your consideration and the opportunity for this to be presented to the Council for review.

Sincerely,



Jo O. Thacker

Enclosures

EXHIBIT “A”
LDC TABLE 4.2.1

TABLE 4.2.1—Off-Street and Bicycle Parking		
Table of Minimum Requirements		
Use	Off-Street Parking	Bicycle Parking
RESIDENTIAL USES (Household and Group Living)		
Adult congregate living facility, sanitariums or convalescent homes	One space for each three beds	0
Multifamily	Two spaces per dwelling unit plus one additional space per ten units; except in CBD-1 and CDD-2 where one space per dwelling unit shall be required	10%
Retirement center	One space per dwelling unit plus parking as may be required for accessory uses in accordance with established standards	0
Roominghouses, boardinghouses, or dormitories	One space for each bedroom, plus one space per owner-manager	15%
Single-family, residential (attached or detached), duplex, townhouse, mobile home, or manufactured home	Four spaces per dwelling unit (two spaces in the garage or carport and two spaces in the driveway) plus one space per two dwelling units in designated on-street parking areas for visitor or short-term parking within the subdivision	0
NON-RESIDENTIAL USES (Excluding Industrial Uses, see below)		
Adult entertainment establishments	One space per 50 sq. ft. of gross floor area	10%
Auction house	One space for each patron seat	10%
Auditorium	One space for every five seats or one space for every 75 sq. ft. of gross floor area when there is no fixed seating	10%
Bowling alleys	Four spaces for each alley	10%
Churches, temples or places of worship *	One space for every four seats in the main auditorium	10%
Community center	Four spaces per 1,000 sq. ft.	20%
Fire or police department	One space for each two employees	10%
Funeral home	One space per 1,000 sq. ft. gross floor area	0
General commercial, retail, or personal service establishments	One space per 300 sq. ft. gross floor area; plus, one space per each 1,000 gross sq. ft. of lot or floor area used for display area for outdoor retail	6%
General office	One space per 300 sq. ft. gross floor area	10%
Golf course and accessory uses	Three spaces per golf hole plus spaces required for accessory uses	10%

TABLE 4.2.1—Off-Street and Bicycle Parking
Table of Minimum Requirements

Use	Off-Street Parking	Bicycle Parking
Gymnasium, health spa	One space per 200 sq. ft. gross floor area	20%
Hospitals	Two spaces for each bed	10%
Hotel, motel, or hotel apartments	1.2 spaces per guest unit plus parking as may be required for accessory uses in accordance with established standards	0
Libraries and museums	One space for each 200 gross sq. ft. of area open to the public	25%
Lodges or fraternal clubs	One space for each four members based upon maximum occupancy load	0
Lumberyards	One space per 400 gross sq. ft. of building area	0
Machinery sales **	One space per 500 sq. ft. of enclosed sales/rental floor area, plus one space per 2,500 gross sq. ft. of open sales/rental display lot area	0
Mini-warehouses	No parking required provided no office facilities are available (see loading zone requirements); office facilities shall require one space per 200 gross square footage of office area	0
Nursery schools, kindergartens and day care centers	One space per every five persons based on maximum capacity plus bus accommodations, if applicable	20%
Recreation, indoor/outdoor	One space for each 200 square feet of gross floor area of building plus one space for each 1,000 square feet of ground area devoted to such use, or one space per every three persons the facility is designed to accommodate when used to maximum capacity, whichever is greater.	25%
Restaurants ***	One space per every three seats based on maximum capacity	20%
Restaurants, fast food ***	One space for each 100 gross square footage of building	10%
Schools, elementary, middle, grade center or junior high levels	Two spaces for each classroom or office room, plus one space for each three seats, whether temporary or permanent, in any auditorium, gymnasium, cafeteria or places of assembly	50%
Schools, senior high	Five spaces for each classroom or office room, plus two spaces for each three seats in any gymnasium with permanent or temporary bleachers; or auditorium with permanent seating, plus two spaces for each three seats in any stadium where parking otherwise required cannot be used for stadium events	25%

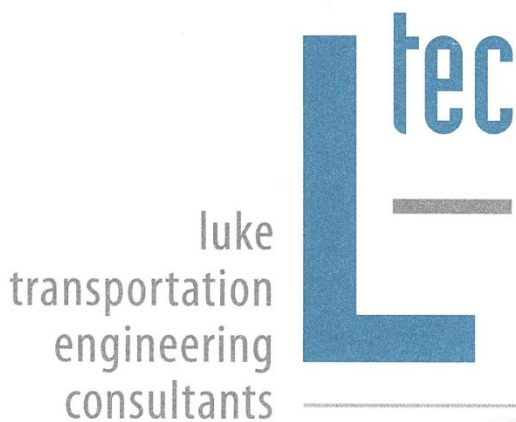
TABLE 4.2.1—Off-Street and Bicycle Parking Table of Minimum Requirements		
Use	Off-Street Parking	Bicycle Parking
Schools, vocational, trade, business or college	One space for each five classroom seats, plus one space for each three seats in an auditorium or place of assembly	25%
Shopping centers	One space per 300 sq. ft. gross floor area	3%
Stadiums and arenas	One space for each three seats, plus one space for each 25 square feet of gross floor area for exhibits or portable seating	25%
Theater or other entertainment establishments	One space per three seats maximum capacity	10%
Vehicle repair uses	Two spaces per bay (service bay is not a parking space) plus one space per 200 sq. ft. of sales area	0
INDUSTRIAL USES		
Contractor yard	Minimum of three spaces or one space per vehicle operating from the facility, whichever is greater	0
Manufacturing	One space for each 500 square feet of gross manufacturing floor area, plus one space for each 200 square feet of gross floor area for office space	0
Mini-warehouses	No parking required provided no office facilities are available (see loading zone requirements); office facilities shall require one space per 200 square feet gross floor area of office area	0
Multi-tenant industrial uses	Two spaces for each 500 square feet of gross floor area	0
Research or development	Two spaces for each 500 square feet of gross floor area	0
Schools, vocational, trade, business or college	One space for each five classroom seats, plus one space for each three seats in an auditorium or place of assembly	25%
Warehouses and storage facilities	Two spaces per 1,200 gross square feet plus one space per bay	0

DEVELOPMENT REVIEW SUMMARIES
PLN: Planning (N/A)
LSC: Landscape (N/A)
TRN: Transportation 1. Provide a complete DRC Application for review, with all supporting documentation required for the application process. Include the Phasing Schedule for project build out, if applicable. 2. The Methodology used appears incorrect in some areas. a. For Comparable Site 3 (which has a 90% occupancy rate), a full occupancy factor of 1.1 was applied to the observed demand. The observed demand should be divided by 0.9 to reflect full occupancy. This would change the peak parking ratio from 1.39 to 1.40. b. Please update and provide the correct methodology and calculations. 3. Attachment C currently does not provide any value to the parking application. The ITE Trip Generation and ITE Parking Generation datasets serve different purposes. The Trip Generation data, shown in Attachment C, estimates the number of trips generated by specific land use. ITE Parking Generation data estimates the number of parking spaces needed to accommodate the development's size. a. Please provide the appropriate ITE Parking Generation data sets to determine sufficient parking spaces and to avoid under/over building the parking facility. b. Note, the ITE Parking Generation Manual 6th Edition should be used rather than the 5th Edition. 4. Attachment D, E, & F are referenced in the study, but are not furnished, nor shown on the Table of Contents. a. Please provide additional information, including the missing attachments for the observed parking study that was conducted. b. Please clarify what justifications were determined to allow two of the three apartments in the study (Sawyer Estates and Prose Stevens Pointe) to have a parking supply ratio lower than what is stated in the LDC. 5. Paragraph "a" at the bottom of Appeal Letter page 2: a. The elementary school is approximately a 30-minute walk from the development, hence, likely too far a walk for most elementary students. b. Although there may be a slight reduction, the supermarket being within walking distance is more likely to have an impact on trips to and from the development (trip generation) rather than impact whether a tenant living at the apartment would own a vehicle or not. 6. Provide a narrative to justify what makes the proposed development an exception to the LDC and why a lower amount of parking spaces would still suffice.

DEVELOPMENT REVIEW SUMMARIES
PLN: Planning Parking Calculations: Justification appears consistent with applicable code provisions and supported by parking demand analysis, and the ITE parking generation manual and parking survey data meeting national demand standards. The site data table provided on the conceptual plan was too pixelated to determine if the appropriate number of bicycle parking was calculated.
LSC: Landscape (N/A)
TRN: Transportation 1. Provide Sketch, in accordance with the Parking Determination Requirements Checklist. 2. Neptune Rd Apartments are proposing 336 dwelling units. 3. Verified the Parking Study LDC Parking Calculation of (2 spaces per unit + 1 space for every 10 units) = $(2 \times 336) + 34 = 706$ parking spaces required. 4. Verified ITE land use code of 221 (Mid-Rise Multifamily Housing) 5. 85th Percentile parking demand ratio of 1.45 per dwelling unit per ITE Parking Generation Manual, 6th Edition. 6. The applicant is proposing 606 spaces. 7. Using 606 spaces that are proposed, divided by 706 spaces required by the LDC = 0.8584% a. $100\% - 0.8584\% = 14.16\%$ reduction b. 14.16% is less than the 20% variance threshold 8. Conclusion: The 606 parking spaces that are proposed exceed the ITE 85th Percentile demand of $(1.45 \times 336 =) 488$ spaces and falls below the maximum 20% variance from the LDC.

June 2025

**PARKING DEMAND ANALYSIS
NEPTUNE ROAD MULTI-FAMILY
RESIDENTIAL SITE
ST. CLOUD, FLORIDA**



LTEC № 23-2002

PARKING DEMAND ANALYSIS

ROAN BRIDGE APARTMENTS COMPONENT

ST. CLOUD, FLORIDA

Prepared for:

***Preferred Vista, LLC
217 NE 4th St.
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Prepared by:

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June 2025

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INTRODUCTION

Purpose

The Neptune Road Multi-family Residential Site (“Project”) is oriented northeast of Neptune Road & Sergeant Graham Drive in St. Cloud. **Figure 1** provides the Project Location Map. Luke Transportation Engineering Consultants, Inc., (LTEC) has recently completed a traffic impact analysis (TIA) report for the Project, which was submitted to the City for review in February 2025.

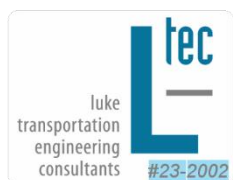
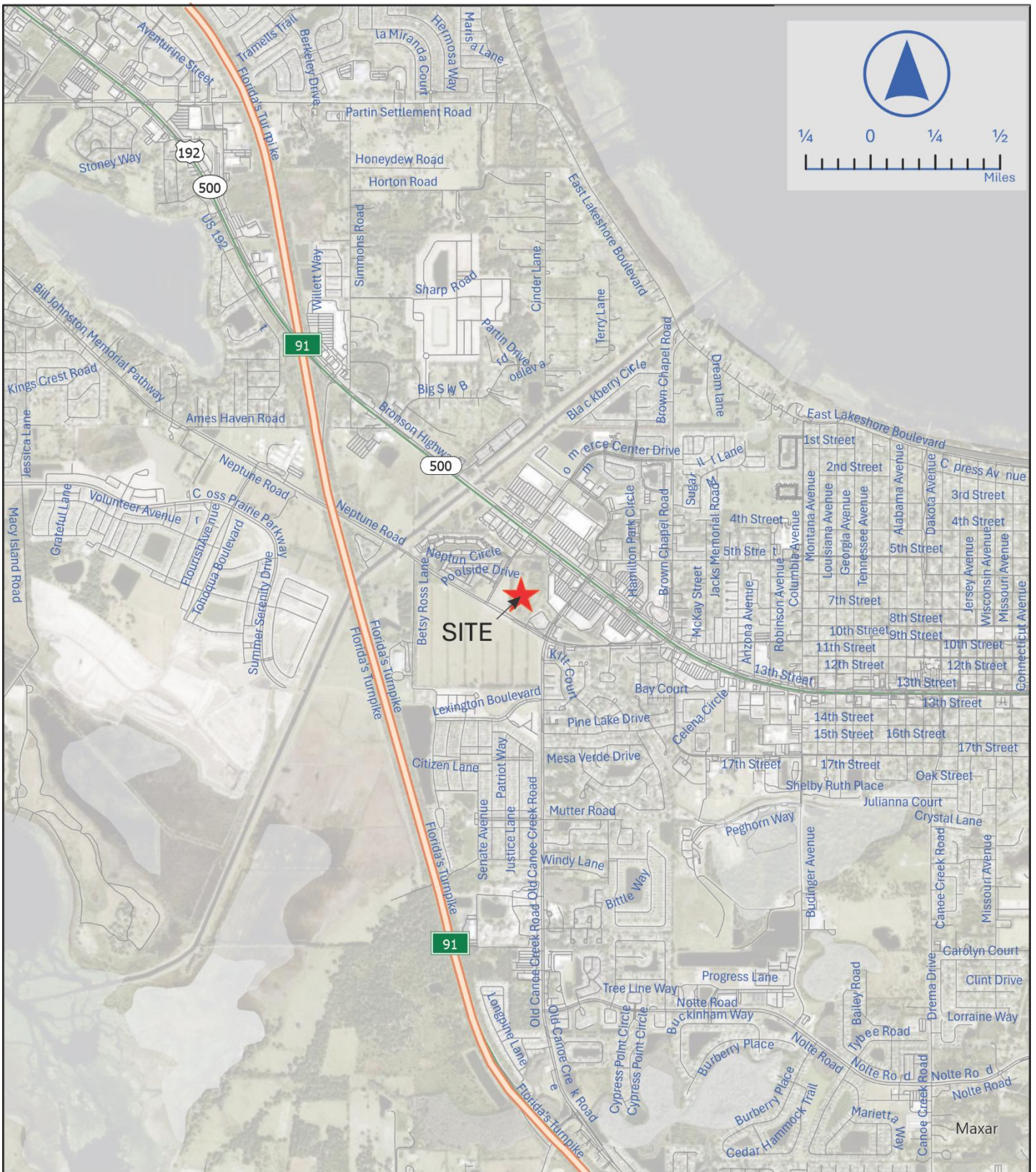
As part of the development application, the Project Developer proposes a parking plan that will involve a reduction/variance to the requirements from the City code requirements to support the proposed 336 Apartment units. A proposed Parking Demand Analysis Methodology was submitted to the City for review in March 2025. This report utilizes that proposed Methodology and documents the Parking Demand Analysis completed for the Project. **Figure 2** shows the Project site plan, indicating the component of the plan containing the Apartments.

Methodology

This proposed Parking Demand Analysis Methodology (March 2025) is consistent with the study previously completed for the St. Cloud Apartments development, by TMC (March 2023). This study was provided by the City to utilize as an example to utilize in the preparation of another (Roan Bridge Mixed Use Development- Apartments Component) the Parking Demand Analysis Report for the Project. The previous study involved the following components:

- Comparison to the parking requirements per the adopted City code to the proposed parking plan.
- Review of parking requirements based on the ITE Parking Generation Manual
- A summary of observed demands for three (3) developments similar to the apartment plan for that study
- An evaluation of the ITE Parking Generation Manual and the observed parking demands for the comparable developments, and application of the study parking requirements to the study site parking plan.

The proposed Methodology to support the parking plan for the Neptune Road Multi-family Residential Site is consistent with the assumptions and approach from the previous, approved parking study (March 2023).

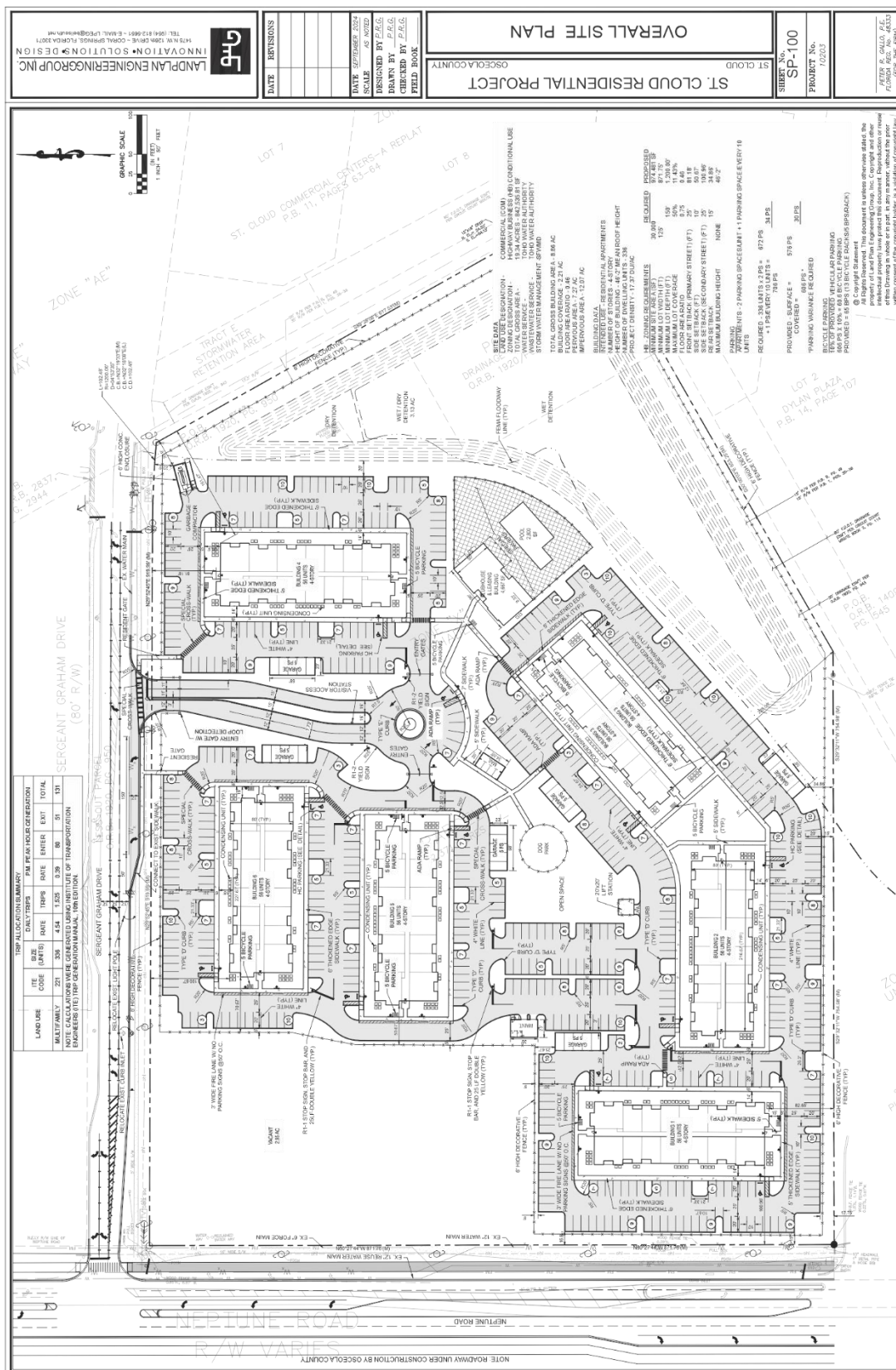


Neptune Road Multifamily Residential Site Parking Demand Analysis

City of St. Cloud, Osceola County, Florida

Site Location

Figure 1



Neptune Road Multi-family Residential Site Parking Plan & Code Requirements

The proposed plan for the Project is 336 apartment units. The City code requirements are 2 spaces per apartment unit + 1 space for every 10 apartment units. Based on the City's code requirements, the 336 apartment units would require a total of 706 parking spaces. The specific City Code requirements are based on Division 18 section 3.18.5 Table III-8 of the City of St. Cloud Land Development Code (LDC). The requirements are included in **Attachment A**.

