Dear Commissioners:

Due to my schedule, it is possible I may not be able to personally appear at the Impact Fee hearing tomorrow. In an abundance of caution, I am providing you with the following ammunition and arguments to consider:

1. Instead of capping the fees at its current 90% mark, cap the fees at 95%. As a result, everyone wins. You will have effectively alleviated any concerns you might have of getting sued while still being fiscally responsible to ensure growth is paying for itself.

2. Whether you keep the current fees structure to increase to 100% or split the baby at 95%, please allow me to address a few arguments:

   a. Please disclose our current capital improvement bond debt. In 2016, the BOCC authorized issuance of up to $36 million in bond debt. What debt remains and please explain why the BOCC thinks we do not need more funds from additional impact fees to pay off the debt.

      With the debt we've incurred, I am asking Commissioner Baugh to explain mathematically, how her preparation for a recession argument holds water. Baugh explained that in preparation for a recession she sees coming, we need to not save more money now. Rather, lower impact fees. How is this economically sound? Why aren't we (a) saving more money when times are as good or better than 2006 and (b) not wanting to pay down on our debt while we can versus during a recession when the BOCC will likely lower impact fees again?

   b. Impact fees passed onto home buyers:

      Every expense of a new home is passed onto the buyers but homes are sold for what the market bears and no less. That said, I have attached a March 6, 2018 Bradenton Herald article, *The good (and the bad) for homeowners in Manatee-Sarasota*.

      - "Home prices across Manatee-Sarasota region continued to climb to start 2018."
      - "Prices are projected to increase by more than 7% through January 2019, outpacing the 4.8% forecast in the US."
      - "Manatee, marking the second consecutive month (December 2017) that prices topped $300,000, and only the third time they reached that mark since the Great Recession in 2008."
Impact fees are not pricing people out of buying a home, the market and growth is.

Further, when it comes to affordable housing, the BOCC already instituted incentives to cover 100% of impact fees for affordable housing (2017) so if a builder comes forward with an affordable housing project, the county will cover the impact fees including FIS.

c. Commissioner Whitmore: To my understanding, Commissioner Whitmore thinks that Impact Fees cannot pay for local park projects. Please confirm if this belief is true. If this is her understanding, please explain further. Per the attached Schedule of Capital Improvement Projects, FY 2013-2017, several "local" projects received impact fees is a revenue source (see Fort Hamer Park and Conservatory Park). You have the opportunity to preserve a critical piece of land near Braden River. The additional impact fee could pay for the revenue needed for this project.

d. Getting Sued: During the planning commission, Bill Clague, stated that if he thought there was a legal issue when it was previously discussed to raise impact fees to 100%, he would have raised those concerns on the record at that time.

Additionally, we, the County, at your discretion, paid several thousands of dollars for an Impact Fee Study by TischlerBise. TischlerBise has conducted over 900 studies and NEVER has been successfully challenged.

e. John Osborne's assessment: When asked by Commissioner Benac, Mr. Osborne confirmed there are many things he could do with the extra money. A lower impact fee revenue simply means he will have to work within those boundaries and nothing more.

If you consider the validity of the impact fee study, the highest level of housing market demand since 2008, our current capital improvement debt, fiscal responsibility and the severe lack of infrastructure within our community, you are only doing one group of people a favor and that is the developers, your key campaign contributors. Like it or not, common sense and rational thinking always rules the day.

Thank you for hearing me out. I appreciate your time and dedication to the community.

Best,

Matt Bower
BUSINESS

The good (and the bad) for homeowners in Manatee-Sarasota

BY MIKE GARbett
mgarbett@bradenton.com

March 06, 2018 12:51 PM
Updated March 06, 2018 01:57 PM

First, let's start with the good news for area homeowners: Home prices across the Manatee-Sarasota region continued to climb to start 2018, increasing nearly 3 percent year-over-year in January.

Now, for the somewhat sobering part of the story: For the ninth consecutive month, prices in the two-county area trailed gains accumulated across Florida as well as the United States.
According to figures released Tuesday by real estate researcher CoreLogic, home prices in the Bradenton-Sarasota-North Port metropolitan area jumped 2.7 percent year-over-year in January.

