

CAPITAL IMPROVEMENTS ELEMENT GOALS, OBJECTIVES, AND POLICIES

PURPOSE

Pursuant to Chapter 163.3177(3) F.S., the purpose of the Capital Improvements Element is to evaluate the need for public facilities as identified in other Plan Elements and as defined in the applicable definitions of each type of public facility, to estimate the cost of improvements for which the local government has fiscal responsibility, to analyze the fiscal capability of the local government to finance and construct improvements, to adopt financial policies to guide the funding of improvements and to schedule the funding and construction of improvements in a manner necessary to ensure that capital improvements are provided when required based on needs identified in the other Plan Elements. The Element shall also include the requirements to ensure that an adequate concurrency management system will be implemented.

GOAL 6-1 ENSURE ADEQUATE PUBLIC FACILITIES AND SERVICES

The City shall undertake actions necessary to ensure that adequate public facilities and services are provided within the City jurisdiction, in keeping with the goals, objectives and policies contained within the Plan. §163.3177(3) F.S.

Objective 6-1.1 Funding and Resources for Capital Improvements

The City shall commit the necessary resources for capital improvements needed to implement the goals, objectives, and policies of the Plan. The fiscal commitment is predicated on the analysis of capital improvement needs within the Transportation, Infrastructure and Recreation and Open Space Elements together with level of service (LOS) standards established and adopted as part of the Plan and available funding sources. §163.3177(3)(a) F.S.

Policy 6-1.1.1 Identify Needed Capital Improvements

The Capital Improvement Program (CIP) presented herein identifies capital improvements needed by the existing population to satisfy level of service standards incorporated in the Plan. The City shall consider performance criteria as well as legal and equitable impact fees, where appropriate, to ensure that new development provide a sufficient level of public facilities and services (or fees in lieu thereof) in advance of development, to cover the costs of such facilities and services where the demand is specifically attributable to the new development.

This Element shall provide a basis for estimating fiscal impacts required by capital improvements included in the Plan. The CIP and budgeting process provides an ongoing process for planning and review of the City's capital outlays, including their location, timing, estimated cost, relative priority and potential funding sources. The CIP and budget process is an advisory planning function. Only the City Council shall determine capital outlays.

Policy 6-1.1.2 Develop and Adopt a Five Year Capital Improvement Program

The City shall expand the CIP to include a five (5) year program to efficiently project the assessment of needs, assign priorities, and allocation of the City's existing and anticipated potential fiscal resources. The program shall:

- a. Consolidate and coordinate all the various departmental requests by taxing district with the hope of reducing delays and coordinating individual improvement projects and programs;
- b. Establish a system of procedures and priorities, by which each proposal can be evaluated in terms of public need, long range development plans, and short and long term fiscal management impacts;
- c. Schedule future capital outlays pursuant to identified needs and priorities;
- d. Coordinate joint projects involving participation by one or more local governments, as well as regional, State, or Federal agencies; and
- e. Set forth a financing program that identifies potential funding sources, including but not limited to:
 1. Ad Valorem taxes/general obligation bonds;
 2. User fees/revenue of excise tax bonds;
 3. Impact fees and/or special assessment districts;
 4. Grant programs;
 5. Infrastructure tax; and
 6. Sales tax.

Policy 6-1.1.3 Manage Growth through the Capital Improvement Program and Budget

The Capital Improvement Plan (CIP) and budget shall be used as the primary tools for coordinating land use planning and fiscal management required to successfully implement the Plan. The CIP and budgeting process shall provide an ongoing process for planning and review of City capital outlays, including their location, timing, estimated cost, relative priority and potential funding sources. Only the City Council shall determine capital outlays. The CIP and budget process is an advisory planning function.

Policy 6-1.1.4 Coordinate Land Use and Fiscal Resources

The City shall provide a planned and reasonably reliable schedule of public projects to guide both public and private capital investment decisions affecting community development patterns. The Capital Improvements Schedule shall maintain the adopted LOS standards. Capital improvements shall also be provided to correct existing deficiencies, accommodate desired future growth, and replace obsolete or worn out facilities.

Policy 6-1.1.5 Identify Needed Capital Improvements

The City shall include within the CIP all capital improvements identified in any of the elements of the Plan. In addition, the CIP and budget process shall be used to plan for infrastructure improvements needed to serve projects for which development orders were issued prior to the effective date of the Plan.