Proposed Project Parking Plan Code Requirements:

336 dwelling units x 2 parking spaces/unit = 672 parking spaces

1 additional parking space/10 units = 34 parking spaces

672 parking spaces + 34 additional parking spaces = **706 parking spaces**

The City code (LDC 4.2.3.B.4) also states: "The city manager or his designee may grant up to a 20 percent reduction of the off-street parking requirements as identified in Table 4.2.1. The request shall be supported by a parking study completed by a traffic engineer."

The Project developer parking plan proposes that the 336 apartment units be developed with a total of 606 parking spaces. This represents a 14.16% reduction from the code requirement (parking reduction from 706 spaces to 606 spaces).

Based on the submitted Project Parking Demand Analysis Methodology (3/24/25- see **Attachment B**), the approach to assess the parking requirements for the Project plan using an approach consistent with the previously approved Parking Demand Analysis for the St. Cloud Apartments. This approach provides a comparison of the parking needs for the Project to the requirements based on the ITE source, and to the parking requirements based on the survey data from the approved Parking Demand Analysis for the St. Cloud Apartments. The approach for this study applies the parking survey data from the three (3) existing residential apartment developments in St. Cloud, compiled in March 2023, to support the parking plan for the Roan Bridge Apartments Component. This analysis utilized data from the study completed for the St. Cloud Apartments development, by TMC (March 2023). This previous study was previously approved by the City and provided by City staff for use in the approach for this Project.

Application of ITE Parking Generation

The Institute of Transportation Engineers (ITE) in the Parking Generation Manual, 5th Edition was reviewed to provide a basis for the Project parking requirements. Applying the ITE standards and definitions, the proposed Project was assumed to be classified as Mid-Rise Multifamily Housing, Land Use Code (LDC) 221, which includes “apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and with three to 10 levels (floors) of residence.” The ITE data is broken down between categories that include: Center City Core, Dense Urban, and General Urban/Suburban area types and provides data for proximity by transit. The description applied for the Project was suburban and not served by transit. The parking requirements obtained from ITE LUC 221 provides for an average parking demand ratio of 1.3 parking spaces per dwelling unit. The applicable section from the ITE source is as **Attachment C**.

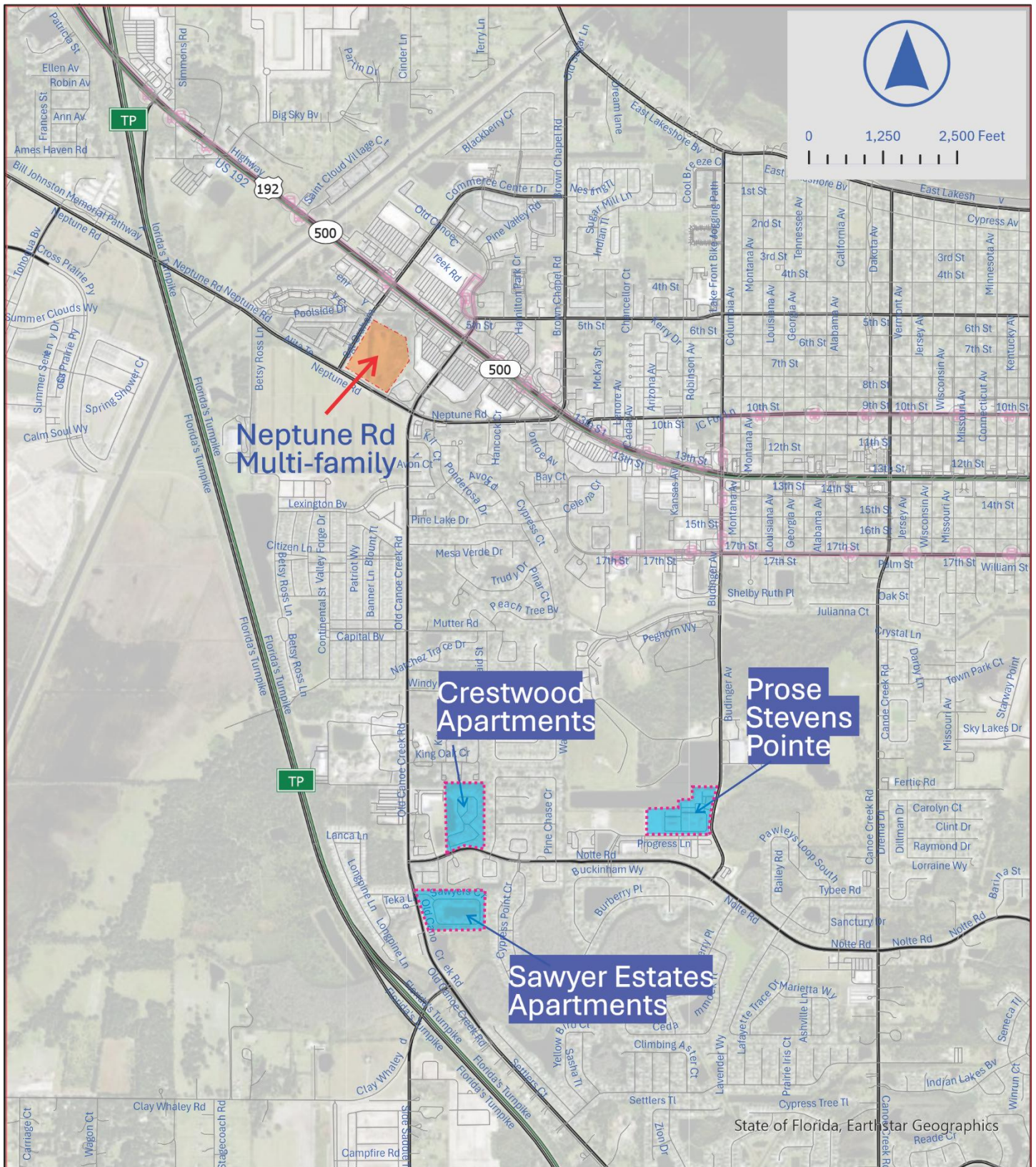
Using the ITE observed parking demand ratio, the proposed Project plan would require 437 parking spaces (336 units x 1.3 spaces/unit = 437 parking spaces).

Comparison to Existing Similar Apartments Developments

Parking survey data for three (3) existing apartment developments within the City of St. Cloud was assembled from the previous, approved study provided by the City. The existing apartment developments are: Sawyer Estates Apartments (located at 4201 Sawyer Circle), Crestwood Apartments (located at 3121 Crestwood Circle), and Prose Stevens Pointe (located at 3010 Camber Drive). These existing developments were deemed to be determined to be similar to the proposed Project, and appropriate for use to base parking demands that would be comparable to the proposed Project. **Figure 3** indicates the general locations of these comparable existing developments to the proposed Project location.

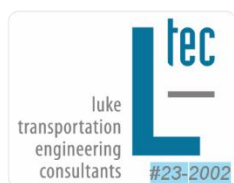
The following compares pertinent characteristics for the proposed Project Site and Comparable Sites 1 – 3:

- Proposed Project Site- – Neptune Road Multi-family Residential Site proposes 336 apartments, which is located northeast of Neptune Road & Sergeant Graham Drive. The site plan is provided in Figure 2 above.
- Comparable Site 1 – Sawyer Estates Apartments, located at 4201 Sawyer Circle, is a multifamily residential development with 192 dwelling units with 100% occupancy (at time of March 2023 survey), and 232 parking spaces. The location of the Sawyer Estates Apartments is provided in **Figure 4**.



**Neptune Road Multifamily Residential Site
Parking Demand Analysis**
City of St. Cloud, Osceola County, Florida
Location of Project and Three (3) Other Apartment Sites

Figure 3



Neptune Road Multifamily Residential Site Parking Demand Analysis

City of St. Cloud, Osceola County, Florida
Comparable Project Site Plan:
1 - Sawyer Estates Apartments

Figure 4

- Comparable Site 2 – Crestwood Apartments at 3121 Crestwood Circle, is a multifamily residential development with 216 dwelling units with 100% occupancy (at time of March 2023 survey), and 545 parking spaces. The location of the Crestwood Apartments is shown in **Figure 5**.
- Comparable Site 3 – Prose Stevens Pointe is located at 3010 Camber Drive, is a multifamily residential development with 264 dwelling units with 90% occupancy (at time of March 2023 survey), and 420 parking spaces. The location of the Sawyer Estates Apartments is provided in **Figure 6**.

The analysis for the proposed Project applied parking demand observations that were performed as part of the previous, approved study.

Comparable Site 1- Sawyer Estates Apartments Parking Demand Observations

The observations for Comparable Site 1 were conducted during the peak period (11:00 pm to 3:00 am) on March 9, 2023. The total parking supply was verified to be 232 parking spaces. Parking utilization was observed in increments of 15 minutes, or 4 observations per hour. The survey identified the total number of vacant parking spots. The parking observations are summarized in **Figure 7** and the detailed counts are included in **Attachment D**. The survey observed demand was based on 100% full occupancy at Comparable Site 1. The parking demand calculations are summarized in **Table 1**.

Table 1
Observed Parking Demand
Sawyer Estates Apartments

Time (Begin)	Observed Demand	Full Occupancy Adjustment
11:00 PM	139	139
12:00 AM	146	146
1:00 AM	146	146
2:00 AM	148	148
Peak	148	148
Peak Parking Ratio		0.771

The survey found that that the peak observed parking demand is 148 parked vehicles for Comparable Site 1 containing 192 units (factor = 1.0 due to 100% occupancy). The peak observed parking demand ratio was determined to 0.77 parking spaces/apartment unit.

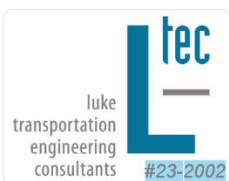


Neptune Road Multifamily Residential Site Parking Demand Analysis

City of St. Cloud, Osceola County, Florida

*Comparable Project Site Plan:
2 - Crestwood Apartments*

Figure 5





Neptune Road Multifamily Residential Site Parking Demand Analysis

City of St. Cloud, Osceola County, Florida

*Comparable Project Site Plan:
3 - Prose Stevens Pointe*

Figure 6

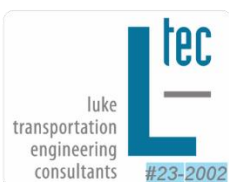
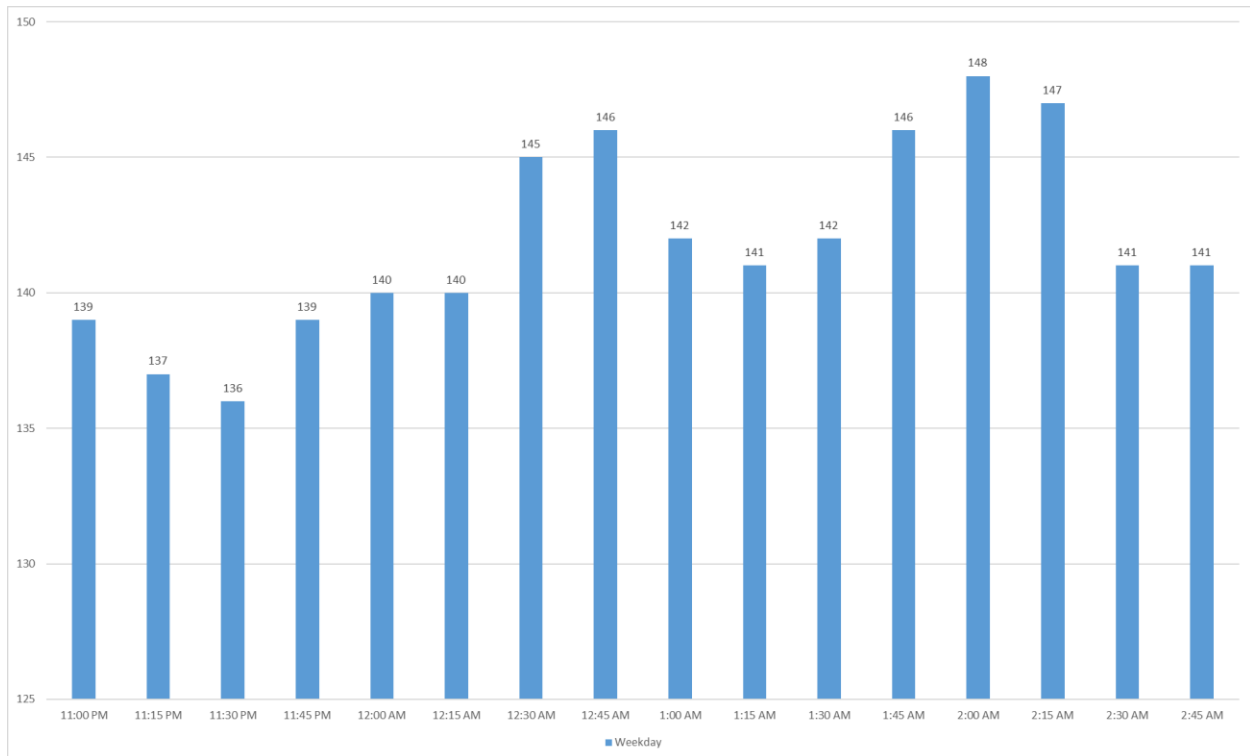


Figure 7
Sawyer Estates Apartments
Observed Parking Demand



Comparable Site 2- Crestwood Apartments Parking Demand Observations

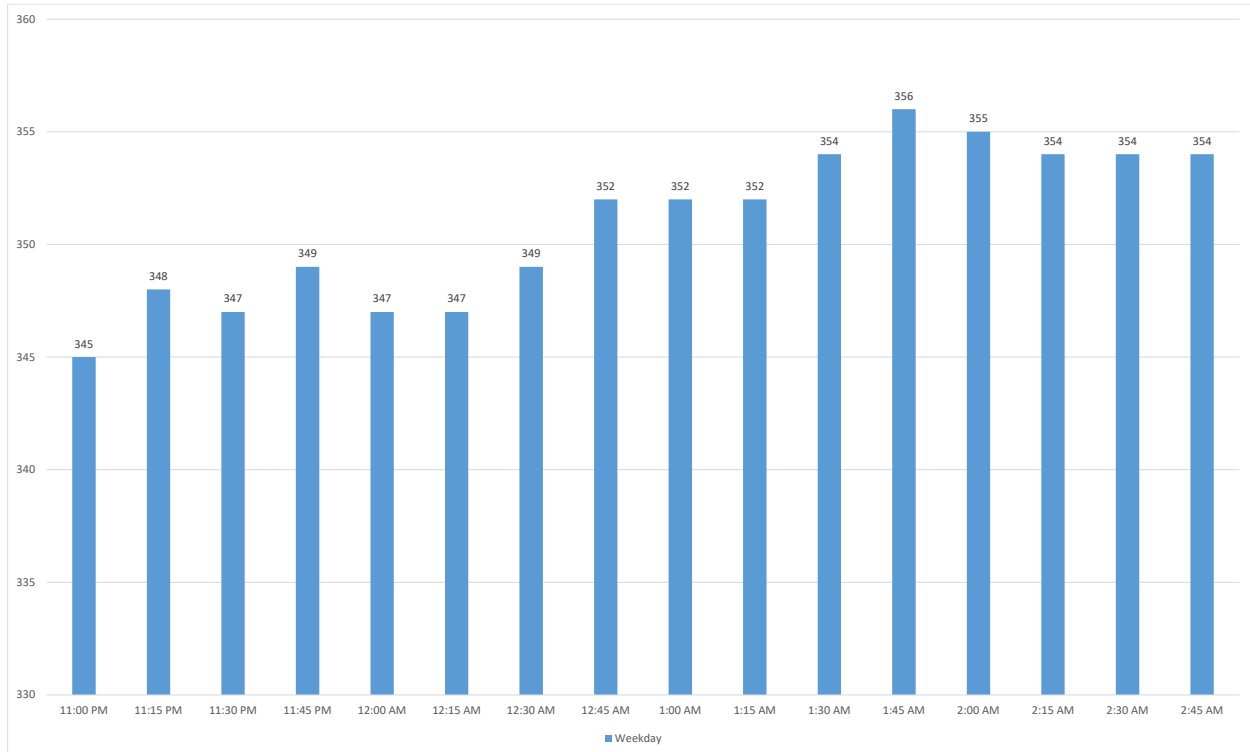
Parking demand observations for Comparable Site 2 were collected during the peak period (11:00 pm to 3:00 am) on March 7, 2023. During the observation period, the total parking supply was verified to be 545 parking spaces. The format of the data collected was the same as for Comparable Site 1, involving survey of the total number of vacant parking spots. The parking observations from that survey are provided in **Figure 8** and the detailed counts are included in **Attachment E**. The parking demand calculations are summarized in **Table 2**.

Table 2
Observed Parking Demand
Crestwood Apartments

Time (Begin)	Observed Demand	Full Occupancy Adjustment
11:00 PM	349	349
12:00 AM	352	352
1:00 AM	356	356
2:00 AM	355	355
Peak	356	356
Peak Parking Ratio		1.65

The survey determined that the peak observed parking demand (factor = 1.0 due to 100% occupancy) is 356 parked vehicles for Comparable site 1 containing 216 units. The peak observed parking demand ratio is 1.65 parking spaces/apartment unit.