That's well behind increases enjoyed across the state (5.6 percent) and the country (6.6 percent).

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According to figures released Tuesday by real estate researcher CoreLogic, home prices in the Bradenton-Sarasota area jumped 2.7 percent year-over-year in January.
The median sales price for an existing single-family home in December in Manatee County was $300,145, according to the Realtor Association of Sarasota and Manatee, marking the second consecutive month that prices topped $300,000 and only the third time they reached that mark since the Great Recession in 2008.

In Sarasota County, the median sales price in January was $275,900.

First-time buyers, in particular, face mounting challenges as they continue to be forced to compete for a low inventory of properties.

The median value for an existing single-family home in January in Manatee County, according to the Realtor Association of Sarasota and Manatee.

“Entry-level homes have been in particularly short supply, leading to more rapid home-price growth compared with more expensive homes,” Frank Nothaft, CoreLogic’s chief economist, said in Tuesday’s report.

“Homes with a purchase price less than 75 percent of the local area median had price growth of 9.9 percent during the year ending January 2018. Homes that sold for more than 125 percent of median appreciated 5.3 percent over the same 12-month period.”

Looking ahead, CoreLogic analysts see another big year of growth across Florida, where prices are projected to increase by more than 7 percent through January 2019, outpacing the 4.8 percent forecast for the U.S.

ENTRY-LEVEL HOMES HAVE BEEN IN PARTICULARLY SHORT SUPPLY, LEADING TO MORE RAPID HOME-PRICE GROWTH COMPARED WITH MORE EXPENSIVE HOMES.

Frank Nothaft, CoreLogic’s chief economist

When looking at the top 50 markets based on housing stock, CoreLogic analysts say that 48 percent were overvalued in January, 14 percent were undervalued and 38 percent were at value.

"A rise in mortgage rates coupled with home-price growth further erodes affordability," said Frank Martell, the president and CEO of CoreLogic. "... Millennials who are looking to become first-time homeowners find it particularly challenging to find an affordable home in these areas.

For nine straight months, home values in the Manatee-Sarasota area have trailed gains accumulated across Florida as well as the United States.

Herald file photo

“Our projections continue to show tightness in the entry-level market for the foreseeable future, which could further prevent millennials from purchasing homes in 2018 and 2019, even as much of that generation reaches its prime home-buying years.”

Four states – Washington (12.1 percent), Nevada (11.3), Utah (10.8) and Idaho (10.3) – saw prices rise by double digits in January.

LOCAL

Manatee County Commission issues $36 million in debt to fund capital improvement projects

BY CLAIRE ARONSON
caronson@bradenton.com

March 22, 2016 11:03 PM

MANATEE -- As a way to pay for capital improvement projects, Manatee County Commission authorized issuance of up to $36 million in debt Tuesday.

The general government debt, which would be a loan from Bank of America at a rate of 1.74 percent, would be used for nine projects, including Anna Maria Island beach nourishment, beach erosion control and the P-25 radio system. The debt would be repaid over 9 1/2 years.


03/19/2018 9:11AM (GMT-04:00)
Manatee County Commission issues $36 million in debt to fund capital improvement proj...  Page 2 of 5

This would add nearly $36 million to the county's $325.7 million in outstanding debt.

The commission also took a

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step toward issuance of transportation debt by accepting a proposal for a line of credit loan by Bank of America, for up to $36 million. The transportation debt, which is part of $92.4 million that is anticipated, would be used for five projects related to the 44th Avenue East extension.

"We do need to move this forward," Commissioner Betsy Benac said. "It is such an important part of our transportation grid to have this major east-west road, which as we've said, there hasn't been a new major east-west road in this county. This has got to relieve State Road 70 and State Road 64 and University Parkway to some degree."

The transportation debt, which will be authorized to be issued at a future meeting, is expected to be paid for with impact fees, according to Jan Brewer, county financial management director. The remaining transportation debt will be issued later once additional money is actually needed, Brewer said.