Policy 6-1.1.6 Annual Review and Adoption

Annually, the City shall analyze public facility needs prior to adopting a CIP and budget for the next fiscal year. The analysis shall include a review of the public facilities and infrastructure improvement needs identified in the Plan together with any new assessment of infrastructure components in order to identify needed replacements or renewals of capital facilities.

Policy 6-1.1.7 Establish Criteria for Scheduling Capital Improvements

On an annual basis the City shall identify and prioritize projects, and shall provide scheduling and funding for the identified capital improvement needs. The City shall assign a higher priority to capital improvement projects in the five-year schedule of improvements designed to correct existing infrastructure and services deficiencies. Proposed revisions to the Program, including those addressing the replacement and renewal of capital facilities, shall be evaluated, updated, and ranked in accordance with the following considerations:

- a. Consistency with the relevant elements of the Plan;
- b. The elimination of public hazards;
- c. The elimination of existing capacity deficits;
- d. Financial feasibility including the impact on the annual operating and capital budgets;
- e. The location in relation to the *Future Land Use Map*;
- f. Accommodation of the demands from development and redevelopment;
- g. Consistency with the limited growth policies; and
- h. The availability of other revenue sources.

Policy 6-1.1.8 Pursue Grants

The City shall actively pursue all available grants as well as private funds to assist in financing needed capital improvements.

**TABLE 6-1
Capital Improvements Program
FY 2014-2017**

DEPT	PROJECT	2014	2015	2016	2017
CSD	Beach Management - Coco Plum and Sombrero surveys, cleaning, dune plantings, sand renourishment		\$ 100,000		\$ 100,000
CSD	Crane Point Zip Line (\$727,000 CDBG grant revenue offset)				
CSD	Green House Gas Inventory required by Energy Grant	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
CSD	Sea Turtle Lighting Grant - assist residents		\$ 10,000		
FRD	New Grassy Key Fire Station				
FRD	Fire Station 14 Refurbishment-security, painting, floors		\$ 50,000		
FRD GSA	Rescue Unit 114 replace	\$ 275,000			

FRD GSA	Medic Unit 214 replace				\$ 110,000
FRD GSA	Ambulance refurbishment				
FRDE	Stair Chair				
FRDE	Hydraulic Stretcher				
FRDE	Life Pack	\$ 30,000	\$ 30,000	\$ 30,000	
FRDE	MSA 5x Detector Monitor	\$ 3,000			
FRDE	Laerdal Sim Pad Upgrade				
FRDE	Auto Pulse	\$ 16,000			
FRDE	Oxygen Fill Station				
FRDE	Station 15 Fire Unit Exhaust Removal System				
FRDE	Portable Radios (2)	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000
FRDE	Self Contained Scuba apparatus (6 year project)	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
FRDE	Mobile Radios (Engine 15 and Tanker 14)	\$ 6,000			
FRDE	Pagers (5 per year)	\$ 2,500	\$ 2,500	\$ 2,500	\$ 2,500
FRDE	Hoses (1.75 inch, 2.5 inch, 3 inch, 5inch)	\$ 10,000	\$ 10,000	\$ 10,000	
FRDE	Extrication Equipment (Jaws of Life)	\$ 12,000	\$ 12,000	\$ 12,000	
FRDE	Fire Hydrants	\$ 100,000	\$ 100,000	\$ 100,000	\$ 100,000
PARKS	Community Park (South Baseball Field Refurbishment)				
PARKS	Community Park (North Baseball Field Refurbishment)				
PARKS	Community Park Phase 3 Splash Park				
PARKS	Community Park Amphitheatre Rehabilitation	\$ 11,000			\$ 11,000
PARKS	Community Park Path Lighting				\$ 4,000
PARKS	Community Park Tennis Court Resurfacing	\$ 15,000			
PARKS	Community Park Basketball Resurfacing	\$ 10,000			
PARKS	Community Park Playground Equipment Replacement	\$ 50,000			
PARKS	Community Park Picnic Tables	\$ 8,000			\$ 12,000
PARKS	Community Park Playground Sand	\$ 3,000			\$ 3,000
PARKS	Community Park Soccer/Baseball Goals and Nets	\$ 3,500	\$ 3,500	\$ 3,500	\$ 3,500
PARKS	Community Park Sod - walkway	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
PARKS	Community Park Skate Park Equipment Replacement - bowl and balance	\$ 100,000		\$ 100,000	
PARKS	Community Park Skate Park Fencing	\$ 11,000			
PARKS	Oceanfront Park Events Field 9805 Oceanside Phase 2 - add to boardwalk and tiki huts, Phase 3 Fitness Trail	\$ 200,000			

