



City of Aventura
Capital Improvement Program
In Brief
2004/05 – 2008/09





CIP IN BRIEF 2004 - 2009

This document has been prepared by the City of Aventura to provide important information to the public. This briefing is a summarized version of the 2004-2009 Capital Improvement Program document.

This document represents an update of the CIP that was originally prepared for the five year cycle of 2003 to 2008. The update process is important for the CIP to become a continuing and ongoing planning/implementation process. The last four years of last year's program were reevaluated in light of unanticipated needs, cost revisions, new project priorities and the financial condition of the City. In addition, the CIP was updated to add new projects in the fifth year (2008/09) to complete the cycle. Projects included within the framework of the program were based on input from Commissioners, staff, City consultants and citizens.

The primary goal of the Capital Improvement Program is to develop a long – term plan of proposed capital expenditures, the means and methods of financing, and a schedule of priorities for implementation. The program forms the foundation for governmental participation in the development process and represents a commitment by the community toward the achievement and maintenance of a desirable high quality of life.

Major emphasis was placed on the following projects:

• Cultural Arts Center	\$16,000,000
• Charter Middle School Wing Construction	4,100,000
• Waterways Park Development	4,047,000
• Transportation, Street Lighting & Safety Improvements	2,695,694
• Stormwater Drainage Improvements	1,605,000
• Citywide Beautification Improvements	265,000
• Park Maintenance Projects	188,250

It is significant to note that the funding plan has little financial impact on residents and the community. Importantly, it continues to establish an ongoing mechanism to address the City's infrastructure needs. A 5% increase in the operating ad valorem tax rate in 2007/08 is recommended to support diminished revenues from growth and increased costs associated with new facilities and expanded services. This would represent the first tax increase in the history of the City in an 11 year period. The average cost to a residential home would be \$25.00 a year. It is anticipated that the City would still have the lowest tax rate in Miami-Dade County.

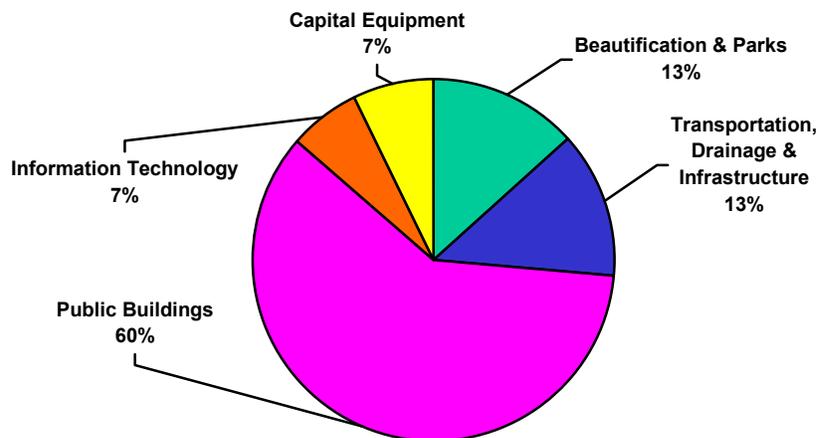
OVERVIEW OF RECOMMENDED PROJECTS

The proposed 2004 - 2009 Capital Improvement Program includes 24 projects in 5 functional categories with a total value of \$33,522,552. The following represents the percentage of total funding that each functional category has been allocated: Beautification & Parks Facilities (13%), Public Buildings and Facilities Improvements (60%), Transportation, Drainage and Infrastructure Improvements (13%), Capital Equipment Purchase and Replacement (7%) and Information/Communication Technology (7%).

The following table presents a summarized breakdown of the costs of the various projects recommended for funding categorized by major function for each of the five years covered by the Capital Improvement Program.