"Every roadway that we can tackle that improves the overall grid system of the county is a major asset to the community," County Administrator Ed Hunzeker said.

While a lot of these projects don't seem like "fun projects," they are so necessary, Commissioner Robin DiSabatino said.

"These are bold steps," she said.


03/19/2018 9:11AM (GMT-04:00)
The commission also:

Appointed three members to the county Library Board of Trustees.

Brenda Booth was appointed as the Palmetto representative, Bradenton Councilman Patrick Roff is the Bradenton representative and Beverly Neville is the island communities representative. Commissioners discussed residency requirements for the island representative at length and elected to discuss it more at the next Council of Governments meeting.

Approved spending $800,000 to buy replacement cardiac monitors for Emergency Medical Services. A portion of the necessary funds, $200,000, would come from the board reserve for contingency fund. Bob Smith, county public safety director, said the increase in call volume has impacted the life expectancy of the units.

Honored the Manatee County Public Library System for four awards it recently won from the Florida Library Association, including Library of the Year and Kevin Beach being honored with the Lifetime Achievement Award.

Approved a Florida Department of Transportation construction agreement for sidewalks on 21st Street East from U.S. 41 to 12th Avenue East in Palmetto. The sidewalk was requested by the Manatee County School District. A Community Development Block Grant would fund the project.

Authorized the execution of the shared facilities agreement with Parrish Fire District for an additional ambulance to serve the Parrish area. The agreement will allow EMS to share space within the fire department.

Claire Aronson, Manatee County reporter, can be reached at 941-745-7024. Follow her on Twitter @Claire_Aronson.
# Manatee County Table 10-1 / Schedule of Capital Improvement Projects

## Table 10-1

**MANATEE COUNTY GOVERNMENT**

**SCHEDULE OF CAPITAL IMPROVEMENT PROJECTS, FY 2013-2017**

### PARKS PROJECTS

<table>
<thead>
<tr>
<th>Sub Group</th>
<th>Project Description</th>
<th>Limits</th>
<th>Area</th>
<th>Construct Start Schedule</th>
<th>Fiscal Year</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
<th>2016</th>
<th>2017</th>
<th>2013-2017 Total</th>
<th>Total Appropriation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional</td>
<td>Ronnett Park</td>
<td>Key Road and Cypress Creek Blvd.</td>
<td>County Wide</td>
<td>Const Starts 3rd qtr FY2014 Complete 4th qtr FY2014</td>
<td>-</td>
<td>-</td>
<td>154,500 (Impact Fees)</td>
<td>-</td>
<td>-</td>
<td>154,500</td>
<td>154,500</td>
<td></td>
</tr>
<tr>
<td>Local</td>
<td>Conservatory Park</td>
<td>Conservatory Drive and DeSoto Woods Drive</td>
<td>District C</td>
<td>Const Starts 4th qtr FY2009 Complete 4th qtr FY2016</td>
<td>2,057,105</td>
<td>337,000 (Impact Fees)</td>
<td>170,261 (Impact Fees)</td>
<td>31,500 (Impact Fees)</td>
<td>-</td>
<td>538,011</td>
<td>2,595,916</td>
<td></td>
</tr>
<tr>
<td>Local</td>
<td>Fort Hamer Park</td>
<td>1600 Fort Hamer Road</td>
<td>District E</td>
<td>Const Starts FY2011 Complete FY2012</td>
<td>934,378</td>
<td>-</td>
<td>-</td>
<td>450,000 (Impact Fees)</td>
<td>-</td>
<td>-</td>
<td>450,000</td>
<td>1,384,378</td>
</tr>
<tr>
<td>Local</td>
<td>Hidden Harbour</td>
<td>Old Manatee Rd - Exit of Proposed Bridge</td>
<td>District E</td>
<td>Const Starts 4th qtr FY2013 Complete 1st qtr FY2017</td>
<td>700,000</td>
<td>597,703 (Impact Fees)</td>
<td>205,639 (Impact Fees)</td>
<td>344,399 (Impact Fees)</td>
<td>1,167,619 (Impact Fees)</td>
<td>1,500,000 (Impact Fees)</td>
<td>4,188,751</td>
<td>4,888,751</td>
</tr>
<tr>
<td>TOTAL PARKS PROJECTS</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>3,691,483</td>
<td>1,104,703</td>
<td>933,791</td>
<td>826,949</td>
<td>1,407,515</td>
<td>1,500,000</td>
<td>5,322,092</td>
<td>5,923,505</td>
</tr>
</tbody>
</table>
Impact Fee Administration