Figure 8
Crestwood Apartments
Observed Parking Demand



Comparable Site 3- Prose Stevens Pointe Parking Demand Observations

The survey was completed for Comparable Site 3 during the peak period (11:00 pm to 3:00 am) on March 8, 2023. Based on the survey, the total parking supply was verified to be 420 parking spaces. Parking utilization was observed in increments of 15 minutes, or 4 observations per hour. The survey identified the total number of vacant parking spots. The parking observations are provided in **Figure 9** and the detailed counts are included in the **Attachment F**.

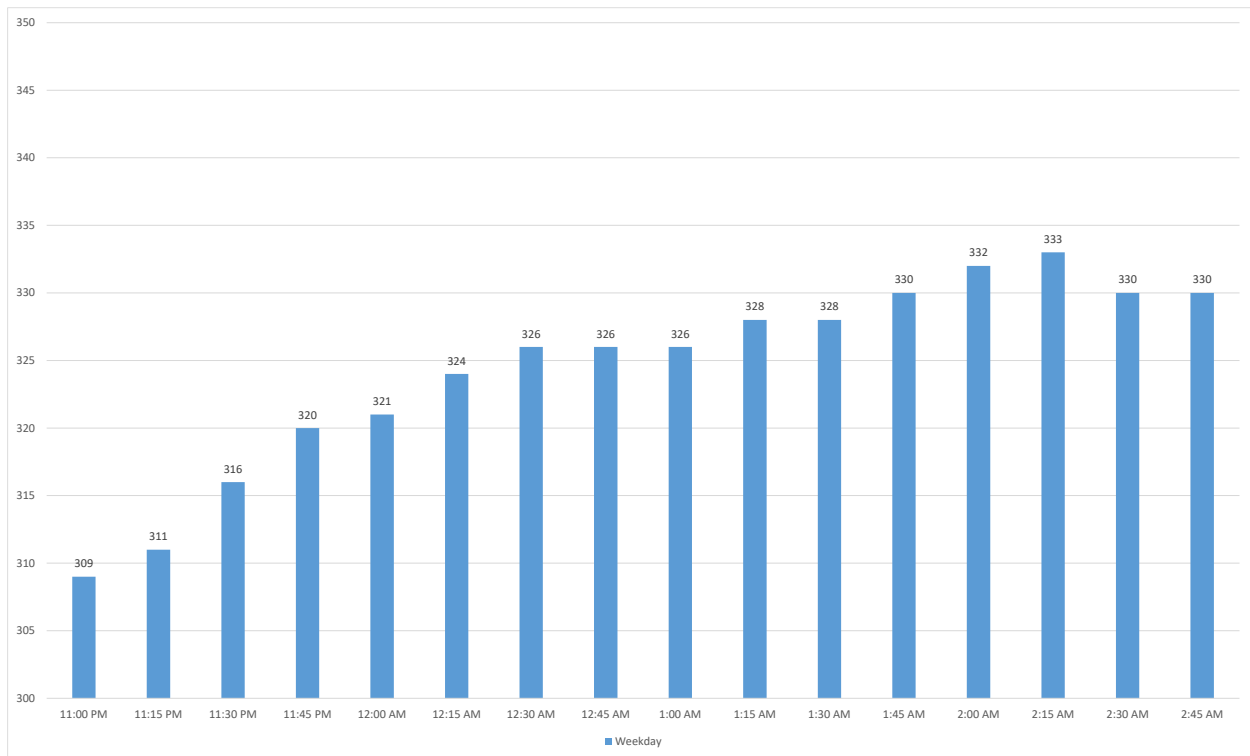
The observed parking demand for Comparable site 3 included an adjustment for full occupancy using a factor of 1.10 to reflect the 90% occupancy rate at this complex during the survey data collection. The resulting parking demand calculations are summarized in **Table 3**.

Table 3
Observed Parking Demand
Prose Stevens Pointe

Time (Begin)	Observed Demand	Full Occupancy Adjustment
11:00 PM	320	352
12:00 AM	326	359
1:00 AM	330	363
2:00 AM	333	366
Peak	333	366
Peak Parking Ratio		1.39

The survey determined that the adjusted peak observed parking demand was 366 parked vehicles for Comparable Site 3, which included 264 units. The peak observed parking demand ratio was 1.39 parking spaces/apartment unit.

Figure 9
Prose Stevens Pointe
Observed Parking Demand



FINDINGS AND CONCLUSIONS

The following provides the findings and conclusions developed based on the Parking Demand Analysis completed for the Project (Neptune Road Multi-family Residential Site), to support the proposed Project plan. The proposed Project plan includes 336 Apartment units. The Project developer proposes that the 336 apartment units be developed with a total of 606 parking spaces. This represents a 14.16% reduction from the code requirement (parking reduction from 706 spaces to 606 spaces).

Design Parking Demand and Parking Ratio Findings

Based on the documented parking demand observations for the three Comparable Sites, the peak parking demand occurs during the morning hours on weekdays. **Table 4** summarizes the adjusted, observed parking demands, the Parking Utilization/Parking Supply Ratio, and Average Parking Utilization/Parking Supply Ratio. The Average Parking Utilization/Parking Supply Ratio was determined to be 1.27 spaces/DU.

This finding is generally consistent with the data from the ITE Parking Generation Manual (less than 2 spaces/Mid-Rise Multifamily Housing Unit).

Application to the Project Parking Plan

Comparing the Average Parking Utilization/Parking Supply Ratio of 1.27 spaces/DU determined from the study of the three Comparable Sites, the Project parking plan proposes 336 units to be supported by 606 spaces. The Parking Ratio for the Project Parking Plan is 1.80 spaces/DU (606/336). Therefore, the provided Parking Ratio for the Project Parking Plan (1.80 spaces/DU) exceeds the observed Average Parking Utilization/Parking Supply Ratio for the Comparable Sites (1.27 spaces/DU).

Table 4
Design Parking Ratio

	Sawyer Estates Apartments	Crestwood Apartments	Prose Stevens Pointe
Number of Units (DU)	192	216	264
Parking Available	232	545	420
Parking Supply Ratio (spaces/DU)	1.21	2.52	1.59
Adjusted Observed Parking Demand (spaces)	148	356	366
Observed Parking Ratio (spaces/DU)	0.77	1.65	1.39
Average Parking Ratio (Spaces/DU)			1.27

Based on the results of this analysis and shared parking opportunities, the proposed Project Parking Plan (606 spaces serving 336 Apartment units) should adequately serve the proposed Project uses.

Attachment A – City Code

3.18.5. - Off-street loading and unloading area requirement.

On the same premises with every building, structure or part thereof, erected and occupied, and any use which requires deliveries and is involved in the receipt or distribution by vehicles of materials or merchandise, shall provide and maintain on the lot adequate space for the maneuvering, standing, loading, and unloading services in order to avoid undue interference with public use of the streets or alleys. Such locations are subject to review and approval by the city manager or his designee.

- A. *Off-street loading and unloading space defined.* An open, hard-surfaced area, other than a street or public way, the principal use of which is for standing, loading and unloading of motor trucks tractors and trailers. Such space shall not be less than 12 feet in width, 45 feet in length and 14 feet in height, exclusive of access aisles and maneuvering space.
- B. *Criteria specified.* For every building or structure or part thereof having an area 4,000 square feet or less of building floor area and used for the purposes mentioned above, loading and unloading required spaces shall be determined by the city manager or his designee. For every building or structure or part thereof having an area 4,000 square feet or more of building floor area when used for the purposes mentioned above, off-street loading and unloading spaces shall be provided in accordance with the following guidelines, with a minimum of one space required:

Category	Gross Floor Area and Spaces Required
A minimum of one space shall be required.	
Manufacturing, Warehouse, or Service Establishments	1 space per 40,000 square feet gross floor area
Retail Sales	1 space per 25,000 square feet gross floor area
Commercial Recreation	1 space per 50,000 square feet gross floor area

TABLE III-8		
OFF-STREET AND BICYCLE PARKING		
TABLE OF MINIMUM REQUIREMENTS		
Use	Off-Street Parking	Bicycle Parking

Adult congregate living facility, sanitariums or convalescent homes	One space for each three beds	0
Adult entertainment establishments	One space per 50 sq. ft. of gross floor area	10%
Auction house	One space for each patron seat	10%
Auditorium	One space for every five seats or one space for every 75 sq. ft. of gross floor area when there is no fixed seating	10%
Bowling alleys	Four spaces for each alley	10%
Churches, temples or places of worship*	One space for every four seats in the main auditorium	10%
Community center	Four spaces per 1,000 sq. ft.	20%
Fire or police department	One space for each two employees	10%
Funeral home	One space per 1,000 sq. ft. gross floor area	0
General commercial, retail, or personal service establishments	One space per 300 sq. ft. gross floor area; plus, one space per each 1,000 gross sq. ft. of lot or floor area used for display area for outdoor retail	6%
General office	One space per 300 sq. ft. gross floor area	10%
Golf course and accessory uses	Three spaces per golf hole plus spaces required for accessory uses	10%

Gymnasium, health spa	One space per 200 sq. ft. gross floor area	20%
Hospitals	Two spaces for each bed	10%
Hotel, motel, or hotel apartments	1.2 spaces per guest unit plus parking as may be required for accessory uses in accordance with established standards	0
Libraries and museums	One space for each 200 gross sq. ft. of area open to the public	25%
Lodges or fraternal clubs	One space for each four members based upon maximum occupancy load	0
Lumberyards	One space per 400 gross sq. ft. of building area	0
Machinery sales**	One space per 500 sq. ft. of enclosed sales/rental floor area, plus one space per 2,500 gross sq. ft. of open sales/rental display lot area	0
Mini-warehouses	No parking required provided no office facilities are available (see loading zone requirements); office facilities shall require one space per 200 gross square footage of office area	0
Multifamily	Two spaces per dwelling unit plus one additional space per ten units; except in CBD-1 and CDD-2 where one space per dwelling unit shall be required	10%

Nursery schools, kindergartens and day care centers	One space per every five persons based on maximum capacity plus bus accommodations, if applicable	20%
Recreation, indoor/outdoor	One space for each 200 square feet of gross floor area of building plus one space for each 1,000 square feet of ground area devoted to such use, or one space per every three persons the facility is designed to accommodate when used to maximum capacity, whichever is greater.	25%
Retirement center	One space per dwelling unit plus parking as may be required for accessory uses in accordance with established standards	0
Roominghouses, boardinghouses, or dormitories	One space for each bedroom, plus one space per owner-manager	15%
Restaurants***	One space per every three seats based on maximum capacity	20%
Restaurants, fast food***	One space for each 100 gross square footage of building	10%
Schools, elementary, middle, grade center or junior high levels	Two spaces for each classroom or office room, plus one space for each three seats, whether temporary or permanent, in any auditorium, gymnasium, cafeteria or places of assembly	50%

Schools, senior high	Five spaces for each classroom or office room, plus two spaces for each three seats in any gymnasium with permanent or temporary bleachers; or auditorium with permanent seating, plus two spaces for each three seats in any stadium where parking otherwise required cannot be used for stadium events	25%
Schools, vocational, trade, business or college	One space for each five classroom seats, plus one space for each three seats in an auditorium or place of assembly	25%
Shopping centers	One space per 300 sq. ft. gross floor area	3%
Single-family, residential (attached or detached), duplex, mobile home, or manufactured home	Four spaces per dwelling unit (two spaces in the garage or carport and two spaces in the driveway) plus one space per two dwelling units in designated on-street parking areas for visitor or short-term parking within the subdivision	0
Stadiums and arenas	One space for each three seats, plus one space for each 25 square feet of gross floor area for exhibits or portable seating	25%
Theater or other entertainment establishments	One space per three seats maximum capacity	10%

Vehicle repair uses	Two spaces per bay (service bay is not a parking space) plus one space per 200 sq. ft. of sales area	0
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*Because religious observances often occur at times when other land uses are not in operation, it is acceptable to reduce, up to 50 percent of the required amount of parking, provided the place of worship is located within 500 feet of any public parking lot or any commercial parking lot where sufficient spaces are available by permission of the owner(s) during the time of services to make up the additional spaces required.

**Means the sale of trucks, boats, farm machinery, construction equipment, and related items.

***Outdoor dining area square footage or seating shall be used in addition to restaurant floor area to calculate parking space requirements.

(Ord. No. 2005-158, § 13(table III-8), 12-15-2005; Ord. No. 2010-08, § 2(Exh. B), 6-24-2010; Ord. No. 2015-09, § 3, 2-26-2015; Ord. No. 2017-07, § VI, 2-23-2017)

INDUSTRIAL USES		
Use	Off-Street Parking	Bicycle Parking
Contractor yard	Minimum of three spaces or one space per vehicle operating from the facility, whichever is greater	0
Manufacturing	One space for each 500 square feet of gross manufacturing floor area, plus one space for each 200 square feet of gross floor area for office space	0

Mini-warehouses	No parking required provided no office facilities are available (see loading zone requirements); office facilities shall require one space per 200 square feet gross floor area of office area	0
Multi-tenant industrial uses	Two spaces for each 500 square feet of gross floor area	0
Research or development	Two spaces for each 500 square feet of gross floor area	0
Schools, vocational, trade, business or college	One space for each five classroom seats, plus one space for each three seats in an auditorium or place of assembly	25%
Warehouses and storage facilities	Two spaces per 1,200 gross square feet plus one space per bay	0

(Ord. No. 2005-84, 8-11-2005)

Attachment B – Methodology

MEMORANDUM

TO: Carol Zepeda
 Cameron Crandell
FROM: J. Anthony Luke, P.E.
DATE: March 24, 2025
RE: Neptune Road Multi-family – Residential Site Parking Study – St. Cloud, Florida
 Proposed Parking Demand Analysis Methodology Ltec № 23-2002

This summarizes the proposed Parking Demand Analysis Methodology for the proposed Neptune Road Multi-family Residential Site, in St. Cloud. The Neptune Road Multi-family Residential Site ("Project") is oriented northeast of Neptune Road & Sergeant Graham Drive in St. Cloud. Luke Transportation Engineering Consultants, Inc., (LTEC) recently completed a traffic impact analysis (TIA) report for the Project, which was submitted to the City staff in February 2025 as part of the development application. This Methodology is consistent with other parking studies recently submitted to the City, based on past direction from City staff.

The Project Developer proposes a parking plan that will involve a reduction/variance to the requirements from the City code requirements. The proposed Project plan contains 336 apartment units (mid-rise). This memorandum summarizes the proposed methodology for the parking study to be completed for the Project. The site location is shown in **Figure 1**. **Figure 2** shows the Project site plan.

This proposed Methodology is consistent with the study completed for the St. Cloud Apartments development, by TMC (March 2023). This study was provided by the City to utilize as an example to utilize in the preparation of the study for the Project. The previous study involved the following components:

- Comparison to the parking requirements per the adopted City code to the proposed parking plan.
- Review of parking requirements based on the ITE Parking Generation Manual
- A summary of observed demands for three (3) developments similar to the apartment plan for that study
- An evaluation of the ITE Parking Generation Manual and the observed parking demands for the comparable developments, and application of the study parking requirements to the study site parking plan.

The proposed Methodology to support the parking plan for the Project is consistent with the assumptions and approach from the previous, approved parking study.

[mailing address] po box 961556 maitland florida 32786-1556 • 29 east pine street ocala florida 32801 [phone] 407 423 8355 [fax] 407 423 8322

Project Parking Plan

The proposed plan for the Project is 336 units, with 606 parking spaces provided. The City code requirements (2 spaces per apartment unit + 1 space for every 10 apartment units) results in a requirement of 706 parking spaces. Therefore, this parking study is proposed to support a reduction from 706 spaces to 606 spaces (14.16% reduction).

Parking Demand Analysis Assumptions and Approach

The previously-approved Parking Demand Analysis for the St. Cloud Apartments utilized a methodology that provided data from the ITE Parking Generation Manual and parking survey data collected from three (3) existing residential apartment developments in St. Cloud (surveys completed March 2023).

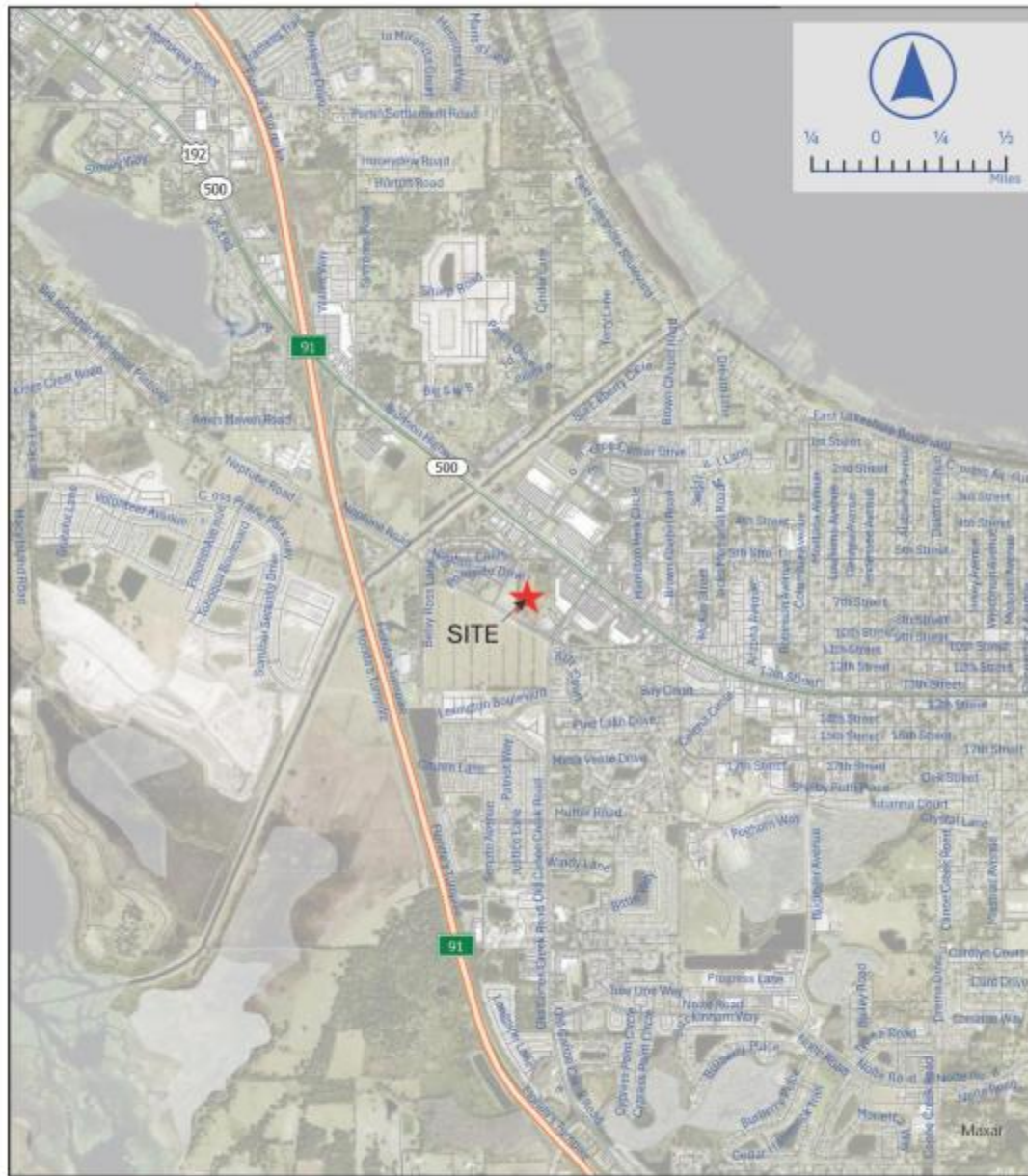
The proposed approach to assess the parking requirements for the Project using an approach consistent with the Parking Demand Analysis for the St. Cloud Apartments. This approach would provide a comparison of the parking needs for the Project to the requirements based on the ITE source, and to the parking requirements based on the survey data from the approved Parking Demand Analysis for the St. Cloud Apartments. The proposed approach for this study is to apply the parking survey data from the three (3) existing residential apartment developments in St. Cloud, compiled in March 2023, to support the parking plan for the proposed Project.