Table 1
Capital Improvement Program
2004/05-2008/09
Summary By Function

Program	2004/05	2005/06	2006/07	2007/08	2008/09	TOTAL
Beautification & Parks Facilities	\$ 1,002,250	\$ 3,433,000	\$ 0	\$ 65,000	\$ 0	\$ 4,500,250
Transportation, Drainage & Infrastructure	1,529,700	975,994	650,000	550,000	595,000	4,300,694
Public Buildings & Facilities	4,121,200	0	8,000,000	8,000,000	0	20,121,200
Information/Communication Technology	555,350	419,700	453,000	343,050	418,000	2,189,100
Capital Equipment	515,500	418,900	481,790	521,768	473,350	2,411,308
Totals	\$ 7,724,000	\$ 5,247,594	\$ 9,584,790	\$ 9,479,818	\$ 1,486,350	\$ 33,522,552



SUMMARY OF PROJECTS BY LOCATION AND YEAR

The following outlines the major projects by location and the year they are proposed to be funded:

Capital Improvement Program 2004/05-2008/09 Summary By Location

Location	Beautification Improvements	Transportation Improvements	Street Lighting	Drainage Improve	Park Improve	Facilities Improve
Directional Signs		2004/05				
Founders Park Improvements					2004/07	
Waterways Park Development					2004/05	
Charter Middle School Construction						2004/05
Country Club Drive Exercise Path					2004/05	
NE 185 th Street Connector		2005/06	2004/05	2004/05		
Miami Gardens Drive Improvements			2005/06			
William Lehman Causeway	2004/05		2004/05			
Hospital District Area				2004-2005		
Yacht Club Drive		2006/07/08				
Cultural Arts Facility						2006-2008
NE 207 th Street	2005/06	2004/05				
Aventura Blvd		2005/06				
Traffic Video Monitoring System		2004-2008				
Community Center Improvements						2004/05

SUMMARY OF MAJOR REVISIONS

The following represents the significant revisions or modifications to the proposed CIP compared to the prior document:

- NE 185th Street (Jack Smith Blvd) Connector Improvements -\$495,994.
- Added Miami Gardens Drive Extension Upgrades- \$225,000.
- Added Lehman Causeway Service Road Street Lights - \$165,000
- Added Lehman Causeway Beautification (west)- \$150,000
- Added Directional Sign Upgrades Citywide – \$100,000.

CAPITAL IMPROVEMENT PROGRAM 2001 – 2006 HIGHLIGHTS

- Construction of new \$4,100,000 Charter Middle School Wing Addition serving 6-8 grades on NE 188th Street.
- Development and construction of the expanded 6 acre Waterways Park facility on NE 213th Street.
- Street lighting, drainage and sidewalk improvements to NE 185th Street connector (Jack Smith Boulevard)
- Construction of a Cultural Arts Center to expand cultural activities for the community and enhance the quality of life for residents.
- Implementation of \$904,700 Traffic Video Monitoring Program which provided for the installation of cameras at key intersections to allow the Police Department to monitor and respond to traffic conditions.
- Utilizes a stormwater utility program to correct and improve drainage along roadways for certain areas of the City. A total of \$1,605,000 worth of improvements will be completed during the five year period.
- Implementation of \$565,000 of transportation improvements that includes citywide directional sign upgrades, street lighting for Lehman Causeway access roads and Miami Gardens Drive Extension.
- A total of \$265,000 of Citywide beautification improvements including median landscaping and newspaper stands is funded to continue to fulfill our goal of being the most beautiful City in South Florida. Major improvements include: NE 207th south swale area and William Lehman Causeway west of Country Club Drive.
- Road maintenance projects that total \$930,000 to enhance safety are included for NE 207th Street, Aventura Boulevard and Yacht Club Drive and Williams Island Road.
- Provides the necessary equipment to continue to provide high quality and effective police services
- Continues the implementation of technology improvements and management information systems to enhance the productivity and efficiency of city operations.
- Ensures that the tools of production, vehicles, equipment and technology, are available for city operations.

FUNDING PLAN SUMMARY

The following represents an overview of the major points of the recommended funding plan:

1. Utilize “pay - as - you - go” financing through annual appropriations to fund \$25,722,552 of the total five year amount of \$33,522,552
2. If approved by the voters, and subject to obtaining \$9,500,000 in private donations, issue long term general obligation bonds with proceeds in the amount of \$6,500,000 to fund the Cultural Arts Center. The annual debt service payment of \$500,000 would be paid from a voter approved debt service tax increase of 7.0%, which is approximately \$32.00 a year for the average resident.
3. Utilize General Fund reserves in the amount of \$4,100,000 to fund the Charter Middle School Wing construction in 2004/05.
4. Utilize funding from impact fees and grants in the amount of \$1,314,250 to assist in the funding of the Waterways Park and police equipment.
5. Adopt a 5% increase in the operating ad valorem tax rate in 2007/08 to support diminished revenues from growth and increased costs associated with new facilities and expanded services. This would represent the first tax increase for general government purposes in the history of the City in an 11 year period. The average cost to a residential home would be \$25.00 a year. It is anticipated that City would still have the lowest tax rate in Miami-Dade County. If operating expenditures increase at a higher rate than expected, unanticipated events reduce key revenue sources, or an unforeseen emergency occurs during the five year period other operating ad valorem tax rate increases will be required. It should be made clear that the funding plan is based on a series of projections and assumptions. If events occur that revise the projections and assumptions, the financing plan will have to be updated and amended.