Impact fees are one-time charges collected when new construction is completed. School Impact fees are collected countywide. Impact fees for all other types of infrastructure are collected from new development in the unincorporated area of Manatee County.

The construction of new dwelling units and businesses increases the demand for County infrastructure capacity. To maintain levels of service, the County must expand infrastructure capacity for multimodal transportation, parks/natural resources, law enforcement, public safety and libraries.

Impact fees ensure that new development pays its share of the capital cost incurred by Manatee County to accommodate population and job growth. Impact fees are restricted to funding growth-related capital improvements and may not be used for replacing infrastructure, maintenance, or operations.

Manatee County also collects impact fees for each Fire District, plus Facility Investment Fees for water and wastewater capacity.

Responsibilities of Impact Fee Administration staff include:

- Monitoring and assessing impact fees on new residential and nonresidential building permits
- Preparing and disseminating information regarding the collection and expenditure of impact fees
- Reporting development activity and impact fee revenue collections by type of infrastructure and Benefit District
- Coordinating impact fee credits for system improvements dedicated or constructed by the private sector

Current Impact Fee Schedule

View the current impact fee schedule below. Permits applied for on or after this date will be assessed under the new fee schedule.

- Current Impact Fee Schedule (Effective November 13, 2017)

This information is provided for informational purposes only. In the event of any difference between this web page and the adopted impact fee ordinances, the adopted ordinances shall control.
Board of County Commissioners
Adopted
Capital Improvement Program
Fiscal Years 2016-2020

Larry Bustle, District 1
Charles Smith, District 2
John Chappie, District 3
Robin DiSabatino, District 4
Vanessa Baugh, District 5
Carol Whitmore, At Large District 6
Betsy Benac, Chairman, At Large District 7

Manatee
County
Florida

www.mymanatee.org

Jan Brewer
Director, Financial Management

Ed Hunzeker
County Administrator
# Manatee County Capital Improvement Program

## Table of Contents

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Program Summary</td>
<td>5</td>
</tr>
<tr>
<td>Administration of CIP</td>
<td>7</td>
</tr>
<tr>
<td>Countywide Sources and Uses</td>
<td>11</td>
</tr>
<tr>
<td>General Government Projects</td>
<td></td>
</tr>
<tr>
<td>General Government</td>
<td>13</td>
</tr>
<tr>
<td>Parks &amp; Natural Resources</td>
<td>63</td>
</tr>
<tr>
<td>Public Works Projects</td>
<td></td>
</tr>
<tr>
<td>Potable Water</td>
<td>107</td>
</tr>
<tr>
<td>Solid Waste</td>
<td>177</td>
</tr>
<tr>
<td>Stormwater</td>
<td>187</td>
</tr>
<tr>
<td>Transportation</td>
<td>197</td>
</tr>
<tr>
<td>Wastewater</td>
<td>257</td>
</tr>
<tr>
<td>Appendix I – Projects of Record</td>
<td>383</td>
</tr>
<tr>
<td>Appendix II – Maintenance Projects</td>
<td>395</td>
</tr>
<tr>
<td>Appendix III – Changes Since Recommended</td>
<td>401</td>
</tr>
<tr>
<td>Glossary</td>
<td>403</td>
</tr>
<tr>
<td>Index</td>
<td>411</td>
</tr>
</tbody>
</table>
Capital Improvement Program Summary

The Manatee County Comprehensive Plan (Objective 10.1.6) requires Manatee County to develop a Capital Improvement Program (CIP) that provides programming and funding of capital projects consistent with the goals, objectives and policies of the Comprehensive Plan and the Future Land Use Map, to maintain adopted level of service standards and to meet other public facility needs not dictated by level of service standards.