The parking study will also correlate the study findings with the City parking requirements under LDC 4.2.1. (Two spaces per dwelling unit plus one additional space per ten units; except in CBD-1 and CDD-2 where one space per dwelling unit shall be required). The parking study will also include the percentage reduction from the requirement that will be requested based on this study.

Please advise our office of any questions or comments you have after you've had an opportunity to review this proposed Parking Demand Analysis Methodology Summary to support the parking plan for the Project.

c.c. Thomas Speno
Paul Rhoads

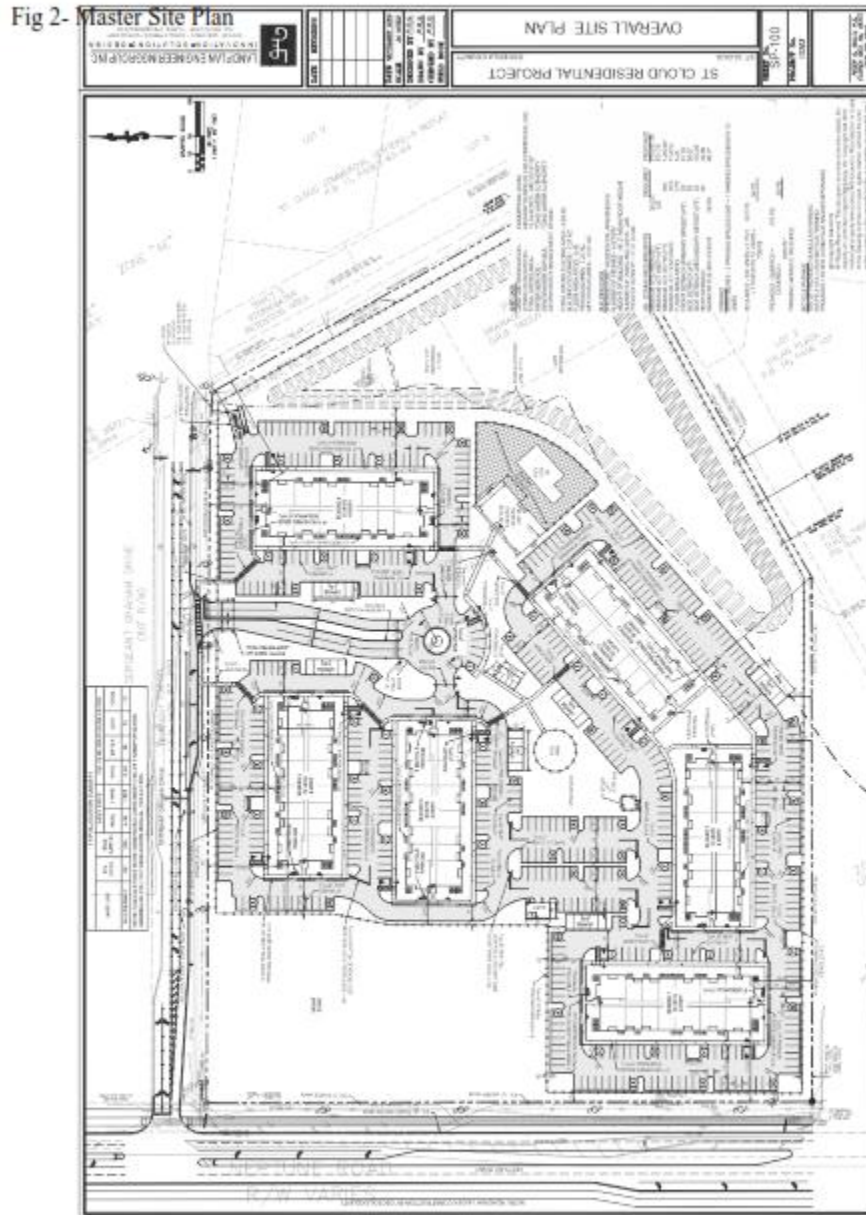
[mailing address] po box 841556 maitland florida 32786-1556 • 29 eads (pine street) orlando florida 32801 [phone] 407 425 8355 [fax] 407 425 8322



Neptune Road Multifamily Residential Site Parking Demand Analysis City of St. Cloud, Osceola County, Florida

Site Location

Figure 1



Neptune Road Multifamily Residential Site Parking Demand Analysis

City of St. Cloud, Osceola County, Florida

Conceptual Site Plan

Figure 2

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Attachment C – ITE Information

Land Use: 221

Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments and condominiums located in a building that has between four and 10 floors of living space. Access to individual dwelling units is through an outside building entrance, a lobby, elevator, and a set of hallways.

Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), off-campus student apartment (mid-rise) (Land Use 226), and mid-rise residential with ground-floor commercial (Land Use 231) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the six sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.5 residents per occupied dwelling unit.

For the five sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, District of Columbia, Florida, Georgia, Illinois, Maryland, Massachusetts, Minnesota, Montana, New Jersey, New York, Ontario (CAN), Oregon, Utah, and Virginia.

Source Numbers

168, 188, 204, 305, 306, 321, 818, 857, 862, 866, 901, 904, 910, 949, 951, 959, 963, 964, 966, 967, 969, 970, 1004, 1014, 1022, 1023, 1025, 1031, 1032, 1035, 1047, 1056, 1057, 1058, 1071, 1076



General Urban/Suburban and Rural (Land Uses 000–399) 273

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 11

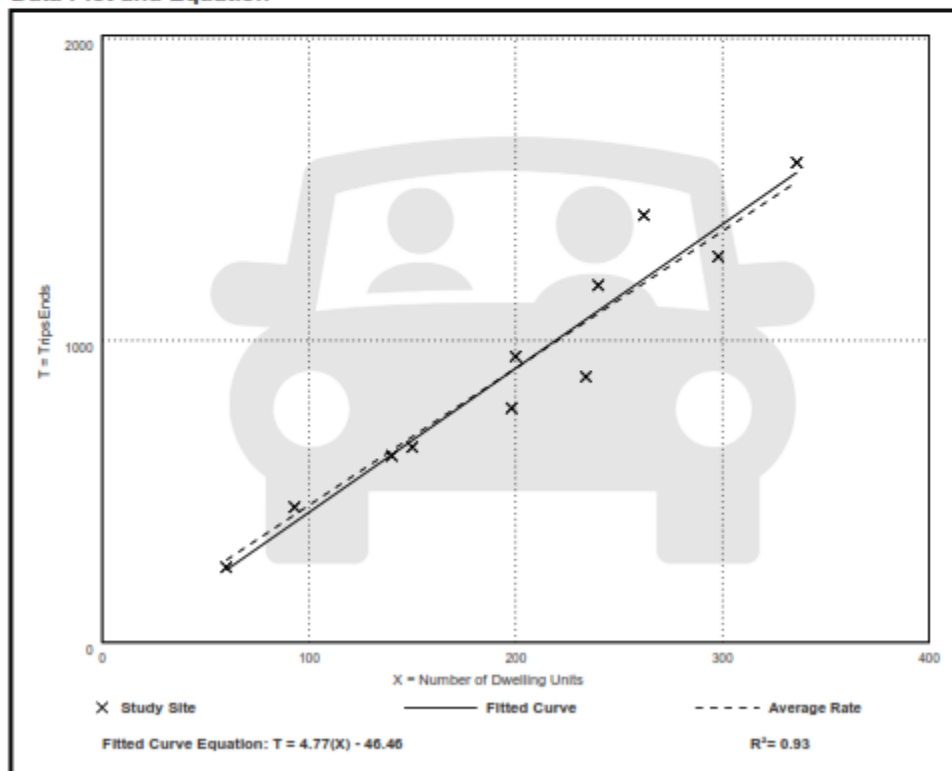
Avg. Num. of Dwelling Units: 201

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 30

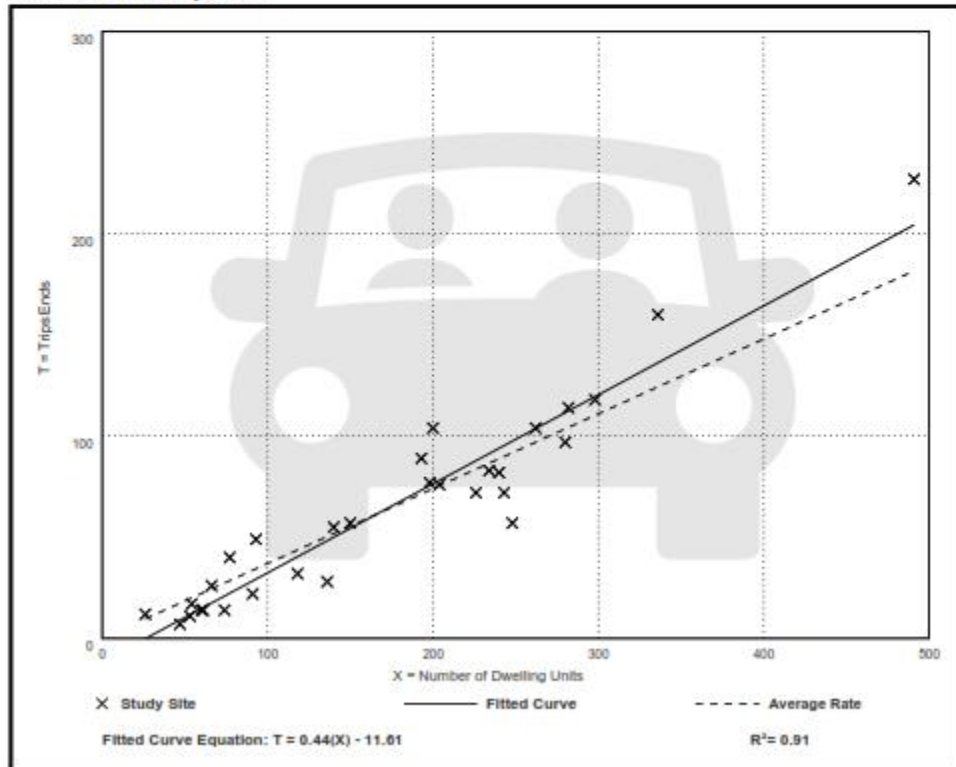
Avg. Num. of Dwelling Units: 173

Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



General Urban/Suburban and Rural (Land Uses 000-399) 275

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 31

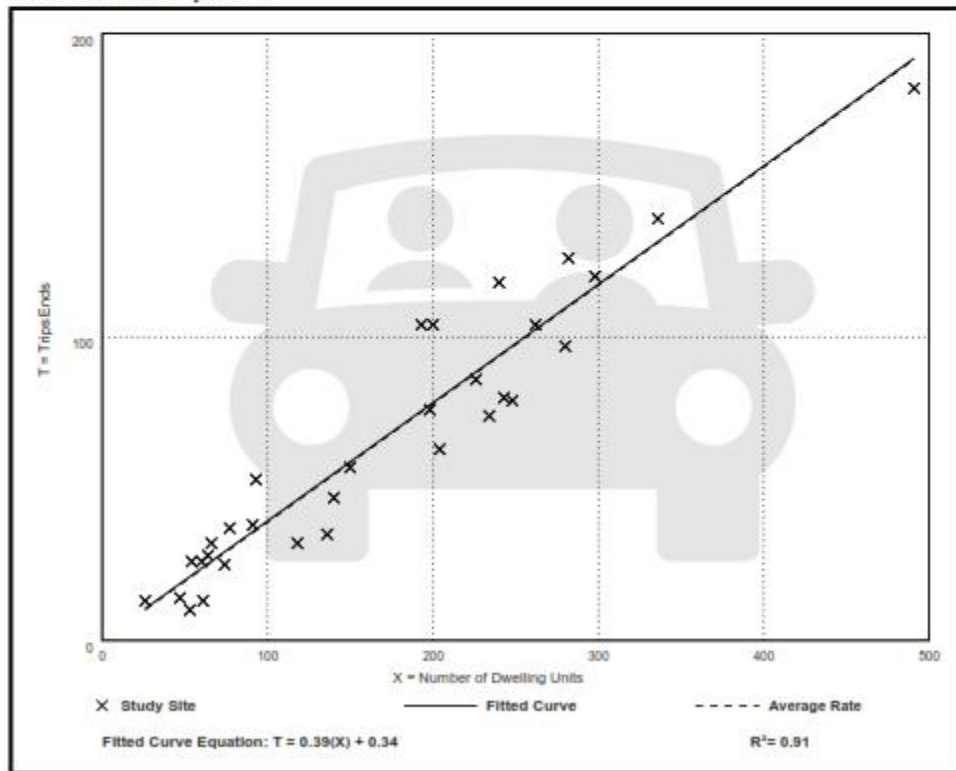
Avg. Num. of Dwelling Units: 169

Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 23

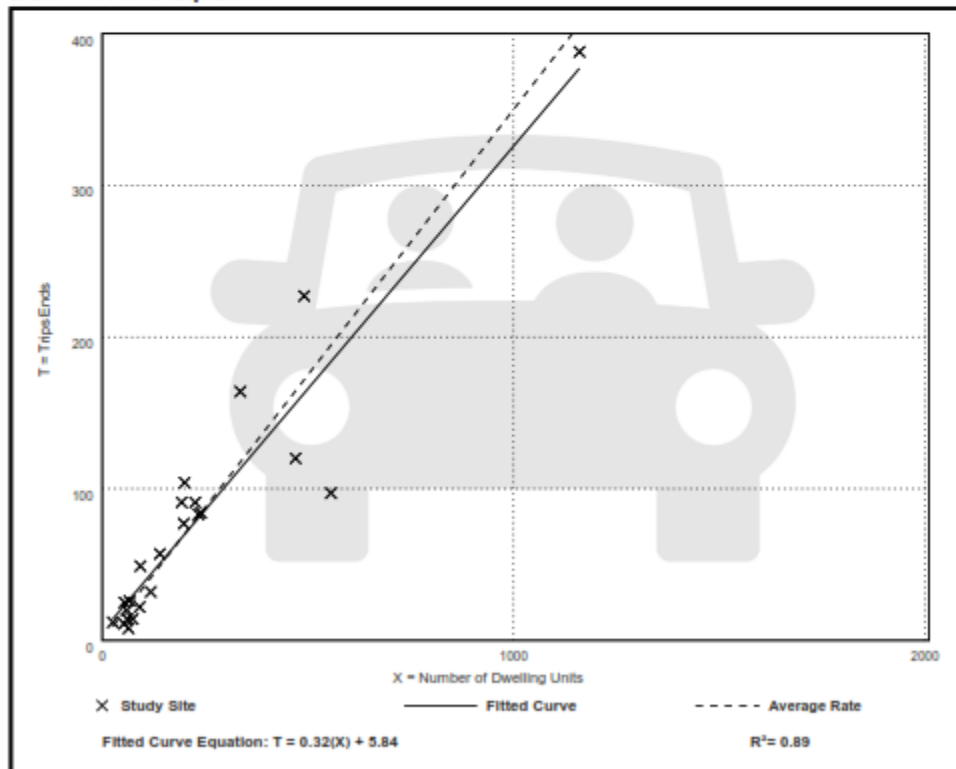
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.35	0.13 - 0.53	0.11