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PARKS	Oceanfront Park Events Field Phase 3 - add educational feature - grant	\$ 60,000			
PARKS	Oceanfront Park Events Field Picnic Tables	\$ 4,000			
PARKS	Jesse Hobbs Park Restrooms				
PARKS	Jesse Hobbs Park Playground Equipment Replacement				\$ 35,000
PARKS	Jesse Hobbs Park Fencing			\$ 40,000	
PARKS	Rotary Park Playground Refurbishment				\$ 75,000
PARKS	Rotary Park Picnic Tables		\$ 4,000		
PARKS	Coco Plum Beach Fencing		\$ 1,500		
PARKS	Coco Plum Beach Picnic Tables		\$ 2,000		
PARKS	Coco Plum Beach Restroom Maintenance		\$ 1,500		
PARKS	Sombrero Beach Picnic Tables			\$ 20,000	
PARKS	Sombrero Beach BBQ Grills	\$ 2,500			
PLAN	Invasive Exotics Removal (Land Steward Areas)	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
PLAN IT	ESRI GIS Updates (Hardware/Software)		\$ 20,000		
PWD	Existing Aviation Bike Trail Maintenance				
PWD	Extend Aviaton Bike Trail (design and construction) grant			\$ 700,000	\$ 1,000,000
PWD	Extend Coco Plum Bike Trail Phase 3 (to Avenue K) grant	\$ 80,000			
PWD	US1 Beautification Median Landscaping Project Phase II				
PWD	City Bridge Repairs (7)	\$ 40,000	\$ 40,000	\$ 40,000	
PWD	US 1 Street Lights - Pilot				
PWD	Entrance Signage				
PWD	ADA Compliance	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
PWD	Irrigation at Sombrero Beach Roundabout	\$ 5,000			
PWD	Bobcat (33% share)				
UTILITY	Sombrero Drainage Improvements				
UTILITY	Avenue I Drainage Improvements				
UTILITY	39th St Drainage Improvements	\$ 386,000			
UTILITY	Construction (Keys RV, Area 5 Catwalk, Area 5 Landscaping, Seawatch, Casa Cayo)				
UTILITY	New Connections	\$ 50,000	\$ 50,000	\$ 25,000	\$ 25,000
MARINA	Generator hook up to Bath House and Lift Station, add electrical box	\$ 6,000			
MARINA	Bath House Gutters and Downspouts				
MARINA	Water Heater installation	\$ 2,000			
MARINA	Washer and Dryer replacements	\$ 1,200	\$ 1,300	\$ 1,400	\$ 1,500
MARINA	Marina Building Roof repairs	\$ 10,000			