The following table reflects the distribution of all proposed projects to the funding source or mechanism, which is appropriate for funding the projects for each of the five years of the program.

Capital Improvement Program 2004/05-2008/09 Summary By Funding Source

Funding Source	2004/05	2005/06	2006/07	2007/08	2008/09	TOTAL
General	5,765,750	3,718,100	835,290	821,818	836,350	11,977,308
Police Impact Fees	98,250	253,500	99,500	108,000	55,000	614,250
Stormwater Utility	640,000	415,000	250,000	250,000	50,000	1,605,000
Parks Development	400,000		0	0	0	400,000
Grants		300,000				300,000
Loan Proceeds	250,000	0	0	0	0	250,000
GO Bond	0	0		6,500,000	0	6,500,000
Transportation Fund	570,000	560,994	400,000	300,000	545,000	2,375,994
Private Donations	0	0	8,000,000	1,500,000	0	9,500,000
	\$ 7,724,000	\$ 5,247,594	\$ 9,584,790	\$ 9,479,818	\$ 1,486,350	\$ 33,522,552

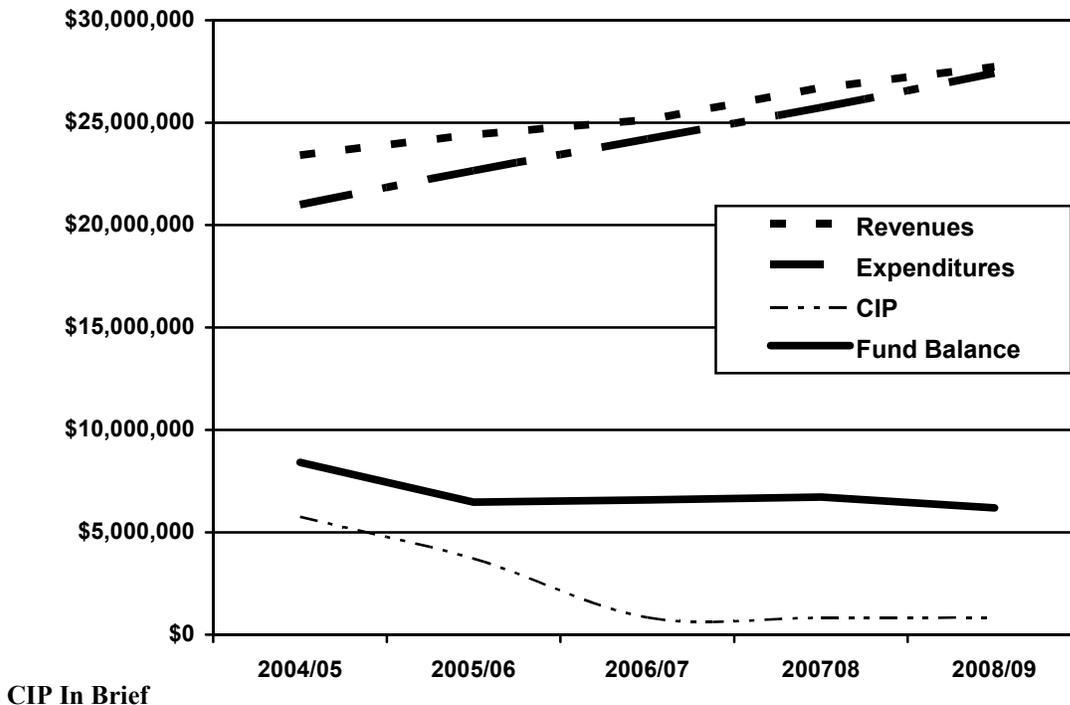
OVERVIEW FIVE YEAR FUNDING PLAN

This chart provides an overview of the funding plan for the General Fund including projected revenues and expenditures over the next five years.