Data Plot and Equation



General Urban/Suburban and Rural (Land Uses 000-399) 277

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 22

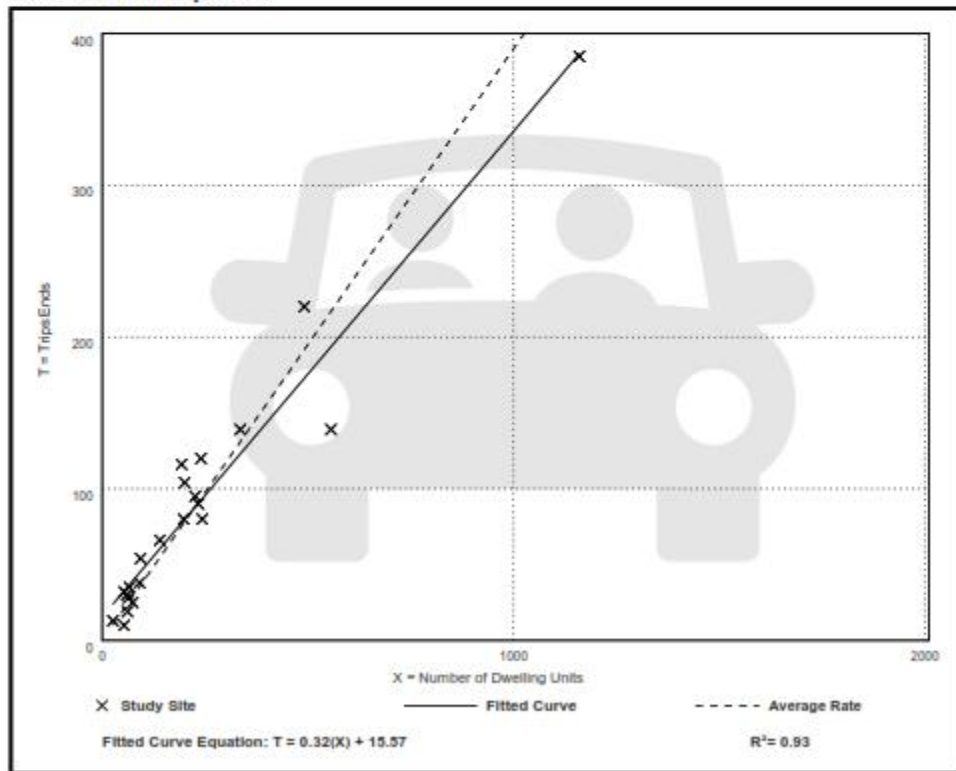
Avg. Num. of Dwelling Units: 221

Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.60	0.10

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

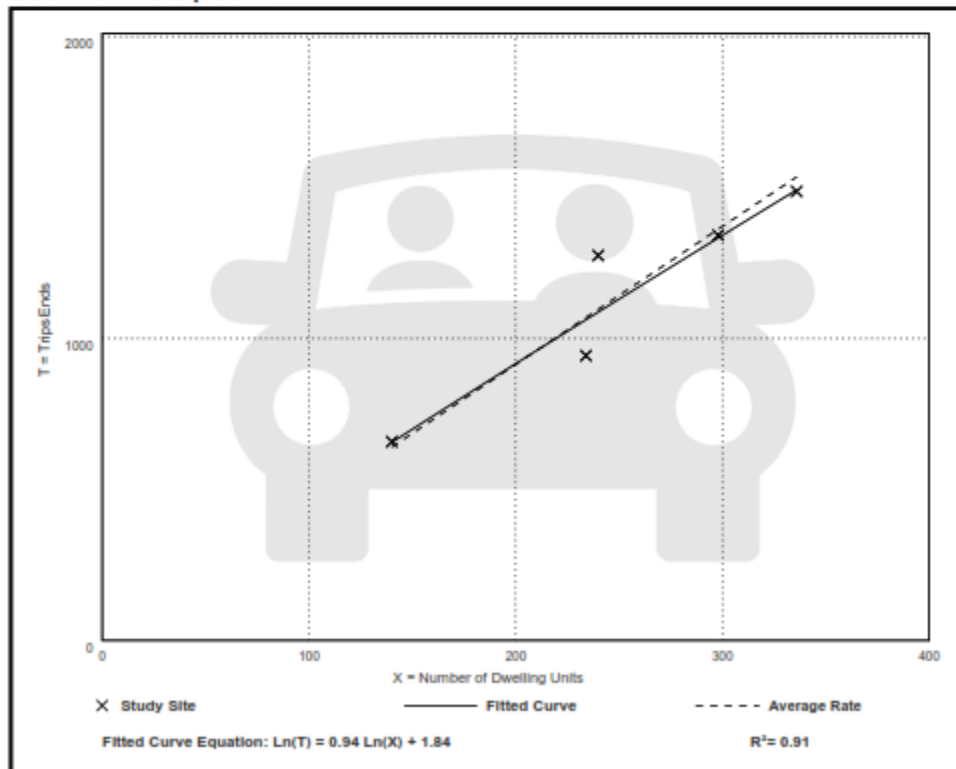
Vehicle Trip Ends vs: Dwelling Units
On a: Saturday

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Dwelling Units: 250
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.57	4.03 - 5.31	0.46

Data Plot and Equation



General Urban/Suburban and Rural (Land Uses 000-399) 279

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 5

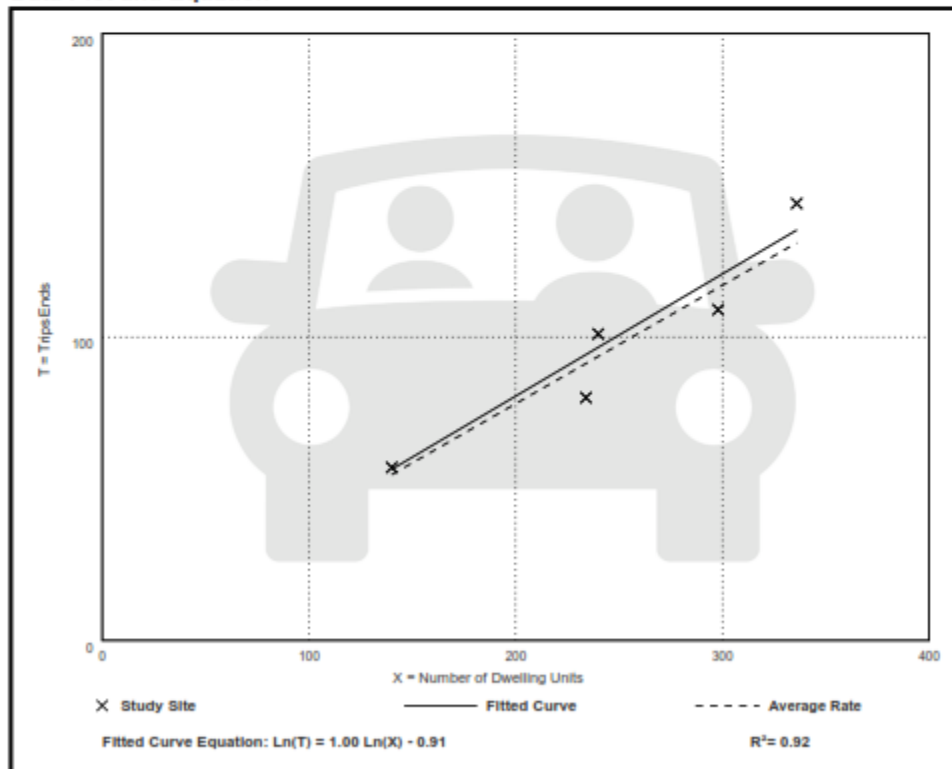
Avg. Num. of Dwelling Units: 250

Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.34 - 0.43	0.04

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

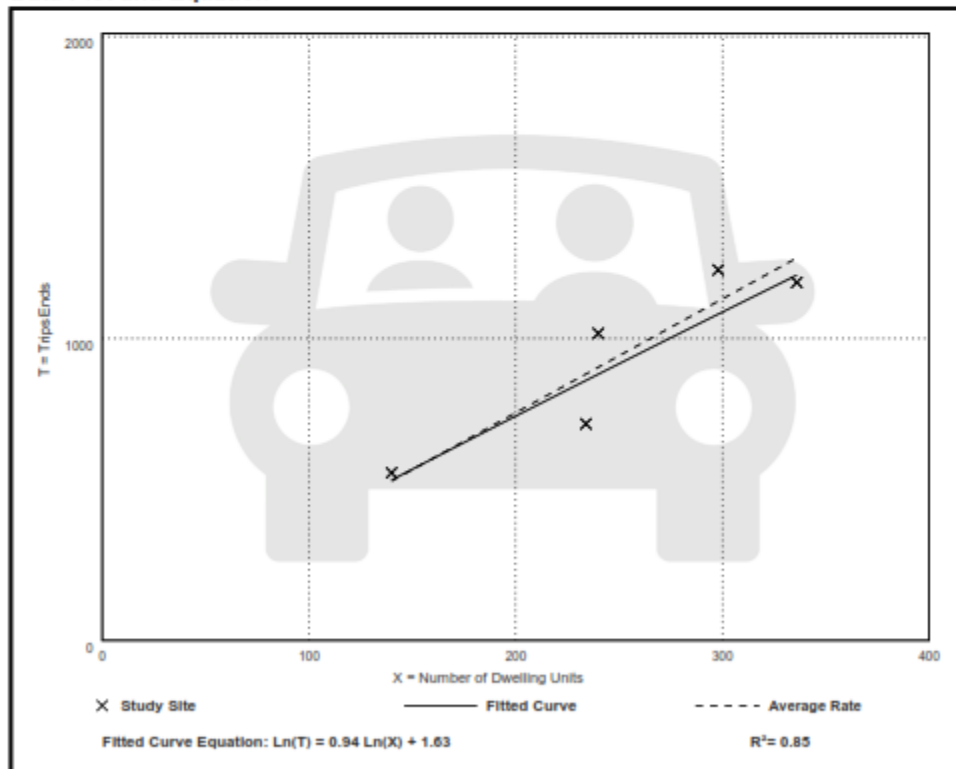
Vehicle Trip Ends vs: Dwelling Units
On a: Sunday

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Dwelling Units: 250
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
3.77	3.06 - 4.24	0.48

Data Plot and Equation



General Urban/Suburban and Rural (Land Uses 000-399) 281

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 5

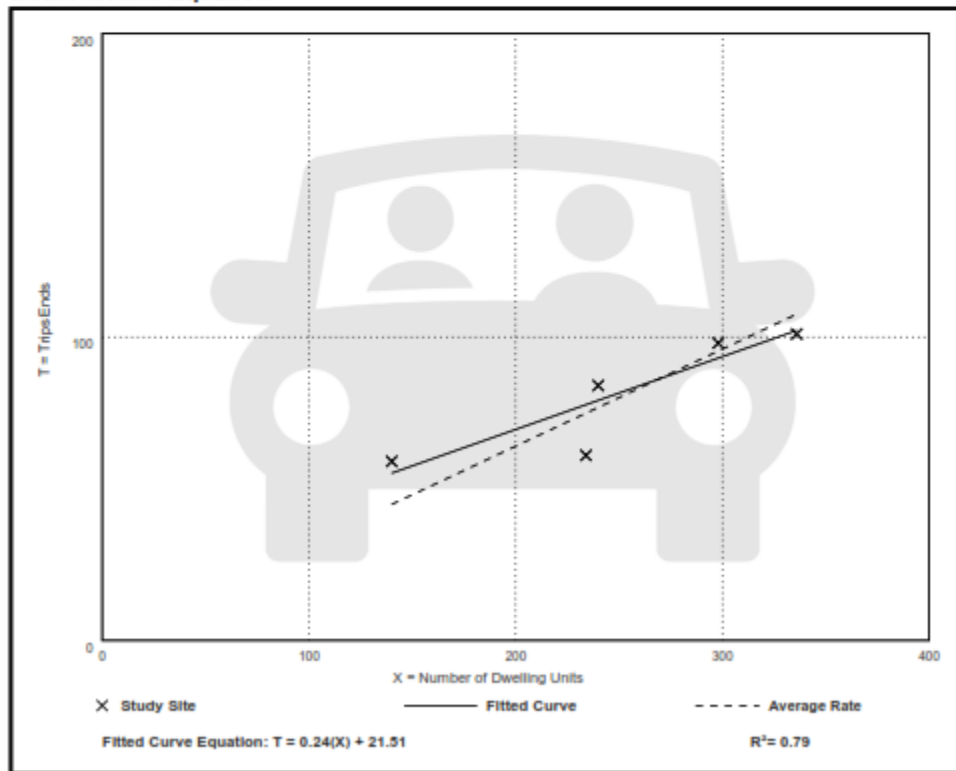
Avg. Num. of Dwelling Units: 250

Directional Distribution: 55% entering, 45% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.32	0.26 - 0.42	0.05

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Residents
On a: Weekday

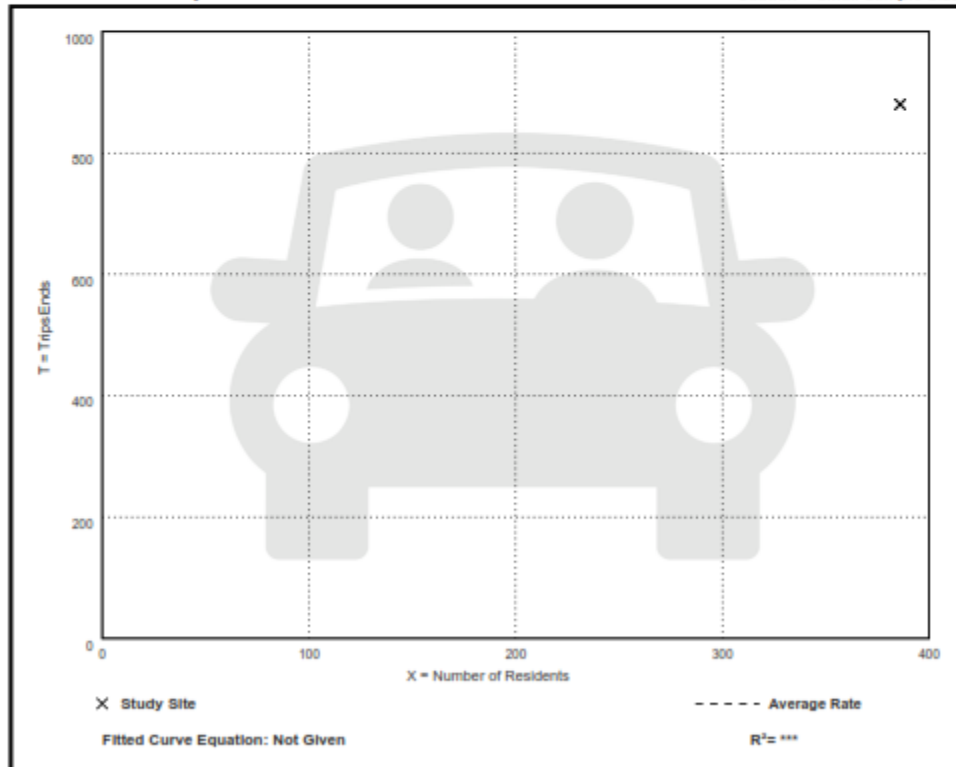
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Residents: 386
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
2.28	2.28 - 2.28	***

Data Plot and Equation

Caution - Small Sample Size



General Urban/Suburban and Rural (Land Uses 000-399) 283

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Residents

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Residents: 386

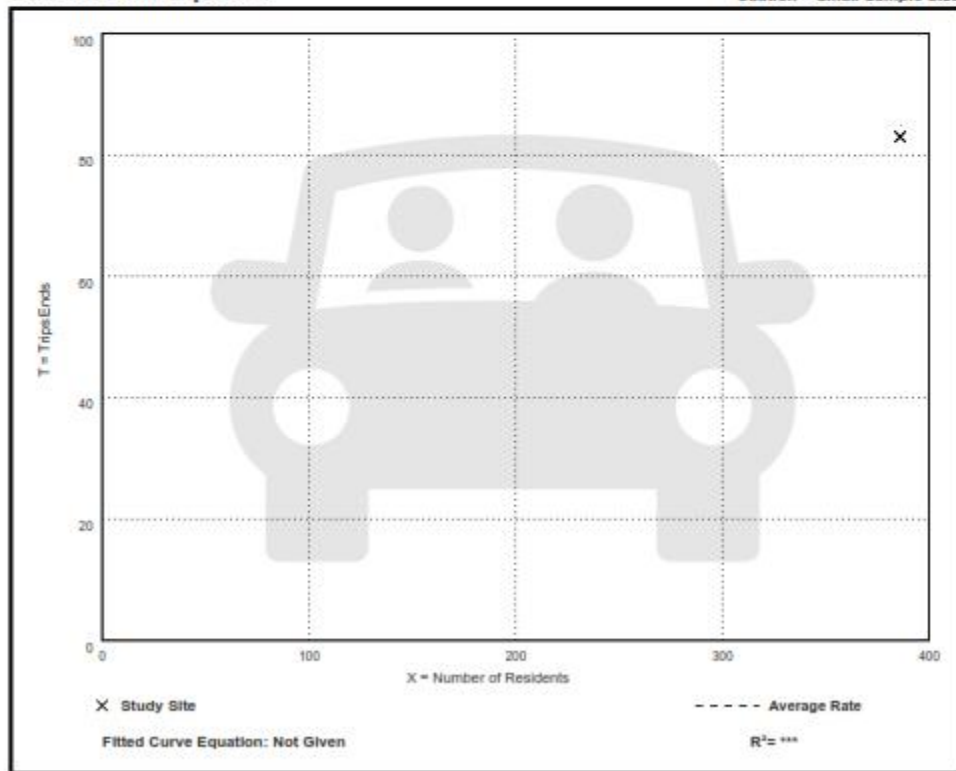
Directional Distribution: 20% entering, 80% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.22	0.22 - 0.22	***

Data Plot and Equation

Caution – Small Sample Size



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Residents

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Residents: 386

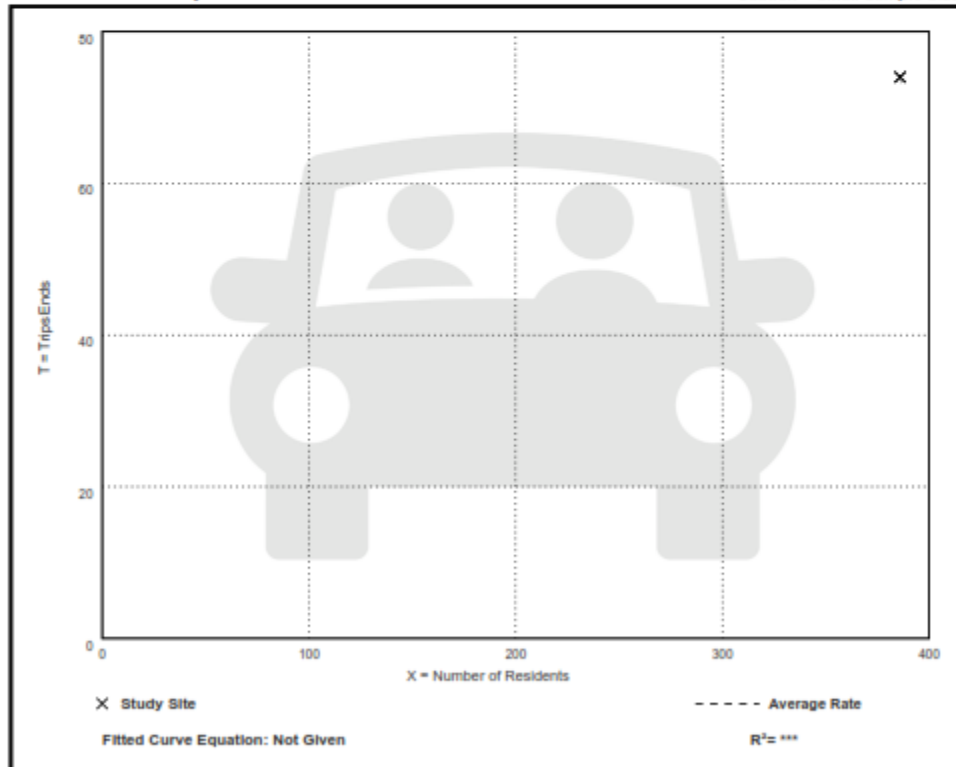
Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.19	0.19 - 0.19	***