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MARINA	Marina Deck concrete picnic tables	\$ 8,000			
MARINA	Marina Deck shade sails	\$ 1,500			
MARINA	Rethatch and Fire Retard Chicki Hut	\$ 5,200			
MARINA	Recycle centers replacement	\$ 5,450			
MARINA	Seawall access sidewalk resurfacing		\$ 42,000		
MARINA	South deck and ramp resurfacing				\$ 18,000
MARINA	East dock component replacement				\$ 7,500
MARINA	Mooring field component replacements (50 buoys per year)		\$ 40,000	\$ 40,000	\$ 40,000
MARINA	Mooring field perimeter buoy replacement				\$ 18,000
MARINA	Mooring balls replacement (20)	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
MARINA	Mooring stormsoft replacement (50)				\$ 81,500
MARINA	Dingy Docks CCTV Cameras				
MARINA	Generator rebuild phase 1			\$ 8,000	
MARINA	Generator rebuild phase 2				\$ 40,725
MARINA	Pump out boat replacement (\$122,000) grant				
MARINA	Harbor boat replacement, includes trailer	\$ 33,750			
MARINA	Golf Cart replacement				\$ 6,500
MARINA	Boot Key Bridge (BKB) Fencing and gate replacement		\$ 1,000		\$ 1,000
MARINA	BKB Tide board replacement			\$ 1,000	
MARINA	BKB Sign replacement				\$ 1,000
MARINA	BKB Solar navigation light replacement			\$ 1,000	
NSW	33rd Street Boat Ramp traffic mast pole signage				
NSW	33rd Street Boat Ramp dock repairs		\$ 1,000		
NSW	33rd Street Boat Ramp parking lot maintenance			\$ 1,000	
NSW	33rd Street Boat Ramp renovate bath house				\$ 4,000
NSW	Aviation Blvd Boat Ramp traffic signal signage				
NSW	Aviation Blvd Boat Ramp dock repairs	\$ 1,000			
NSW	Aviation Blvd Boat Ramp parking lot resurface			\$ 20,000	
NSW	Quay Boat Ramp traffic signal signage				
NSW	Quay Boat Ramp parking lot resurface	\$ 2,500			
NSW	Quay Boat Ramp repairs (except pilings)	\$ 1,000	\$ 1,000	\$ 1,000	\$ 1,000
NSW	Sombrero Beach swim buoys		\$ 18,000		\$ 22,000

	replaced				
NSW	Navigation Aid buoys (replace 2 every 2 years)	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600
NSW	Navigation signs (replace)				\$ 1,000

¹The Capital Improvement Schedule is updated on an annual basis with the adopted City Budget.

Objective 6-1.2 Evaluating the Five Year Capital Improvements Program

This section specifies a Five Year Capital Improvements Program for the City, together with criteria for monitoring and evaluating the Capital Improvements Element of this Plan. §163.3177(3)(a & b) F.S.

Policy 6-1.2.1 Update and Adopt a Five Year Schedule of Capital Improvements Annually

Table 6-1: Capital Improvement Program 2004-2009, adopts the estimated projected cost and anticipated potential revenue sources for each of the capital improvement needs identified within the respective Plan elements. These capital improvements are prioritized and scheduled in order to ensure that the goals, objectives and policies established in this Plan shall be met according to the appropriate timeframes.

Specific expenditure projections to meet Plan goals, objectives and policies for stormwater and wastewater improvements shall be provided in the master plans for each. The sources for anticipated revenues for improvements shall be through a combination of a stormwater management utility, grants and loans.

Policy 6-1.2.2 Update Revenue Projections for the Five Year Schedule of Capital Improvements Annually

The sources for revenues for the CIP are the Special Revenue Funds. These sources are categorized by type of receipt and will be expended through the Capital Improvement Program as shown in Table 6-2. A summary of anticipated potential revenues for each category of funds versus the anticipated expenditures for each category of funds, identified within the respective Plan Elements, are provided in Table 6-2.

TABLE 6-2 Sources for CIP Special Revenue Funds, Expenditure Projections					
Source for CIP: Special Revenue Funds - Expenditure Projections	FY2013-14	FY2014-15	FY2015-16	FY2016-17	FY2017-18
Infrastructure	2,450,000	2,500,000	2,550,000	2,600,000	2,650,000
Transportation	620,000	625,000	630,000	635,000	640,000
Fire EMS	25,000	25,000	25,000	25,000	25,000
Marina	-	-	-	-	-
Total	3,095,000	3,150,000	3,205,000	3,260,000	3,315,000

Objective 6-1.3 Concurrency Management

The City shall develop and implement a Concurrency Management System, which shall ensure that facilities and services needed to support development are available concurrent with the impacts of new development and redevelopment. §163.3180(1)(b) F.S.

Policy 6-1.3.1 Adopt a Concurrency Management System

The City hereby adopts a Concurrency Management System to ensure that facilities and services needed to support development are available concurrent with the impact of development. The Concurrency Management System shall ensure that no development order is issued that will result in a reduction in the level of service (LOS) below the adopted LOS standard for those public facilities that are subject to the system.