**TABLE 3
RECAP OF AVAILABLE RESOURCES vs PROPOSED APPROPRIATIONS
GENERAL CAPITAL IMPROVEMENT PROGRAM**

	2004/05	2005/06	2006/07	2007/08	2008/09
TOTAL PROJECTED AVAILABLE RESOURCES	\$23,417,553	\$24,425,086	\$25,144,402	\$26,702,646	\$27,729,462
PROJECTED OPERATING EXPENDITURES	18,741,700	20,404,511	21,950,517	23,495,529	25,165,909
SUBTOTAL	4,675,853	4,020,576	3,193,885	3,207,117	2,563,553
LESS DEBT SERVICE REQUIREMENTS	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000
TRANSFER TO GENERAL CAPITAL IMPROVEMENT PROGRAM	2,425,853	1,770,576	943,885	957,117	313,553
BALANCE FROM PREVIOUS YEAR	11,761,278	8,421,381	6,473,856	6,582,451	6,717,750
TOTAL AVAILABLE RESOURCES FOR CIP	14,187,131	10,191,956	7,417,741	7,539,568	7,031,303
PAY-AS-YOU-GO PROPOSED APPROPRIATION - CIP	5,765,750	3,718,100	835,290	821,818	836,350
BALANCE IN CIP - END OF YEAR	\$8,421,381	\$6,473,856	\$6,582,451	\$6,717,750	\$6,194,953

The City's finances remain strong and healthy over the five year period, however the need for a tax increase in the fourth year (2007/08) should be seriously evaluated by the City based on economic trends at that time. A 5% increase in the ad valorem tax rate in 2007/08 is recommended to support diminished revenues from growth and increased costs associated with new facilities and expanded services.



2004/05 CAPITAL BUDGET

The following projects are scheduled for the fiscal year beginning October 1, 2004 and ending September 30, 2005:

Project	Amount
Waterways Park Development Design/Electrical Line Relocation	\$697,000
Middle School Wing Addition	4,100,000
NE 185 th Street Connector Improvements	495,994
Founders Park Improvements	39,250
Citywide Beautification Improvements: Lehman Causeway (west)	150,000
Install 3 newspaper racks, 3 benches and trash receptacles	32,000
Country Club DR. Jogging Path Improvements	84,000
Hospital district South Collector Drainage Improvements	440,000
Street Lighting Improvements: Lehman Causeway Access Roads	165,000
Traffic Video Monitoring System Program	54,700
NE 207 th Street Resurfacing	370,000
Directional Signs	100,000
Community Center Improvements	21,200
Computers & Communications:	555,350
Capital Equipment	515,500
Total Capital Projects Expenditures	\$7,724,000

FIVE YEAR ESTIMATES

The following tables represent estimates of revenues and expenditures relating to the General Fund during the five year period:

TABLE 1

PROJECTION OF RESOURCES AVAILABLE FOR GENERAL GOVERNMENT SERVICES

	2003/2004	2004/2005	2005/2006	2006/2007	2007/2008	2008/2009
CURRENT YEAR REVENUES AVAILABLE FOR GENERAL GOVERNMENT SERVICES						
AD VALOREM TAXES	\$10,016,000	\$10,466,720	\$10,937,722	\$11,429,920	\$11,944,266	\$12,481,758 (a)
AD VALOREM TAXES-INCREASE*			-	-	597,213	624,088 (b)
FPL FRANCHISE FEES	\$1,620,000	1,668,600	1,718,658	1,770,218	1,823,324	1,878,024 (c)
FRANCHISE FEES	297,000	305,910	315,087	324,540	334,276	344,304 (d)
UTILITY TAXES	5,386,000	5,547,580	5,714,007	5,885,428	6,061,990	6,243,850 (e)
CITY OCCUPATIONAL LICENSES	698,000	718,940	740,508	762,723	785,605	809,173 (f)
BUILDING RELATED REVENUE	1,010,000	920,100	829,301	500,000	500,000	500,000 (g)
STATE SHARED REVENUES-UNRESTRICTED	255,000	263,925	273,162	282,723	292,618	302,860 (h)
HALF CENT SALES TAX	1,500,000	1,552,500	1,606,838	1,663,077	1,721,285	1,781,529 (i)
CHARGES FOR SERVICES	782,500	809,888	838,234	867,572	897,937	929,365 (j)
FINES AND FORFEITURES	165,000	169,950	175,049	180,300	185,709	191,280 (k)
CHARTER SCHOOL LAND LEASE PAYMENTS				11,000	56,000	104,000 (l)
CHARTER SCHOOL BUILDING LEASE PAYMENTS			250,000	250,000	250,000	250,000 (l)
FDOT GRANT	172,000					
MISC. REVENUES	50,000	50,000	50,000	50,000	50,000	50,000
INTEREST ON INVESTMENTS	100,000	100,000	103,500	107,123	110,872	114,752
COUNTY OCCUPATIONAL LICENSES	20,000	20,000	20,000	20,000	20,000	20,000
TOTAL CURRENT YEAR REVENUES	\$22,071,500	\$22,594,113	\$23,572,066	\$24,104,623	\$25,631,096	\$26,624,985
TRANSFERS FROM TRANSPORTATION FUND	572,500	586,065	606,315	783,376	805,068	827,520
TRANSFERS FROM SCHOOL FUND	15,600	33,000	34,155	35,350	36,588	37,868
TRANSFERS FROM STORMWATER UTILITY	398,904	204,375	212,550	221,052	229,894	239,090
TOTAL AVAILABLE	\$ 23,058,504	\$ 23,417,553	\$ 24,425,086	\$ 25,144,402	\$ 26,702,646	\$ 27,729,462

TABLE 2

PROJECTION OF OPERATING EXPENDITURES FOR GENERAL GOVERNMENT SERVICES

DEPARTMENT	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09
City Commission	\$111,393	\$ 113,621	\$ 115,893	\$ 118,211	\$ 120,575	\$ 122,987
Office of the City Manager	610,712	659,569	712,334	769,321	830,867	897,336
Finance Support Services	1,099,761	1,222,742	1,320,561	1,426,206	1,540,303	1,663,527
Legal	233,000	237,660	242,413	247,261	252,207	257,251
City Clerk	218,719	236,217	255,114	275,523	297,565	321,370
Public Safety	8,375,251	9,212,776	10,041,926	10,945,699	11,821,355	12,767,064
Community Development	1,502,551	1,515,242	1,478,885	1,438,041	1,370,563	1,300,385
Community Services	4,083,816	4,410,521	5,013,363	5,414,432	5,847,587	6,315,394
Non - Departmental	1,049,400	1,133,352	1,224,020	1,315,822	1,414,508	1,520,596
TOTAL PROJECTED OPERATING EXPENDITURES GENERAL GOVERNMENTAL SERVICES	\$ 17,284,603	\$ 18,741,700	\$ 20,404,511	\$ 21,950,517	\$ 23,495,529	\$ 25,165,909
General Fund Transfer to 1999 Debt Service	1,365,000	1,365,000	1,365,000	1,365,000	1,365,000	1,365,000
General Fund Transfer to 2000 Debt Service	485,000	485,000	485,000	485,000	485,000	485,000
General Fund Transfer to 2002 Debt Service	400,000	400,000	400,000	400,000	400,000	400,000
TOTAL PROJECTED DEBT SERVICE REQUIREMENTS	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000	2,250,000
TOTAL PROJECTED EXPENDITURES	\$ 19,534,603	\$ 20,991,700	\$ 22,654,511	\$ 24,200,517	\$ 25,745,529	\$ 27,415,909

CITY OF AVENTURA

CITY COMMISSION

Mayor Jeffrey M. Perlow
Commissioner Zev Auerbach
Commissioner Jay R. Beskin
Commissioner Ken Cohen
Commissioner Bob Diamond
Commissioner Manny Grossman
Commissioner Harry Holzberg

CITY MANAGER

Eric M. Soroka

DEPARTMENT DIRECTORS

Weiss Serota Helfman Pastoriza & Guedes, P.A., City Attorney
Harry M. Kilgore, Finance Support Services
Robert M. Sherman, Community Services
Teresa M. Soroka, City Clerk
Thomas Ribel, Police Chief
Joanne Carr, Planning Director
Mariano Fernandez, Building Director/Official
Dr. Katherine Bray Murphy, Charter School Principal