Data Plot and Equation

Caution - Small Sample Size



General Urban/Suburban and Rural (Land Uses 000-399) 285

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Residents

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Residents: 386

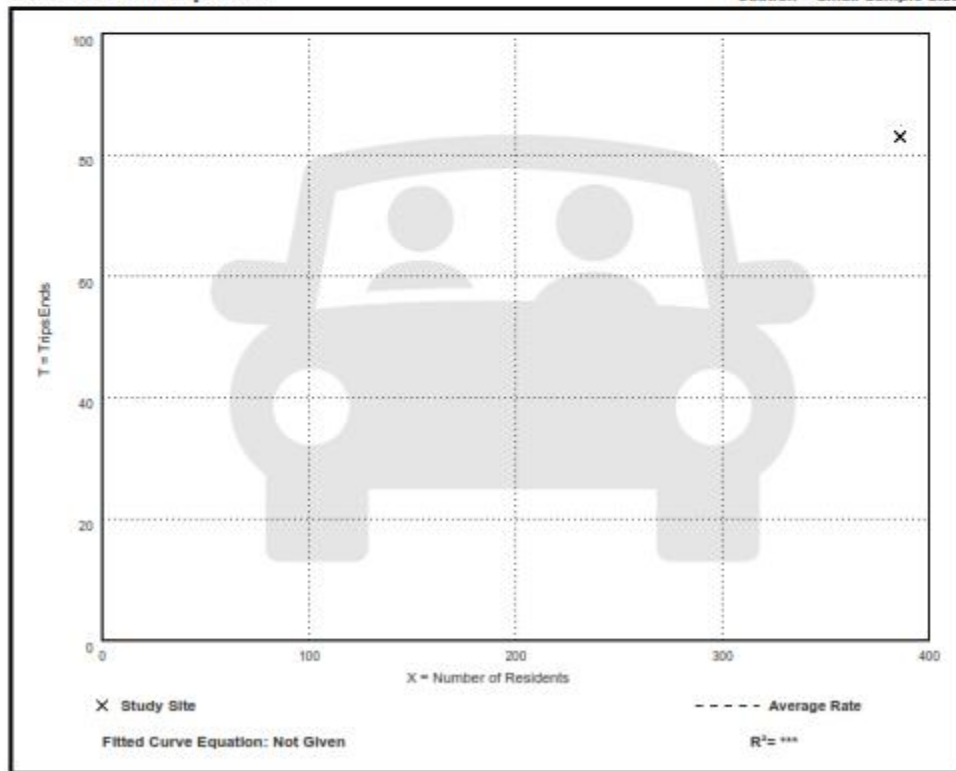
Directional Distribution: 20% entering, 80% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.22	0.22 - 0.22	***

Data Plot and Equation

Caution – Small Sample Size



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Residents

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Residents: 386

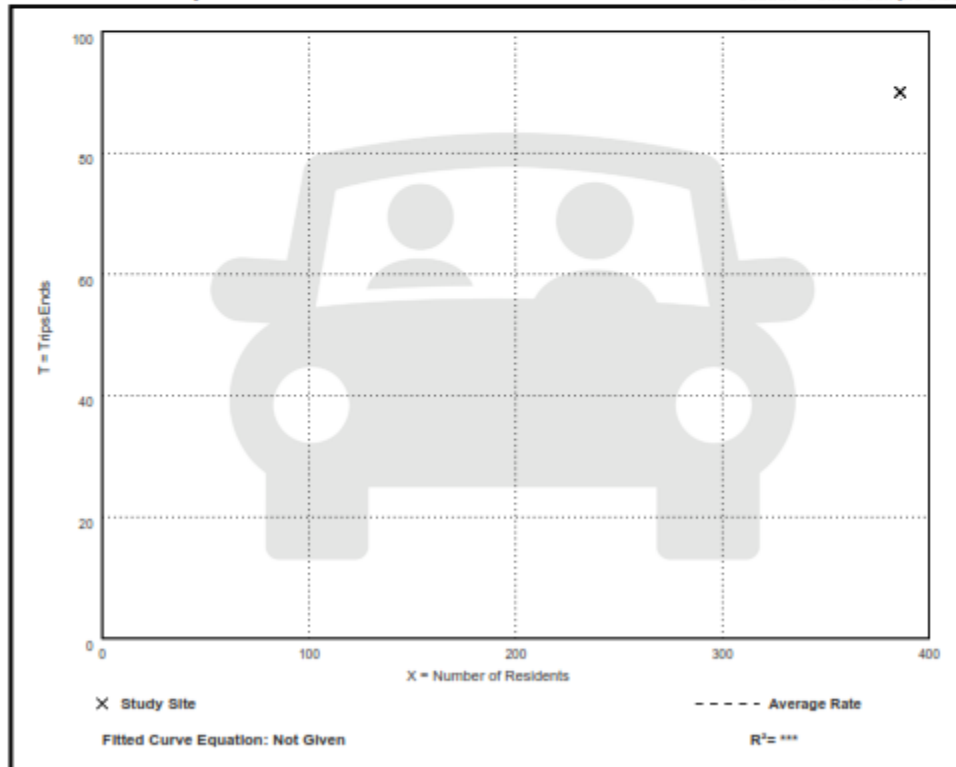
Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.23	0.23 - 0.23	***

Data Plot and Equation

Caution - Small Sample Size



General Urban/Suburban and Rural (Land Uses 000-399) 287

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Residents

On a: Saturday

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Residents: 386

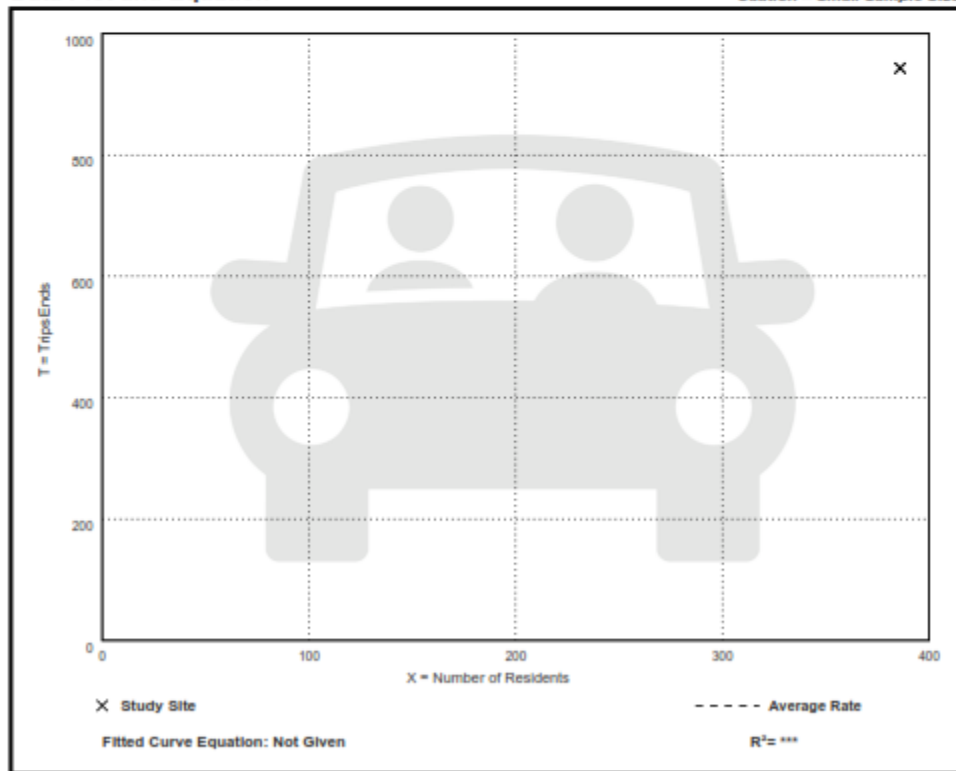
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
2.44	2.44 - 2.44	***

Data Plot and Equation

Caution – Small Sample Size



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Residents

On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Residents: 386

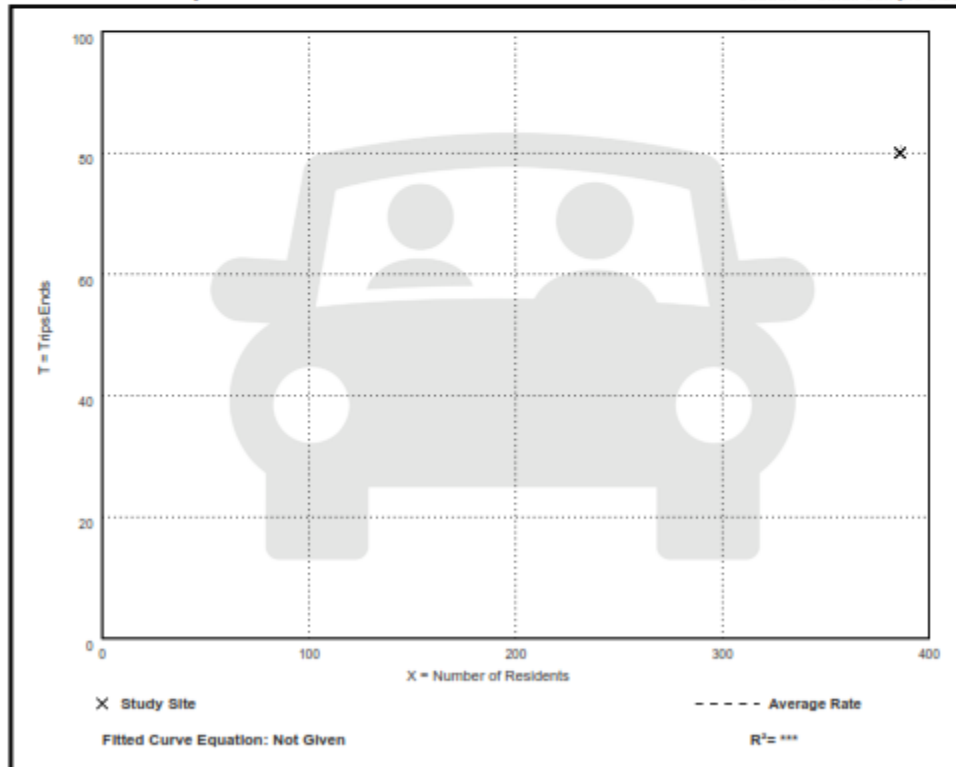
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.21	0.21 - 0.21	***

Data Plot and Equation

Caution - Small Sample Size



General Urban/Suburban and Rural (Land Uses 000-399) 289

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Residents

On a: Sunday

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Residents: 386

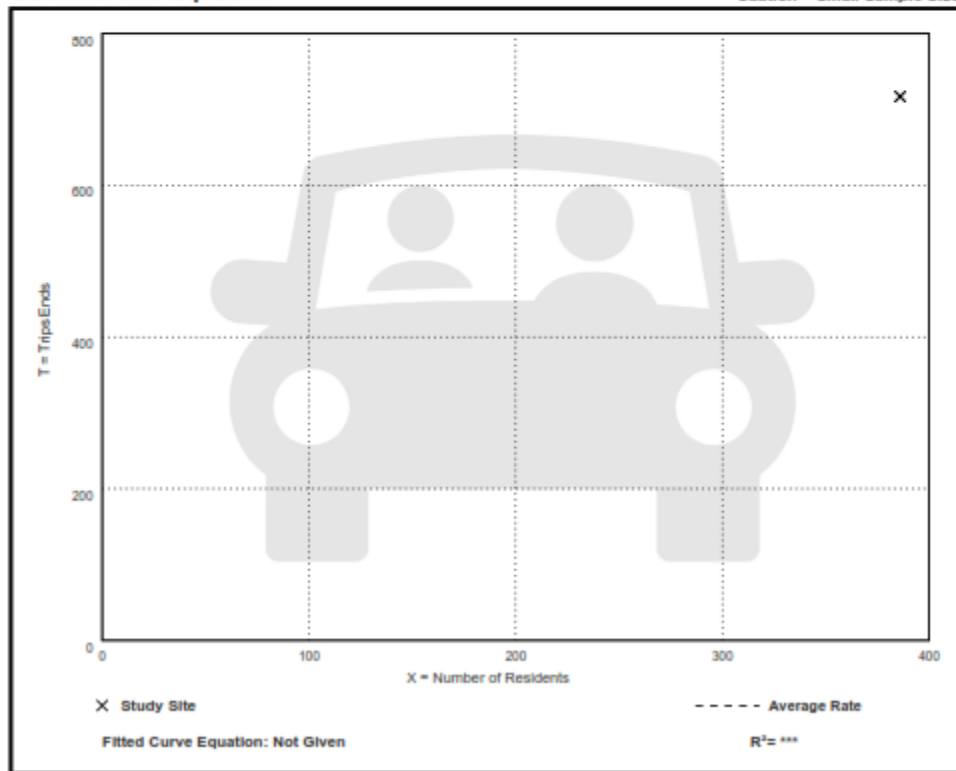
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
1.86	1.86 - 1.86	***

Data Plot and Equation

Caution – Small Sample Size



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Residents

On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Residents: 386

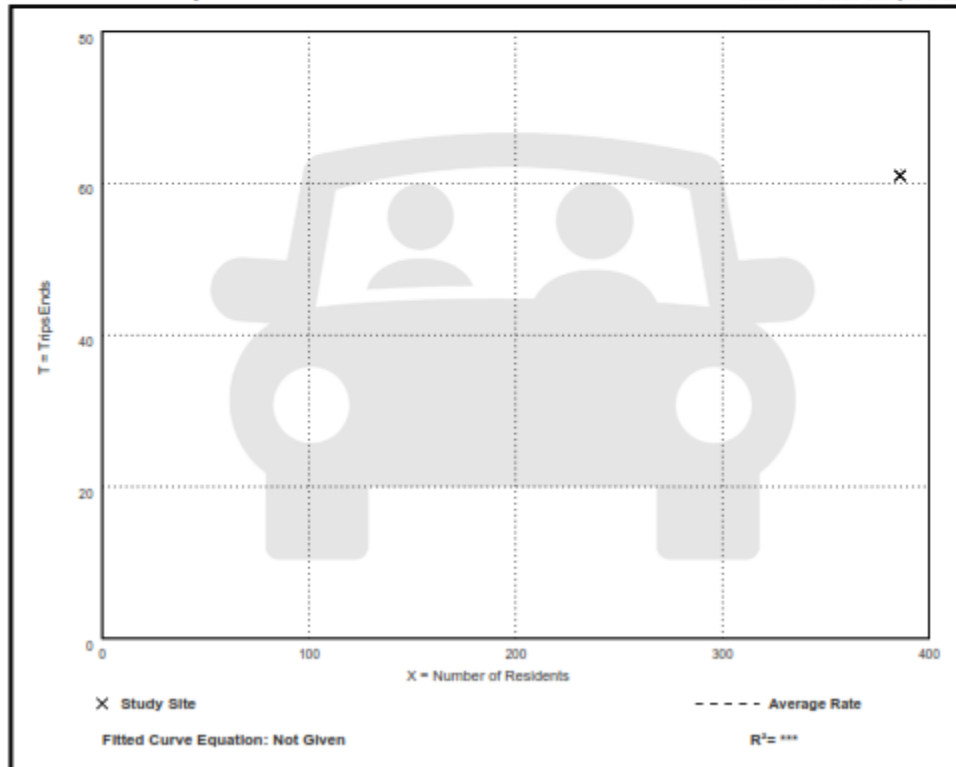
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.16	0.16 - 0.16	***

Data Plot and Equation

Caution – Small Sample Size



General Urban/Suburban and Rural (Land Uses 000–399) 291

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Walk+Bike+Transit Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 7

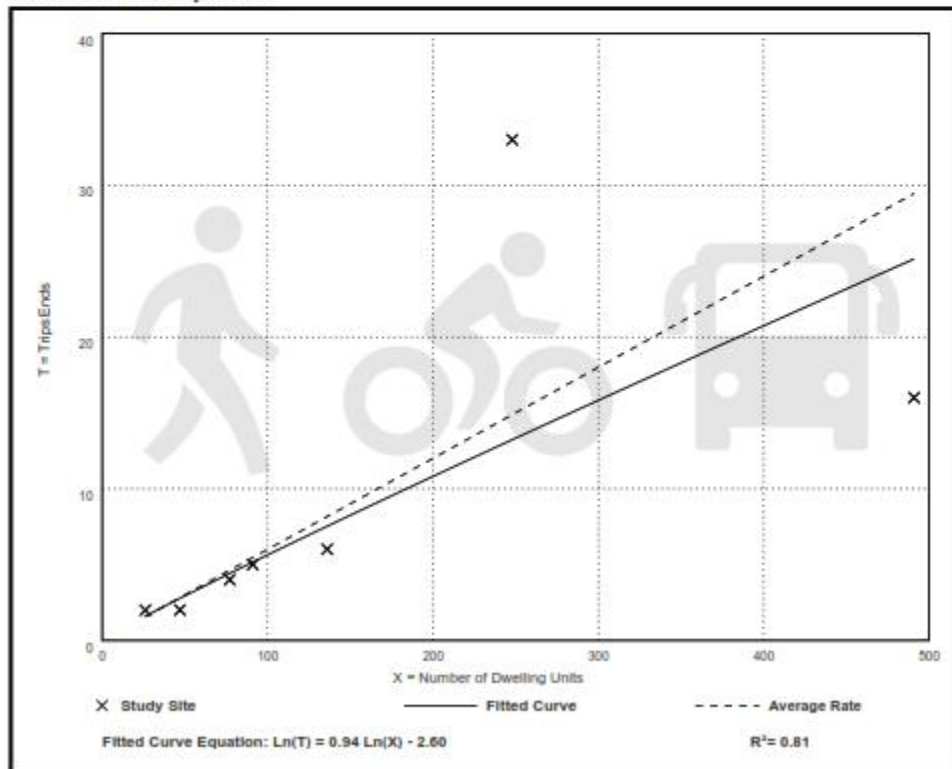
Avg. Num. of Dwelling Units: 159

Directional Distribution: 27% entering, 73% exiting

Walk+Bike+Transit Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.06	0.03 - 0.13	0.04

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Walk+Bike+Transit Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 8