The Capital Improvement Program meets this requirement by providing a planned and programmed approach to utilizing the county's financial resources in the most responsive and efficient manner to meet its infrastructure, equipment and facility needs. The CIP serves as a "blueprint" for the future of the community's growth and development. It highlights the importance of capital maintenance and replacement so those needs are addressed in a timely and coordinated manner. The CIP provides a basis upon which the impact of new projects on future operating budgets can be determined. It is a dynamic tool, not a static accounting document. Under direction of the Financial Management Department, the CIP outlines an annual budget for the county's capital projects and a plan for the county's capital investments over the next five years. The review and revision of the CIP is consistent with the goals, objectives and policies of the Manatee County Comprehensive Plan.

The CIP differs from the Capital Improvement Element (CIE) of the Comprehensive Plan in that the CIE identifies projects and financing for projects that are required to provide services to areas of the county where growth is occurring, and in order to maintain levels of services that are required by the Comprehensive Plan. The CIP includes all capital projects, including many that are not related to service levels regularly required by the Comprehensive Plan.

The administration of the Five Year Capital Improvement Program and the revenue outlook establishes the guidelines for fiscal feasibility for any given project. The CIP identifies revenue sources for each planned project. Those projects for which revenues have not been identified are shown as projects of record. The CIP meets the debt financing policy requirements contained in the county financial policies and integrates county government projects with state and other local governments when appropriate.
Manatee County's capital planning process begins in the fall. Departments provide capital project submissions which are reviewed by the CIP coordinating committee representing various departments including Project Management, Utility Operations, Transportation, Mass Transit, Planning, Parks & Natural Resources and Financial Management. In early spring, the proposed CIP is presented to the Board of County Commissioners in a public work session. After input from the community, the Board considers and adopts the Capital Improvement Program for five years and a capital budget for the ensuing year is integrated into the annual budget which is adopted after two public hearings. The CIP lists each proposed capital project, the year it will commence, the amount to be spent on the project each year until completion and the proposed sources of funding. Amounts represented in the CIP are estimated project costs and are not intended to serve as precise project budgets. Projects are financed with a combination of utility rate revenues, local gas taxes, impact fees, federal and/or state grants, user fees and general revenues. It is the policy of the Board of County Commissioners that growth pays for itself to the greatest extent possible.

The CIP provides adequate time for capital projects to be planned and designed carefully before funding is appropriated and actual construction begins. This process allows professional staff to develop and review the required plans, engineering surveys, architectural drawings and proceed with purchasing bids and specifications in a timely manner. The lack of a capital program could result in inefficiencies in service provisions where development exceeds the ability of the government to meet infrastructure needs.

The capital improvement program serves as a valuable financial tool. It can be used to forecast future capital demands on current revenues. A CIP that includes a forecast of financial resources available for capital purposes will allow public officials and staff to match those requirements. If expected revenues are not realized, the CIP process enables the county to reevaluate project priorities and either reduce capital spending in a rational manner or defer certain projects until more funding is available. The ability to revise the capital program is particularly important when a significant portion of the capital budget is to be financed from current revenues.

Implementation of the Capital Improvement Program serves to enhance the quality of life for both present and future generations of Manatee County.
Administration of the Five Year Capital Improvement Program

1. Purpose and Intent

This section is established to provide for the applicability and effect of the Five Year Capital Improvement Program for the Manatee County Board of County Commissioners, and to set forth specific requirements and procedures related to the revision and update of the Capital Improvement Program. It is the intent of this resolution that its prescriptive provisions shall be implemented, in part, through the completion of the Capital Improvement projects as described herein.

2. Applicability

The Five Year Capital Improvement Program shall apply to capital improvement and capital maintenance projects undertaken by the County of Manatee, Florida. For the purposes of this section, the term "capital improvement project" shall mean a non-recurring expenditure of $250,000 or more from county funds for the construction, installation, or acquisition of capital facilities, or the acquisition of interests in land.

