

1. Big Ideas discussion

- Council Members and Staff Members can identify Any ideas that they want to be discussed during this part of the Retreat
- Council Members and Staff Members can submit (Big) Ideas to the City Manager before the Retreat for the City Manager to send out to City Council & staff in advance of the Retreat, Or bring them up during this “Big Ideas” part of the Retreat meeting.

2. Updated 6-year Financial Forecast for the General Fund, DDA Fund, & LDFA Fund

- Discussion of the updated 6-year forecast for each of the property tax-supported Funds presented by the Finance Director and City Manager at the November 6th City Council Meeting

3. City Council’s identification & development of Updated goals & related discussions

Big Ideas/inputs/requests/suggestions received by the City Manager from the combination of Council Members & Staff Members for the “Big Ideas” discussion part of the Retreat Agenda (Updated 10/31/14)

Please Note : this list is Not ranked in a particular order. Note also that there is No designation as to whether the input/suggested Big Idea was submitted by a Council Member or Staff member with the exception of some items submitted by the City Manager.

(The List of “Big Ideas” received to date will be sent to City Council and Staff during the week of 10/20/ - 10/24/14 . City Manager is still in the process of compiling the Ideas received to date)

- City Manager’s requested Big Idea discussion # 1 :

A multi-part Big Idea Retreat Agenda Item that the combination of Matt Modrack & the City Manager would like City Council discussion on and consideration of is as follows :

- 1.** To first Preview a probable package of Mid-Year DDA Fund Budget Amendments with an eye towards infrastructure related amendments that could be done as early as the 2015 Construction Season which would overlap parts of both the current fiscal year and the next FY of 2015-2016 . After previewing the package with City Council and getting Council's feedback about it in the Retreat, then the next steps would be formal review/approvals with the DDA Board, and then to City Council for final action (on FY 14-15 mid-year DDA Fund budget amendments).
- 2.** To revisit the possible pilot N.4th Street + Walnut Street NWN-related S.A.D. proposal with City Council that would include a DDA funding partnership, and to preview the possible Assessment methodology/formula that our staff work group on this topic developed for the possible Pilot S.A.D.
- 3.** And to discuss what the City's (which is really the General Fund) role can be going forward with any S.A.D.s for infrastructure improvements in any part of the City going forward ; but with an eye towards the NWN first . The real basic policy question for City Council is / will be : Is this a good time or bad time for staff to initiate even exploratory meetings with property owners in Any part of our City regarding possible City+Property Owners S.A.D. project partnerships ?

One of the City Manager's primary motivating factors here : to be able to move Matt's ideas for the new infrastructure-related DDA Fund initiatives that he developed this past Spring from concept into reality.

- City Manager's requested Big Idea Discussion # 2 : For the General Fund to provide a short-term appropriation (loan) to the DDA Fund near the end of the Current Fiscal Year 14-15 (in May or June of 2015) in order to enable the DDA Board to build the Paved-portion of the new CSX-West Parking Lot on the CSX property recently leased by the DDA Board --- and to get the paving / related public parking lot improvement work done by July 1st/early July in time for 3 major 2015 Civic Events: Taste of Brighton (2nd weekend of July) , Fine Arts & Acoustic Music Festival (1st weekend of August) , and the SJBB Fest (weekend after Labor Day) . The City Manager will be proposing that the DDA Board and City Council enter into a formal agreement (with motions and or a Resolution adopted by each Board) for the DDA Board to approve an appropriation back to the General Fund to reimburse the General Fund for the "upfront" funding of the parking lot construction work --- early in FY 15-16 as soon as the DDA Fund receives its FY 15-16 TIFA revenues.

There is a historical precedent for this type of DDA-Reimbursing-the-General Fund w/the General Fund "fronting" the money for a DDA project on a Short-term basis : in 1994 the City Council and DDA Board agree to do the same type of thing when the DDA Fund had a short-term cash-crunch and the opportunity arose for the DDA Board to purchase/acquire the property for what is today's Pierce Street parking lot.

There is a possibility that ; as we get closer to the end of the Current fiscal year; that updated DDA Fund fund balance/cash projections in the Spring of 2015 may show or determine that a short-term General Fund reimbursable appropriation/loan to the DDA Fund is Not necessary for the CSX-West Parking Lot to get constructed / completed by early July in time for the subject 3 major civic events.

The pending proposed Parking Ordinance Amendments (assuming they are adopted) , will enable the Non-paved part of the DDA-leased CSX property to be used for Overflow Off-street parking situations.