The following guidelines identify the stages in the development review process when the test for concurrency must be met:

- a. Preliminary Development Order Stage. A preliminary development order is a development order that precedes the issuance of a building permit, such as subdivision plat, development plan, certificate of compliance, conditional use permit, development agreement or development of regional impact development order. A proposed development must receive a conditional concurrency determination prior to receiving a preliminary development order.
- b. Final Development Order Stage. A final development order is a building permit or any other development permit authorizing the construction or expansion of a building, an increase in development intensity, or a change of use requiring a new certificate of occupancy. With the exception of the replacement of existing development, a proposed development must receive a final concurrency determination prior to receiving a final development order.

The following guidelines identify the effect of a concurrency determination:

- a. Conditional Concurrency Determination. Such determination shall indicate that adequate public facilities are available at the time the determination is issued, but shall not guarantee the adequacy or availability of public facilities at subsequent stages of development review.
- b. Final Concurrency Determination. Such determination shall indicate that adequate facilities will be available at all subsequent stages of development review, subject to certain limitations such as elapsed time and payment of fees.

The following guidelines identify the minimum criteria necessary to meet the concurrency requirements of each public facility type:

- a. Infrastructure Concurrency. The concurrency requirements for roads, potable water, solid waste, wastewater, and drainage facilities and services shall be satisfied if one or more of the following conditions are met:

1. The necessary facilities and services are in place at the time a development permit is issued; or
 2. The development permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of development occur; or
 3. The necessary facilities are under construction at the time a permit is issued; or
 4. An enforceable development agreement guarantees that the necessary facilities and services will be in place when the impacts of the development occur; or
 5. Such other binding agreement guaranteeing necessary facility and services are in place.
- b. Recreational Facility Concurrency. The concurrency requirements for recreational facilities shall be satisfied if one or more of the following conditions are met:
1. Conditions a.(1), a.(2), or a.(3) listed above; or
 2. A binding executed contract is in place at the time the development permit is issued which provides for the commencement of the actual construction of the required facilities or provision of services within one year of permit issuance; or
 3. The payment of fees in lieu of dedication of land, to be used for the acquisition of lands for parks, conservation or open space, in an amount determined by the City, provided that the facilities to correct the deficiency in LOS must be in place or under construction not more than one year after the issuance of a Certificate of Occupancy and that the improvement is included in the Capital Improvements Schedule or that such an improvement is required through an enforceable development agreement; or
 4. Such other binding agreement guaranteeing necessary facility and services are in place.

Policy 6-1.3.2 Concurrency Monitoring System

Within one year of the effective date of the Plan, the City shall develop a concurrency monitoring system that ensures adherence to the adopted level of service standards, the schedule of capital improvements, and the availability of public facility capacity and shall include the following components:

- a. An updated database of permitting data that includes the amount of development for which final development orders have been issued, development for which final development orders have expired, and development which has been constructed;
- b. The database shall also include public facility data that incorporates the capacity of existing facilities, the additional capacity created by facility improvements, the impacts of existing development, and the impacts anticipated due to committed development; and
- c. An annual report assessing the capacities of all public facilities within the City subject to the Concurrency Management System.

Policy 6-1.3.3 Adopt and Maintain the Following Level of Service Standards

The City shall adopt level of service standards for public facilities, for which concurrency is required, as set forth below in Table 6-3. Prior to issuing a development order, the City shall review all proposed development to ensure consistency with adopted LOS standards. No development shall be approved that is projected to decrease the existing LOS below the adopted standard, unless mitigation by the developer is approved by the City Council.

TABLE 6-3 Summary of Level of Service Standards	
Facilities	Level of Service Standards
Wastewater	The City, shall at a minimum, adopt the current level of service standards as provided in Federal and State regulations. The current LOS standards are as follows: Florida Statutory Treatment Standards in MG/L – BOD / TSS / TN / TP 1. On-Site Systems (BAT) Community Wastewater Collection and Treatment Systems in MG/ L – 10 / 10 / 10 / 1 2. Design flows less than or equal to 100,000 gpd (BAT) in MG/ L –10 / 10 / 10 / 1 3. Design flows greater than 100,000 gpd (AWT) in MG/ L – 5 / 5 / 3 / 1
Potable Water	Residential LOS: 66.5 gal/capita/day Non-Residential LOS: 0.35 gal/sq.ft./day Overall LOS: 100 gallons/capita/day
Solid Waste	Residential Disposal Quantity: 5.44 pounds/capita/day Non-Residential: 6.37 pounds/acre/day
Surface Water	1. Post development runoff shall not exceed the pre-development runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration. 2. Surface water treatment and disposal facilities shall be designed to meet the design and performance standards established in Chapter 17-25, Section 25.025, FAC, with treatment of the runoff from the first one inch of rainfall on-site to meet the water quality standards required by Chapter 17-302, Section 17-302.500, FAC. 3. Surface water facilities which directly discharge into ‘Outstanding Florida Waters’ (OFW) shall provide an additional treatment pursuant to Section 17-25.025 (9), FAC. Surface water facilities must be designed so as to not degrade the receiving water body below the minimum conditions necessary to assure the suitability of water for the designated use of its classification as established in Chapter 17-302, FAC.
Recreation and Open Space	4.42 acres per 1,000 population
Roadways	U.S. 1 shall be maintained within 5% of LOS C Other Roadways shall be maintained within 5% of LOS D