3. Review and Revision

Each year the Five Year Capital Improvement Program shall be updated by resolution of the Board of County Commissioners. Such review and revision of the Capital Improvement Program shall be consistent with the goals, objectives, and policies of the Manatee County Comprehensive Plan.

4. Consistency of Governmental Development

A. For the purpose of the consistency requirement of the program, the first year of the Five Year Capital Improvement Program shall apply to all capital improvement projects undertaken by the County of Manatee for which funds were or will be appropriated in Fiscal Year 2016, except as provided in paragraph D of Section 5 Administrative Provisions, or in a prior year, if the project has not been started as of October 1, 2015.

B. Year Two of the Five Year Capital Improvement Program shall apply to all capital improvement projects for which funds will be appropriated in Fiscal Year 2017. Projects for Year Two are subject to availability of funds and subsequent appropriation of funds by the Board of County Commissioners.
C. **Years Three through Five of the Five Year Capital Improvement Program** shall represent general county policy with respect to capital improvements programming, subject to review and revision on a case by case basis during each of the succeeding budget years, and subject to availability of funds.

D. Notwithstanding Paragraphs A, B, and C above, the County of Manatee may undertake other capital improvement projects not shown in the Five Year Capital Improvement Program as follows:

1. **Emergencies** - Such projects found by the Board of County Commissioners to be of an emergency nature may be undertaken without amendment to the program.

2. **Other Projects** - Or, if not so found to be of an emergency nature, such projects deemed by the Manatee County Board of County Commissioners to be of higher priority than capital projects shown in the CIP may be undertaken, providing the plan is amended by resolution of the Board of County Commissioners. Budget Amendment resolutions which identify such high priority projects as additions or changes to the CIP may serve as the required resolution to amend the plan.

Provided, however, that in all cases, such projects shall be otherwise consistent with the prescriptive provisions of the Plan.

5. **Administrative Provisions**

A. Capital improvements shall be deemed consistent with the Capital improvement Program where they are consistent as to general location, scale and type of facility as provided in the CIP project description, although it need not be consistent in revenue sources or manner of operation.

B. If funding for a project identified in the CIP as a future year project or a project of record becomes available in advance of the year for which it is planned, the Board of County Commissioners may proceed to implement that project when funding becomes available without an amendment to the Plan.

C. Amounts shown in the CIP as estimated project costs are estimates and not intended to serve as precise project budgets. This also applies to initial appropriations for the capital projects. A precise project budget will be established for a project upon completion of the following:
Impact Fees

TischlerBise has calculated over 900 impact fees/excise taxes throughout the United States and Canada more than any firm in the country. None of the firm's impact fees have been successfully challenged. These one-time fees, used to fund capital improvements needed to accommodate new development, have become increasingly popular with local governments.

View All Impact Fee Projects by State
» (http://tischlerbise.com/expertise/services/impact-fees/impact-fee-projects/)

Not sure which categories merit consideration for impact fees in your jurisdiction? Try our impact fee feasibility analysis, typically priced under $10,000. It serves as a road map for your jurisdiction and a white paper to help inform others.

Representative Impact Fee Studies

Capital facilities for which TischlerBise has calculated impact fees for include: sewer, water, schools, roads, drainage, electricity, police, fire/EMS, law enforcement, fire protection, parks, municipal/public buildings, stormwater facilities, municipal power, and libraries.

Goodyear, Arizona  *

Pinal County, Arizona  *

Tulare, California  *

http://tischlerbise.com/expertise/services/impact-fees/

3/16/2018
Boulder, Colorado  
Pasco County Schools, Florida  
Port St. Lucie, Florida  
Sandpoint, Idaho  
Bozeman, Montana  
Regional Transportation Commission of Washoe County, Nevada  
West Jordan, Utah  
Isle of Wight County, Virginia  

TischlerBise, formerly Tischler & Associates Inc., is a fiscal, economic, and planning consulting firm located in Bethesda, Maryland and Bradenton, Florida.