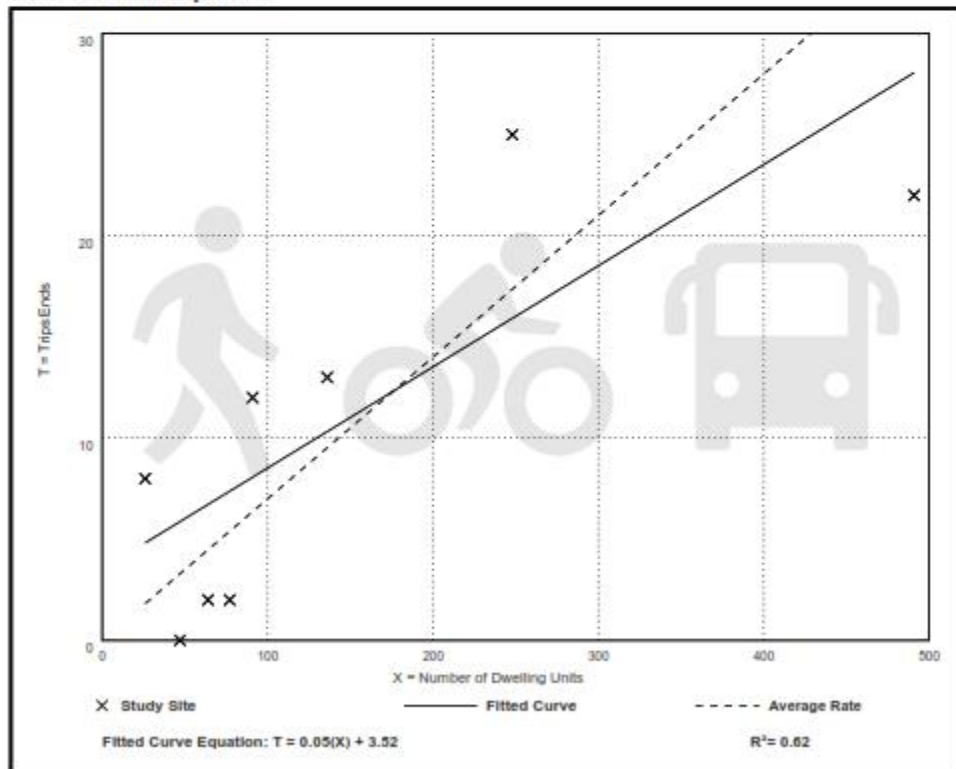
Avg. Num. of Dwelling Units: 148

Directional Distribution: 55% entering, 45% exiting

Walk+Bike+Transit Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.07	0.00 - 0.31	0.05

Data Plot and Equation



General Urban/Suburban and Rural (Land Uses 000-399) 293

Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Walk+Bike+Transit Trip Ends vs: Dwelling Units

On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 5

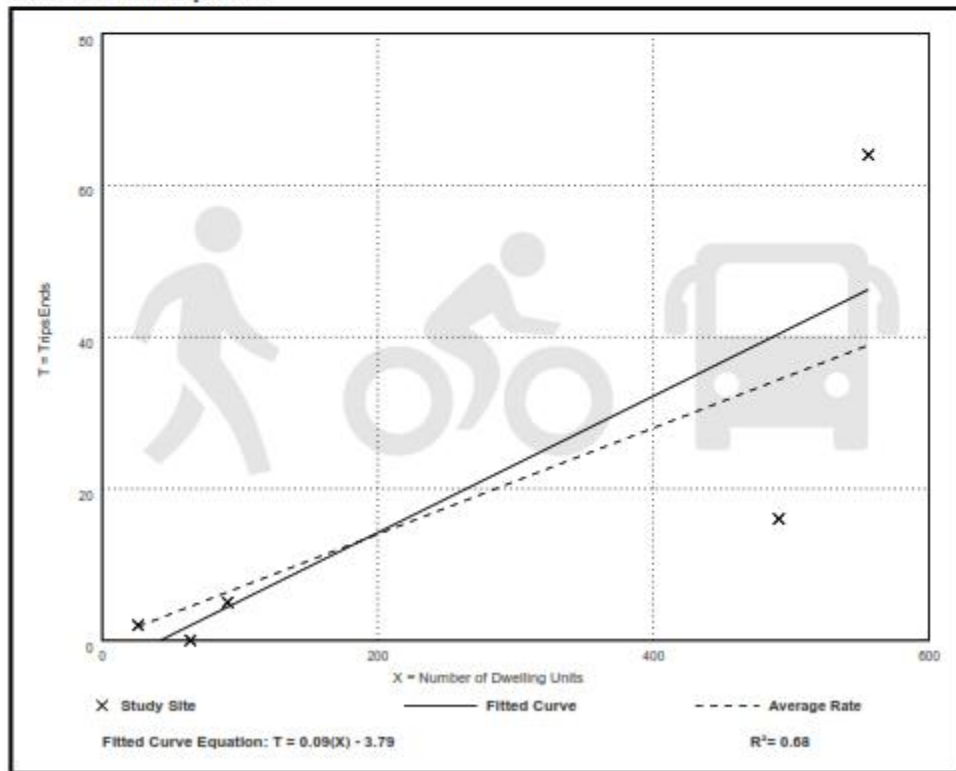
Avg. Num. of Dwelling Units: 246

Directional Distribution: Not Available

Walk+Bike+Transit Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.07	0.00 - 0.12	0.05

Data Plot and Equation



Multifamily Housing (Mid-Rise) Not Close to Rail Transit (221)

Walk+Bike+Transit Trip Ends vs: Dwelling Units

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 5

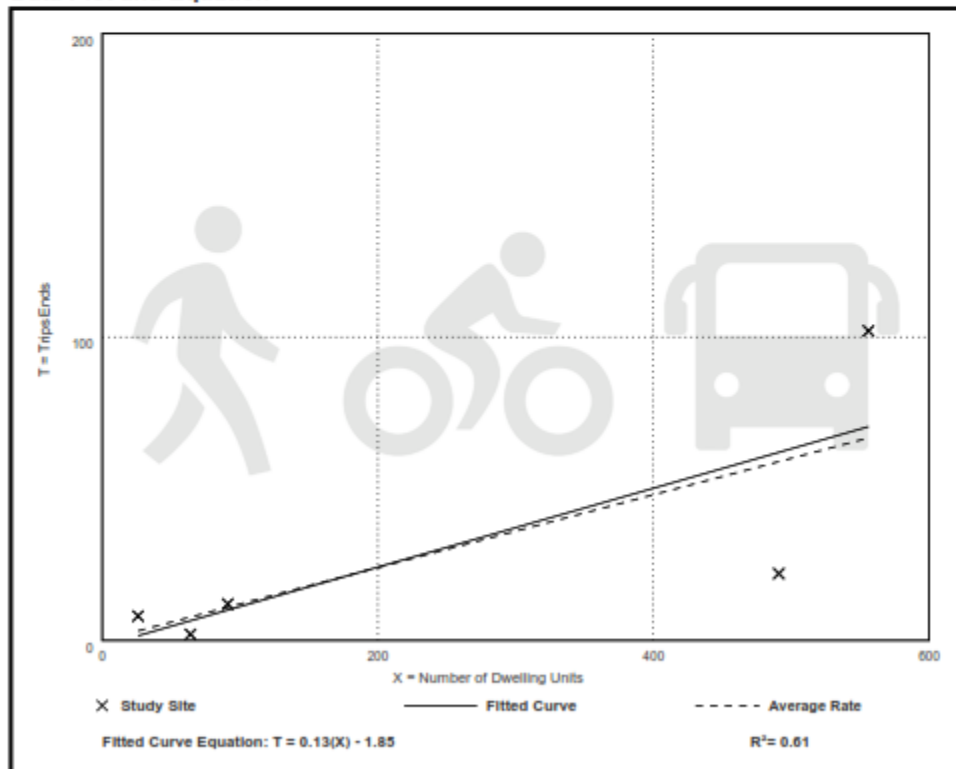
Avg. Num. of Dwelling Units: 246

Directional Distribution: Not Available

Walk+Bike+Transit Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.12	0.03 - 0.31	0.08

Data Plot and Equation



General Urban/Suburban and Rural (Land Uses 000-399) 295

Multifamily Housing (Mid-Rise) Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. Num. of Dwelling Units: 393

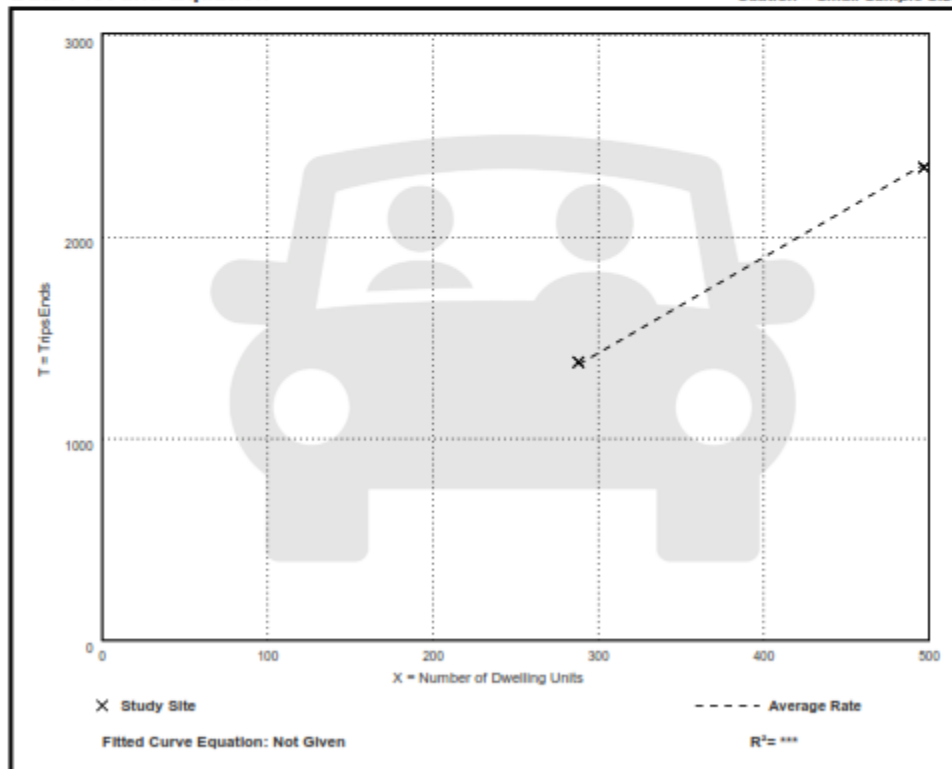
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.75	4.72 - 4.79	***

Data Plot and Equation

Caution – Small Sample Size



Multifamily Housing (Mid-Rise) Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 7

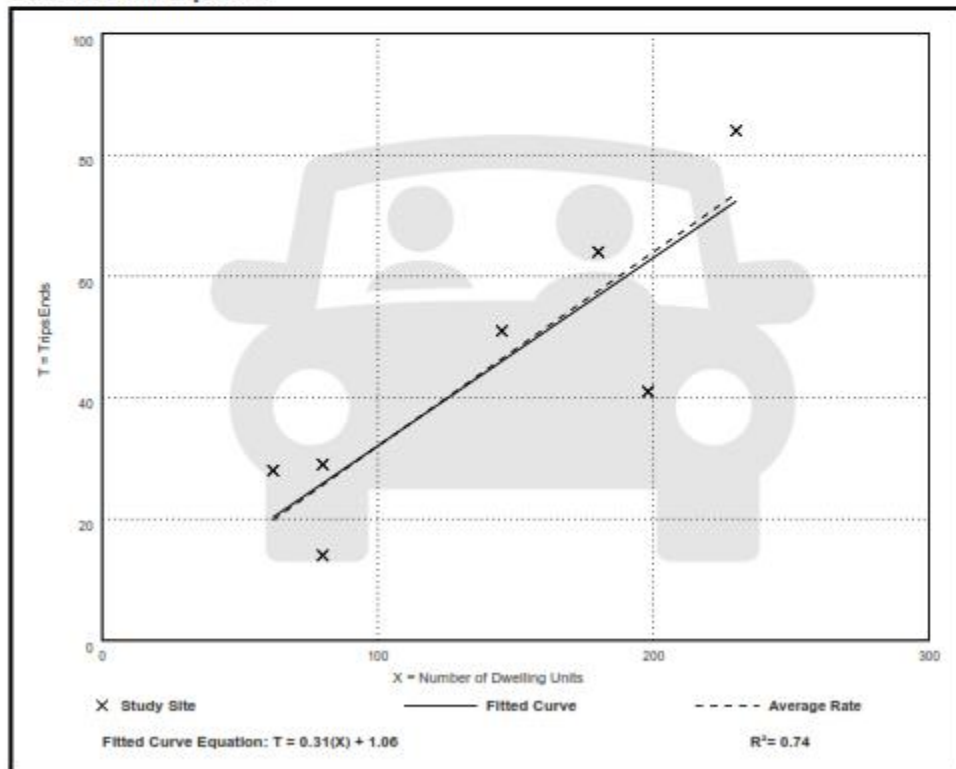
Avg. Num. of Dwelling Units: 139

Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.32	0.18 - 0.45	0.09

Data Plot and Equation



General Urban/Suburban and Rural (Land Uses 000-399) 297

Multifamily Housing (Mid-Rise) Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 7

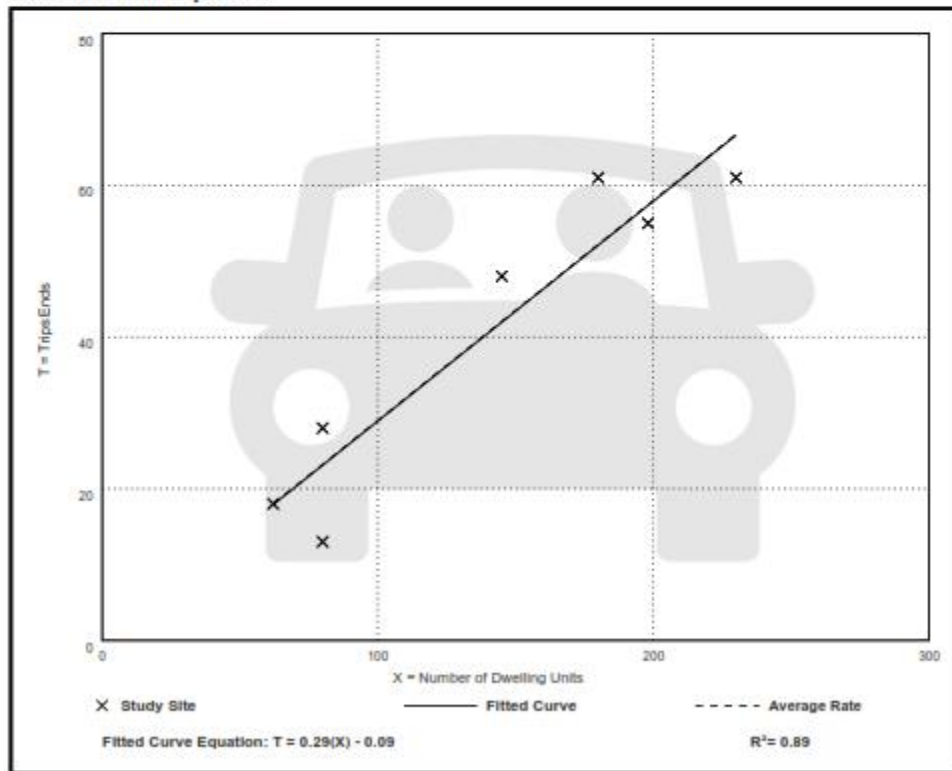
Avg. Num. of Dwelling Units: 139

Directional Distribution: 43% entering, 57% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.29	0.16 - 0.35	0.05

Data Plot and Equation



Multifamily Housing (Mid-Rise) Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. Num. of Dwelling Units: 130

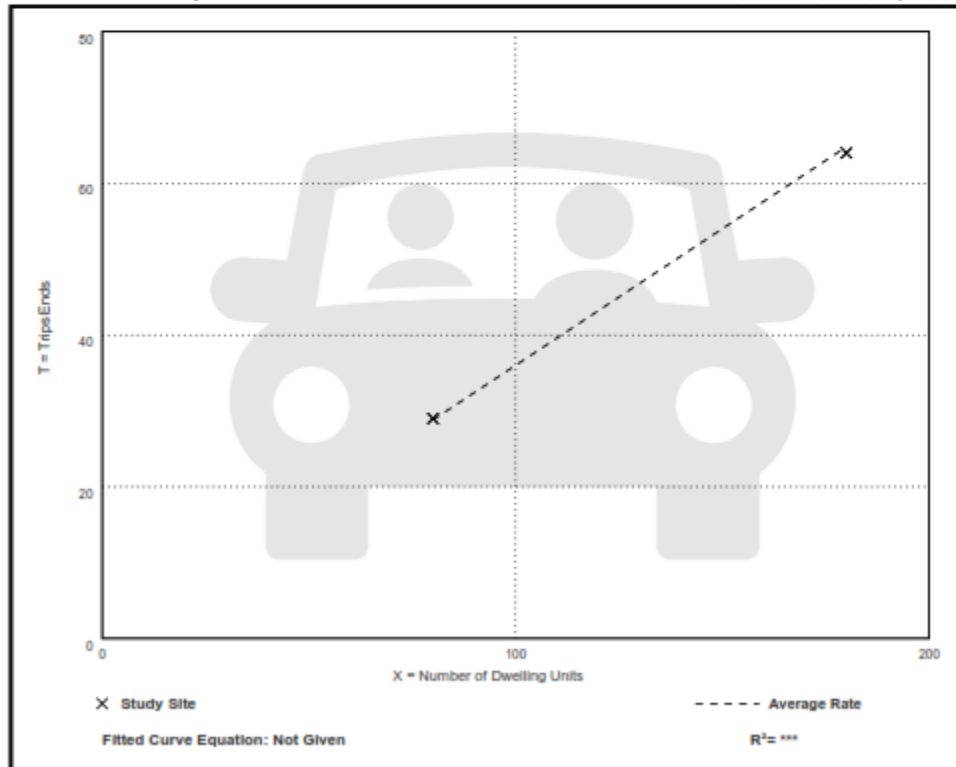
Directional Distribution: 38% entering, 62% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.36 - 0.36	***

Data Plot and Equation

Caution - Small Sample Size



General Urban/Suburban and Rural (Land Uses 000-399) 299

Multifamily Housing (Mid-Rise) Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 2