Source: The City of Marathon, Department of Community Development

Objective 6-1.4 Maintain Required LOS and Fiscal Resources

The City shall ensure the continued viability of maintaining the required LOS and that the required fiscal resources are available through monitoring and evaluating the effectiveness of the CIP and the budget procedures and criteria. §163.3177(3) and §163.3180(1)(b F.S.)

Policy 6-1.4.1 Monitor and Evaluate CIP Annually

On an annual basis the Local Planning Agency, shall monitor and evaluate the procedures, criteria and data for the Capital Improvements Element. The annual monitoring and evaluation procedure shall incorporate the following considerations:

- a. Update and Refine Data. Determine if any corrections, updates and/or modifications should be undertaken, such considerations shall include, but not be limited to the following:
 1. Mandated infrastructure improvements;
 2. Scheduled dates of improvement projects;
 3. Estimated costs;
 4. Revenue sources;
 5. Dedications; and
 6. Recently constructed capital improvements.
- b. Review the CIP for Consistency. Determine whether changes to the Capital Improvements Element are necessary in order to maintain consistency with other elements of the Plan;
- c. Incorporate New Projects. The five year schedule of improvements shall be updated as necessary to reflect new projects identified in proposed improvements to public facilities;
- d. Prioritize Improvements. Capital improvements needed to address deficiencies for public facilities shall be assessed and a recommended schedule of priorities for public improvements established;
- e. Establish Capital Improvement Evaluation Criteria. Review the evaluation criteria and weightings used to prioritize capital improvement projects, and modify them to adapt to current mandates, as necessary;
- f. Evaluate Level of Service Standards. Evaluate the City's effectiveness at maintaining the adopted LOS standards and recommend actions to address problem areas;
- g. Coordinate with County, State and Regional Improvement Programs. Review the effectiveness of program coordination to resolve multi-jurisdictional issues surrounding the plans and programs of Monroe County and its incorporated jurisdictions, Federal, State and regional agencies, and private entities which provide public facilities within the City;
- h. Mandate Private Sector Improvements, Dedications or Fees in Lieu Thereof. Evaluate the effectiveness of provisions in this element requiring mandatory dedications or fees in lieu thereof, as well as progress toward incorporating other programs for assessing new development a pro-rata share of the improvement costs generated by the respective developments;
- i. Assess the Impacts of Other Jurisdictions in Maintaining Level of Service Standards. Coordinate with Monroe County and its incorporated jurisdictions, the Florida Keys Aqueduct Authority (FKAA), the South Florida Water Management District (SFWMD), the Florida Departments of Transportation (DOT) and the Department of Environmental Protection (DEP) as applicable, to evaluate the success and failure of intergovernmental coordination to achieve an area-wide approach to public facilities improvements, required to maintain levels of service standards;

- j. Evaluate Outstanding Indebtedness. Evaluate the ratio of outstanding indebtedness to the property tax base;
- k. Pursue Grants. Evaluate efforts made to secure available grants or private funds in order to finance the provision of capital improvements;
- l. Evaluate Fiscal Management. Evaluate the City's progress in implementing effective funding mechanisms for promoting public facilities improvements;
- m. Establish Evaluation Criteria. Assess the usefulness of criteria used to evaluate plan amendments as well as requests for new development/redevelopment; and
- n. Update Schedule of Improvements. Review the City's progress in implementing the five-year Capital Improvement Program and refine the schedule to include any new projects required to support any development during the latter part of the five year schedule