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- Email address: Your email address
- State: AL

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WHEREAS, the Manatee County Board of County Commissioners has adopted Resolution R-12-198, which details a Five Year Capital Improvement Program to meet the needs of Manatee County Government, and;

WHEREAS, the policy adopted in Resolution R-12-198 requires that the Capital Improvement Program be updated annually, and;

WHEREAS, the capital improvement needs for the period 2014-2018 have been surveyed, inventoried, categorized and assembled into a five year program and prioritized, and presented in Exhibit B of the resolution, and;

WHEREAS, an adopted Five Year Capital Improvement Program shall represent general County policy with respect to capital improvement programming and improve the County's ability to obtain financing for the identified capital projects;

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Manatee County, Florida, that:
Resolution R-13-164
Page Two

1. The Policy for the administration of the Five Year Capital Improvement Program described in Exhibit A attached to this resolution is hereby adopted.

2. The Five Year Capital Improvement Program described in the summary attached as Exhibit B to this resolution is hereby adopted.

3. If any provisions of the Five Year Capital Improvement Programs previously adopted by the Board of County Commissioners are not consistent with this Resolution R-13-164, then R-13-164 shall prevail.

ADOPTED with a quorum present and voting this 19th day of September, 2013.

ATTEST: R. B. Shore
CLERK OF THE CIRCUIT COURT

BOARD OF COUNTY
COMMISSIONERS
MANATEE COUNTY, FLORIDA

By: [Signature]
Deputy Clerk

By: [Signature]
Chairman
MANATEE COUNTY
CAPITAL IMPROVEMENT PROGRAM
FISCAL YEARS 2014-2018

RESOLUTION R-13-164
EXHIBIT A
ADMINISTRATION OF THE FIVE YEAR CAPITAL IMPROVEMENT PROGRAM

1. PURPOSE AND INTENT

This section is established to provide for the applicability and effect of the Five Year Capital Improvement Program for the Manatee County Board of County Commissioners, and to set forth specific requirements and procedures related to the revision and update of the Capital Improvement Program. It is the intent of this resolution that its prescriptive provisions shall be implemented, in part, through the completion of the Capital Improvement projects as described herein.

2. APPLICABILITY

The Five Year Capital Improvement Program shall apply to capital improvement and capital maintenance projects undertaken by the County of Manatee, Florida. For the purposes of this section, the term "capital improvement project" shall mean a non-recurring expenditure of $250,000 or more from county funds for the construction, installation, or acquisition of capital facilities, or the acquisition of interests in land.

3. REVIEW AND REVISION

Each year the Five Year Capital Improvement Program shall be updated by resolution of the Board of County Commissioners. Such review and revision of the Capital Improvement Program shall be consistent with the goals, objectives, and policies of the Manatee County Comprehensive Plan.

4. CONSISTENCY OF GOVERNMENTAL DEVELOPMENT

A. For the purpose of the consistency requirement of the program, the first year of the Five Year Capital Improvement Program shall apply to all capital improvement projects undertaken by the County of Manatee for which funds were or will be appropriated in Fiscal Year 2013-2014, except as provided in paragraph D of Section 5 Administrative Provisions, or in a prior year, if the project has not been started as of October 1, 2013.

B. Year Two of the Five Year Capital Improvement Program shall apply to all capital improvement projects for which funds will be appropriated in Fiscal Year 2014-2015. Projects for Year Two are subject to availability of funds and subsequent appropriation of funds by the Board of County Commissioners.
C. Years Three through Five of the Five Year Capital Improvement Program shall represent general county policy with respect to capital improvements programming, subject to review and revision on a case by case basis during each of the succeeding budget years, and subject to availability of funds.

D. Notwithstanding Paragraphs A, B, and C above, the County of Manatee may undertake other capital improvement projects not shown in the Five Year Capital Improvement Program as follows:

1. **Emergencies** - Such projects found by the Board of County Commissioners to be of an emergency nature may be undertaken without amendment to the program.