Avg. Num. of Dwelling Units: 130

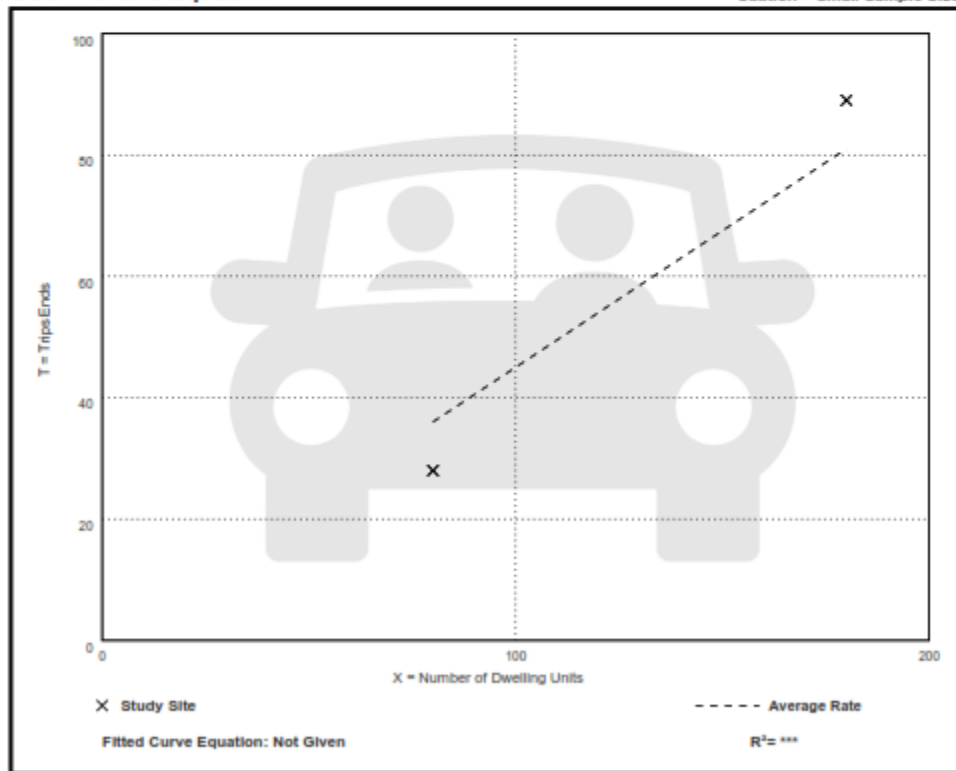
Directional Distribution: 75% entering, 25% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.45	0.35 - 0.49	***

Data Plot and Equation

Caution – Small Sample Size



Multifamily Housing (Mid-Rise) Close to Rail Transit (221)

Walk+Bike+Transit Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 5

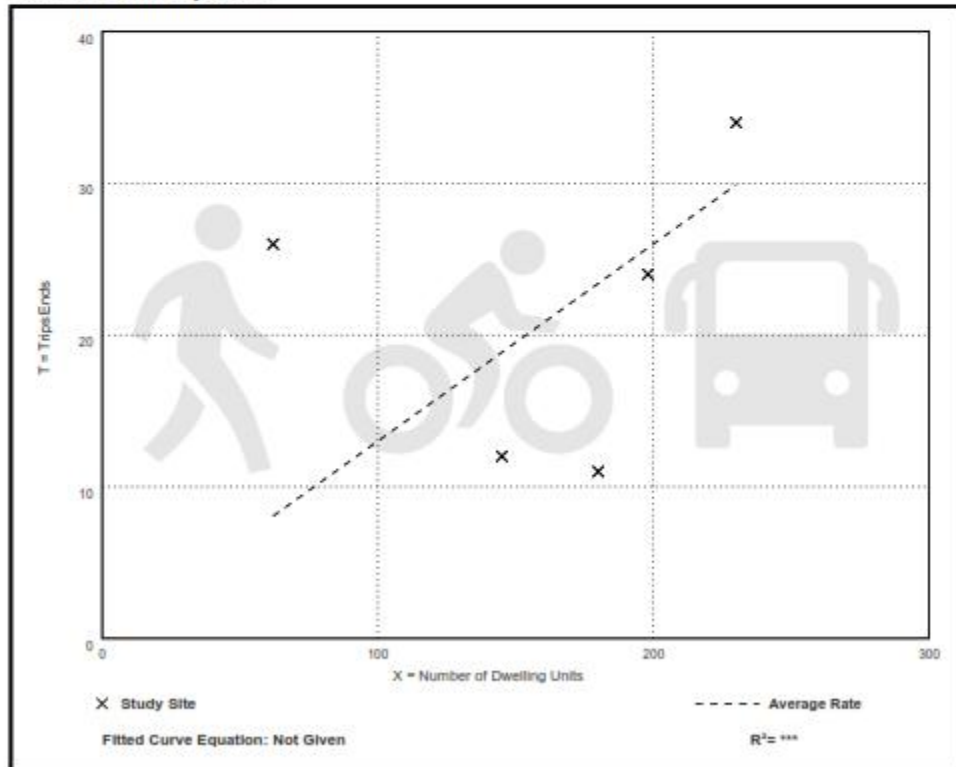
Avg. Num. of Dwelling Units: 163

Directional Distribution: 57% entering, 43% exiting

Walk+Bike+Transit Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.13	0.06 - 0.42	0.10

Data Plot and Equation



General Urban/Suburban and Rural (Land Uses 000-399) 301

Multifamily Housing (Mid-Rise) Close to Rail Transit (221)

Walk+Bike+Transit Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 5

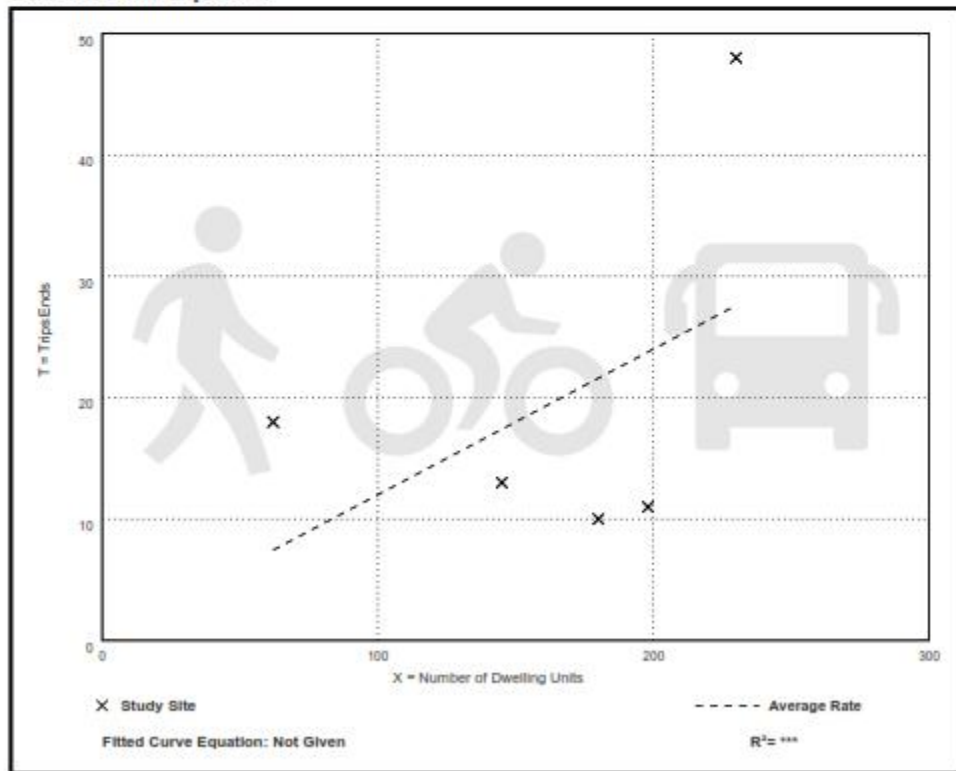
Avg. Num. of Dwelling Units: 163

Directional Distribution: 42% entering, 58% exiting

Walk+Bike+Transit Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.12	0.06 - 0.29	0.09

Data Plot and Equation



Multifamily Housing (Mid-Rise) Close to Rail Transit (221)

Walk+Bike+Transit Trip Ends vs: Dwelling Units

On a: Weekday,

AM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Dwelling Units: 180

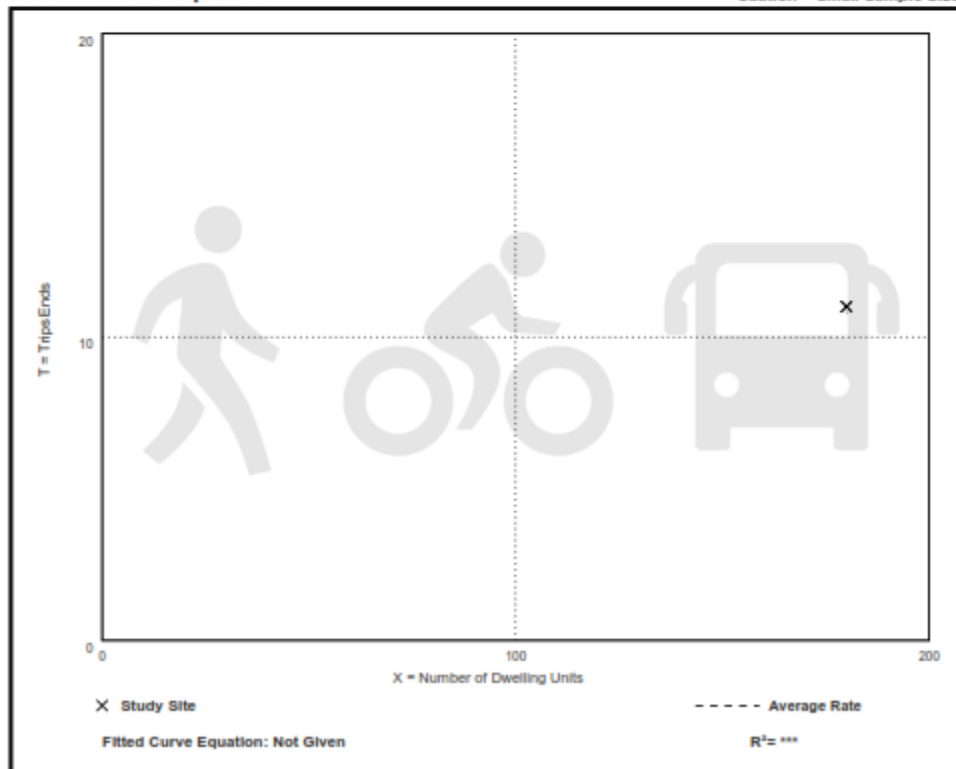
Directional Distribution: Not Available

Walk+Bike+Transit Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.06	0.06 - 0.06	***

Data Plot and Equation

Caution - Small Sample Size



General Urban/Suburban and Rural (Land Uses 000-399) 303

Multifamily Housing (Mid-Rise) Close to Rail Transit (221)

Walk+Bike+Transit Trip Ends vs: Dwelling Units

On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 1

Avg. Num. of Dwelling Units: 180

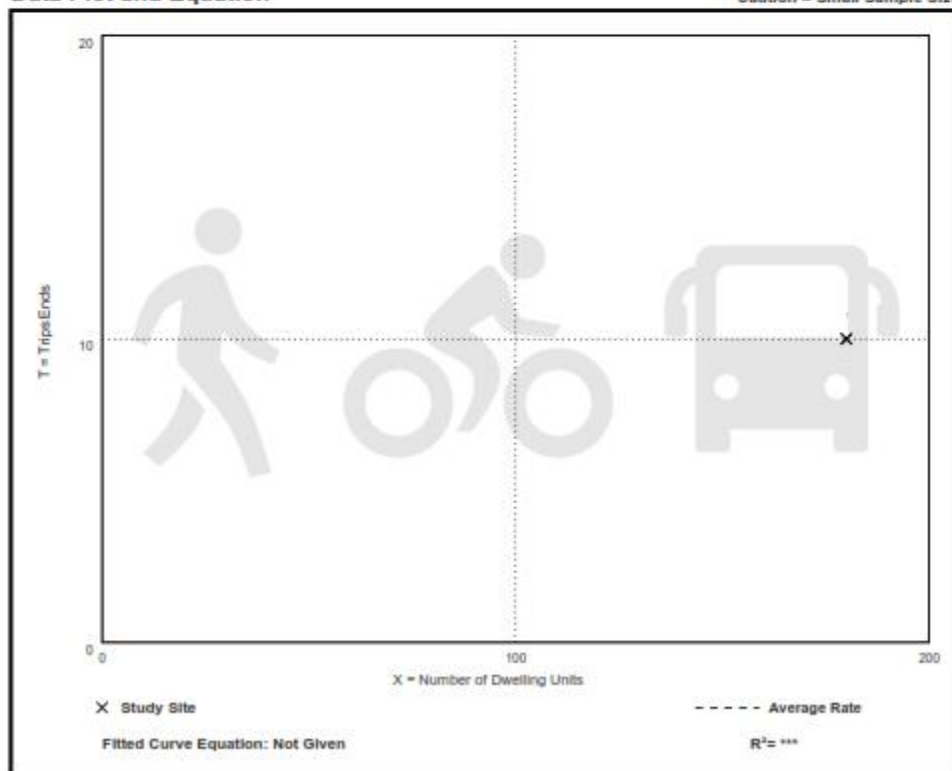
Directional Distribution: Not Available

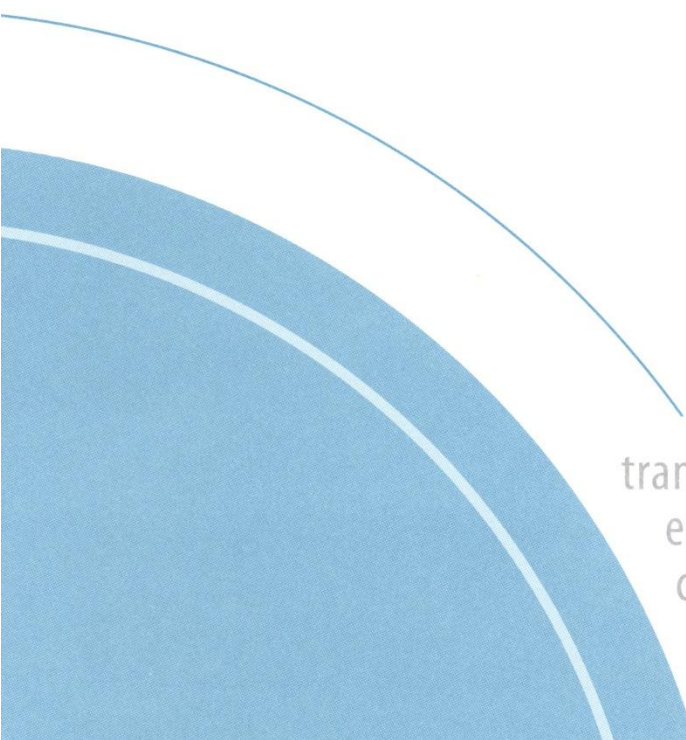
Walk+Bike+Transit Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.06	0.06 - 0.06	***

Data Plot and Equation

Caution – Small Sample Size





luke
transportation
engineering
consultants



[mailing address]



Meeting: September 18, 2025

Agenda Item Type: Council Action
Discussion regarding Legislative Projects for Consideration

City Clerk Agenda Item:

Discussion regarding Legislative Projects for Consideration

Strategic Key Focus Areas:

High-Performing Government

Background Information:

The attached list of legislative priorities are for Council's consideration.

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

N/A

Procurement Director's Comments:

N/A

City Manager's Comments:

City Council Action:

Attachments:

1. Copy of 2026 Legislative Ask Projects For Consideration-

Project Name	Description	Department
Hopkins Park Stormwater	Repeat the Hopkins Park request from last year that Representative Stark stated to Council she would like to pursue again. The construction of a new Community Center, with associated stormwater infrastructure, that houses an important after-school program in a historically disadvantaged area of the City. The City is investing over \$10,000,000 for the construction of the center.	Parks & Rec
Replace Outdated Lightning Detection Systems in Parks and Facilities	Replace eight (8) Lightning Detection Systems at the Ranch (2), Chisholm, Hopkins, Lakefront, Stephanie Leigh Rothstein, Civic Center, and the Aquatic Center	Parks & Rec
Creek Woods Drive	The land aquisition and construction of the Creek Woods Drive Extension along this corridor will include, but are not limited to, intersection improvements, sidewalks, and new travel lanes. The new roadway shall extend from Old Canoe Creek Road to Canoe Creek Road. The design and permitting process currently underway.	Public Works

LaSalle Avenue	The design, project management, land aquisition, and construction of an extension of LaSalle Avenue Right of Way to connect LaSalle Avenue to Surrey Springs Way's roundabout. This corridor will include, but are not limited to, intersection improvements, sidewalks, and new travel lanes.	Public Works
C-31 Canal	SFWMD requested that the City and County support them to request funding for the C-31 canal that was damaged during the Hurricane Ian flood.	County taking the lead
ERP Implementation	Procurement of Tecnnology upgrades making the City run efficiently	City Manager's Office
New EOC and Communication Center Equipment	Purchase of communication and emergency management equipment for our new public safety facility	Police
Non-monetary postions		
Property Tax Reform	Oppose legislature that would reduce our property tax or sales tax funding.	
Support Home Rule	Continue to oppose legislation that limits home rule. The ability for local government to manage affairs through local laws, ordinances, control our budget	
Watch anything similar to Senate Bill 180 revisions	Senate Bill 180 had several components negatively impacting St. Cloud. It restricts our ability over development and land use planning after hurricanes. We cannot impose stricter regulations within a year of any hurricane coming within 100 miles of a hurricanes track	

Estimated Cost	Projected Start Date	Projected Completion Date
\$500,000	Winter 25/26	Summer 2027
\$116,270.00	9/1/2026	1/1/2026
\$6,500,000	10/1/2024	12/31/2027

\$ 11,900,000.00	10/1/2025	12/31/2028
Unknown	Unknown	Unknown
\$ 4,000,000.00	7/31/2026	
\$ 2,000,000.00		



Meeting: September 18, 2025

Agenda Item Type: First Readings and Introduction There are no First Readings and Introductions

City Clerk Agenda Item:

There are no First Readings and Introductions at this time

Strategic Key Focus Areas:

Background Information:

Legal Authority:

Budget and Recommendation:

Finance Director's Comments:

Procurement Director's Comments:

City Manager's Comments:

City Council Action:

Attachments:

None