- Preview of a Planned Parking Enforcement program as proposed by the DDA Board and DDA Exec Director/CD Director : for signed 2-hr and 3-hr parking along with designated longer-term spaces all accompanied by a new parking enforcement program with the DDA Board approving a DDA Fund appropriation (another part of the probable mid-fiscal year 14-15 DDA Fund Budget Amendments' package for subsequent DDA Board and City Council approvals) to the General Fund to fund a Police Department-supervised part-time parking enforcement officer.
- Receive Downtown Parking analysis presentation by the City Manager's Office Intern that was also presented to the DDA Board earlier this year

- Review and a forecast of what the Community Development Department and the Planning / Zoning Department has been working on (pipeline projects / potential projects) during the past 12 months and or will be working on during the upcoming 12 months. Included would be an update on any actual and / or planned business developments. Business developments would include all sizes - large and small. The purpose of this Retreat agenda item request is to provide a preview of what City Council might expect to be seeing in the next 12 months or so.
- Emergency Readiness/ Disaster Recovery Plan – Strategy and plan for City in case of weather / natural disaster; civil unrest; cyber attack
- City Cemeteries’ internal road improvement plan(s)
- Consider opting out of County activated siren warning system
- Info presentation from Patrol Officer Jim Meldrum regarding a possible new City Police K-9 dog program. The presentation would include a quick demo from a K-9 and would probably take about 20 minutes.
- Work that is underway with an outside Planning Consultant Firm to conduct a preliminary analysis of the existing City’s Zoning, Sign and Site Plan Ordinance Chapters to determine total scope of Ordinance Amendments / Updates needed to ensure full compliance with modern needs , state laws, and federal laws. The results of the preliminary analysis would be included in a future competitive Request for Proposals (RFP) process where outside Planning Consultant Firms would submit proposals for the respective major ordinance update work.
- SELCRA update and possible SELCRA Board-initiated long-term funding proposal for SELCRA operations and related parks/recreation related capital improvement projects.
- **SAW Grant status Update from the Utilities Director**

- New CIP Funding Program Proposal :

1. Get the fledgling Savings to Committed Fund Balance-type transfers equal to annual retired debt service payment rolloff amounts that we sort of just got started with this current fy's adopted budget **more formalized into perhaps a formal Policy Resolution Document adopted by City Council.**

2. Then convert the product of item 1 above into some type of formal document that could also include related PP slide(s) for presentation during a Public informational process in 2015 leading up to an Election in November of 2015 on a 3-year Capital Improvements Millage Ballot proposal.

3. The above Item 2 products/documents would be aimed to show the voters/public prior to the election how the 3-year millage only is needed to sort of jump-start the Capital Improvement Funding program ; and that at the end of 3 years, we won't need the millage anymore because the Committed Fund Balance via the above-referenced Fund Balance transfers equal to Debt service rolloffs to Committed Fund Balance will have reached the \$ 750,000 or higher level ----and then we have a projected self-sustaining CIP on a cash basis.

4. And that for the 3-year Millage Ballot Proposal :

a. We would not issue any bonds. That would also mean Not issuing any S.A.D. Bonds i.e. even if residents of a given project location are interested in a City-at-large + Residents S.A.D. partnership.

b. And we would propose (as part of the run-up public informational process leading up to the Nov. 2015 election) that the revenues generated in each year of the 3-year millage would be used for a specific list of street improvements (which could include sidewalk, curb & gutter/storm drainage work) at specific locations in each of the given years i.e. the voters would be approving a specific list of street improvements at specific end-to-end geographic locations to be done for each of the construction seasons 2016, 2017, and 2018 respectively (which also means that we would have in effect ranked the projects in order to decide which ones to do in Year 1, then Year 2, then Year 3) .

- Annual budget allocation for Old Village Cemetery for grave stone rehab / rebuild
- Institute "No Smoking" policy at pavilion by Imagination Station; if there is already a "no smoking" policy for the pavillion, then some discussion on enforcing it
- Address unhealthy and unsanitary goose poop situation on Mill Pond walkway – consider ordinance to prevent feeding; identify and implement designated feeding area away from primary Mill Pond walkway
- City Charter Update – selected sections and not a plan for a complete redo

- Business development / redevelopment plan for DDA District 2
- Re-visit Business Outreach Plan
- Strategy for vacant St. Joe's Medical Building
- Neighborhood Outreach – boots on the ground
- Review of current Street Sweeping / Street Cleaning service with an eye towards increasing the Street Sweeping / Street Cleaning frequency in Business and Residential sectors of the city i.e. Is it time to budget more for this activity ?
- bicycle paths and possible thoughts how the City can work with the Townships to create paths that blend into the City/other townships

- POSSIBLE City Manager's Requested Big Ideas' Discussion # 3 (IF TIME) :

Regarding 2 groups of Ideas from the recent ICMA Conference that the City Manager attended :

1. "Community Solar" : possible review of parts of a Slide presentation at a Conference Workshop the City Manager attended on innovative Solar Energy projects whereby the City government might be able to serve as a facilitator (using City-owned properties and or City-owned properties in collaboration of other public-sector-owned properties in the city to lease to 3rd Party-owned Solar Panels) for cooperative solar energy production by a 3rd party to enable interested / participating Residential and or Business energy consumers to achieve net electricity consumption cost savings . (participation would be voluntary ; i.e. if enough interested residential and or business consumers/customers sign up / buy in to make the given cooperative project economically viable for the 3rd party to operate)
2. New and Additional Citizen Outreach / Citizen Engagement via Additional Technology Tools : possible review of parts of a Slide presentation at a Conference Workshop the City Manager attended on the variety of technological tools being used by various other local governments for citizen engagement/obtaining citizen input and additional means of informing citizens about City services/projects including but not limited to additional mobile technology and online technology tools. Increased use of these tools combined with increased in-person outreach is also a theme that is part of this possible slide presentation review.