2. **Other Projects** - Or, if not so found to be of an emergency nature, such projects deemed by the Manatee County Board of County Commissioners to be of higher priority than capital projects shown in the CIP may be undertaken, providing the plan is amended by resolution of the Board of County Commissioners. Budget Amendment resolutions which identify such high priority projects as additions or changes to the CIP may serve as the required resolution to amend the plan.

Provided, however, that in all cases, such projects shall be otherwise consistent with the prescriptive provisions of the Plan.

5. **ADMINISTRATIVE PROVISIONS**

A. Capital improvements shall be deemed consistent with the Capital Improvement Program where they are consistent as to general location, scale and type of facility as provided in the CIP project description, although it need not be consistent in revenue sources or manner of operation.

B. If funding for a project identified in the CIP as a future year project or a project of record becomes available in advance of the year for which it is planned, the Board of County Commissioners may proceed to implement that project when funding becomes available without an amendment to the Plan.

C. Amounts shown in the CIP as estimated project costs are estimates and not intended to serve as precise project budgets. This also applies to initial appropriations for the capital projects. A precise project budget will be established for a project upon completion of the following:
(1) Engineering and architectural plans and specifications upon which the project cost will be estimated.

(2) Adoption of budget amendments subsequent to completion of plans and specifications that may be necessary to properly fund the project.

D. Budgets for projects shall be adopted by the Board of County Commissioners as provided in Resolution R-94-270 which establishes the Manatee County Budget Administration and Implementation Policy. Budget Administration Procedures as provided for under Resolution R-94-270 allow the Budget Officer or his designee to authorize the Purchasing Division to encumber items which require exception to the level of budget control established in the Budget Administration Procedures. This authorization can be given for approved projects, items previously approved for expenditure by the Board of County Commissioners, items required by law, or other expressed priorities of the Board of County Commissioners. Projects included in this CIP and previous CIPs are to be considered "approved projects" for the purpose of encumbering funds in anticipation of formal budget amendment in order to meet significant time constraints or provide for improved fiscal resource management.

E. To the maximum extent possible, engineering and architectural plans and specifications prepared for roadway projects contained in the Capital Improvement Program will incorporate landscaping, pedestrian/bicycle facilities and other aesthetic design considerations that enhance the image of the community and reduce the impacts to adjacent land uses.

F. This Five Year Capital Improvement Program is prepared to be consistent with the Capital Improvement Element of the Comprehensive Plan subject to any proposed amendments to the plan presented to the Board of County Commissioners. If any provisions of this resolution are not consistent with the Comprehensive Plan, then the Comprehensive Plan shall prevail over any provisions of this resolution. Projects in the Five Year Capital Improvement Element of the Comprehensive Plan may require subsequent adoption of ordinances and/or amendments to the Comprehensive Plan before the projects can be initiated.

G. Debt service for projects funded from the proceeds of the 2004 Transportation Revenue and Refunding Bonds may be paid from Transportation Impact Fee Revenues if all applicable impact fee requirements are met.
6. FUNDING SOURCES

A. It is the intent of the Board of County Commissioners that any project included in this program may be financed and refinanced using bond proceeds. The language in sections 6.B and 6.C below is provided to ensure that the issuance of bonds to finance projects remains as a viable alternative, even if other funding sources are used to initially finance projects.

B. This resolution is an affirmative action of the Board towards the issuance of bonds to finance or refinance the Capital improvement Program of the County in accordance with the laws of the State and the applicable provisions of the Internal Revenue Code of 1986, as amended and the rules and regulations of the Internal Revenue Service applicable thereto.

C. There is hereby authorized to be issued and this Board hereby determines to issue, to the extent necessary to provide financing for projects identified herein, or refinancing for such projects funded from other sources, its general obligation and revenue bonds pursuant to the laws of the state of Florida and, if required by the laws of the state, or the Constitution, a referendum vote on such general obligation bonds, for the capital improvements described in "Exhibit B" hereto in the Five Year Capital Improvement Program in one or more series and issues in aggregate principal amount of up to $490,878,342. The authority established herein shall be implemented by subsequent resolutions of the Board of County Commissioners.