



OAKLAND PARK  
**SAFER & STRONGER**  
GENERAL OBLIGATION BOND

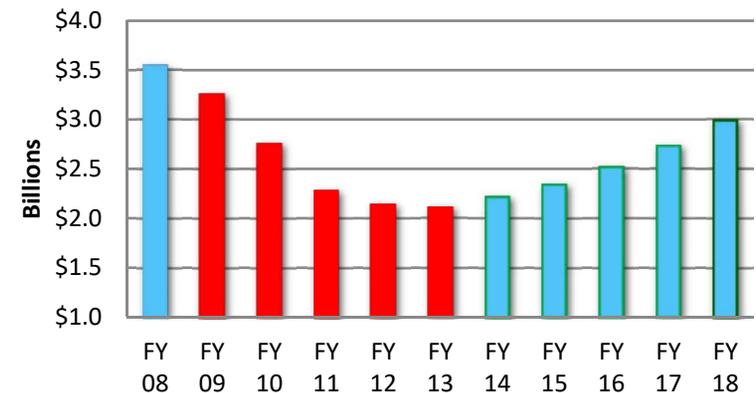
**BOTTOM  
OF THE BALLOT  
TOP  
OF YOUR LIST**

# Background

- City began a Facilities Master Plan in 2008, which was approved in 2010.
- Plan called for substantial replacement and renovation program.
- Further recommendations for facilities included in CRA Strategic Plan, Fire Operations Study, Transportation Mobility Report, and others.
- Implementation delayed given substantial change in economic conditions.



## Property Tax Base



### 2010 Facilities Conditions Assessment

The city facilities surveyed under the scope of this study are of varying age and condition, and many can be generally characterized as having been extended **BEYOND THEIR USEFUL LIFE** with only minimal renovation and routine maintenance. Most of the existing buildings were originally **CONSTRUCTED 20-40 YEARS AGO** often for entirely different functional purposes, and subsequently have undergone a series of modifications and “piece-meal” additions that have tended to compromise their functionality. Significant issues that were observed are noted as follows:

1. As indicated by their age, the majority of the buildings are **NOT BUILT TO CURRENT FLORIDA BUILDING CODE** and depending upon the level of renovation that may be desired, could require significant investment to upgrade to current codes. This factor alone may substantiate that the construction of a new facility is more economically feasible.
2. Although the City is implementing a plan, all buildings are observed to be **NON-ADA COMPLIANT** to varying degrees, failing to meet either Federal or State ADA requirements for accessibility.
3. Critical facilities do not meet currently recommended enhanced building requirements for survivability, or design requirements as would be mandated by current Florida Building Code.
4. All buildings surveyed, including new renovations, are **UNSPRINKLERED**. State Life Safety Codes, such as NFPA 1, could mandate the retrofit of certain facilities with sprinkler systems, particularly if undergoing a renovation.
5. **FACILITIES ARE OVERCROWDED**, with equipment and storage boxes compromising functional work areas and in some instances, stored in egress paths, a violation of life safety codes.
6. There are visible signs of **MOISTURE PENETRATION** in several buildings as a result of leaks, inappropriate construction, or deferred maintenance.
7. Many facilities have poorly sealed windows and doors, the source of significant heat and moisture gains and conditioned air loss.

**IN SUMMARY, MANY OF THE EXISTING STRUCTURES, ACCOMMODATING CRITICALLY IMPORTANT FUNCTIONS, ARE SUBSTANDARD** and non-compliant with current codes. Their continued utilization, in their present condition, poses specific risks to the City.

Architects Design Group, Inc.  
Winter Park - Fort Myers, Florida

Volume 1:  
Project Overview

# Recent Activities

## February 2018

Presentation to Commission on status of facilities.

## March 2018

City commissioned a report on the status of the facilities and the 2010 findings.

Community Open House & Facility Tours.

## April 2018

Facilities Initiative presentation to Commission, providing findings of 2018 report and a proposed funding strategy for implementation.

## May 2018

City Commission approves general obligation bond ballot referendum in the amount of \$40 million.  
Approves contract with Consensus Communications.

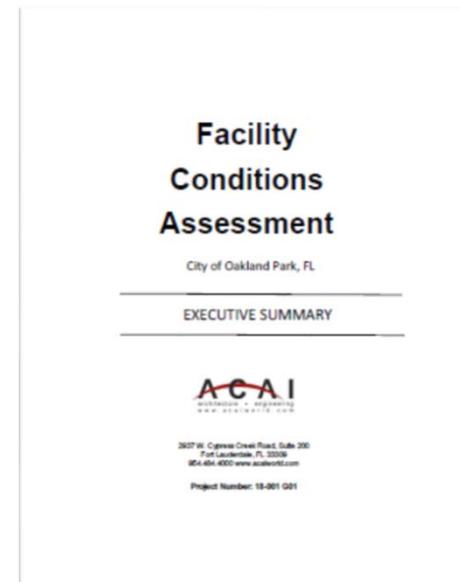


The City of Oakland Park  
**FACILITIES**  
**OPEN HOUSE**  
WEDNESDAY • MARCH 14 • 6-8 PM  
Collins Community Center | 3900 NE 3rd Ave., Oakland Park, Florida 33334

- ★ Learn about Facility Challenges
- ★ Discuss Improvement Opportunities
- ★ Presentation begins at 6:30 PM

Flip over for Tour Dates

For more information, please visit [www.oaklandparkfl.gov](http://www.oaklandparkfl.gov) or call (954) 630-4475. Send your comments and suggestions to [HelpPlanOP@oaklandparkfl.gov](mailto:HelpPlanOP@oaklandparkfl.gov)



# General Obligation Bonds

A General Obligation Bond is a voter-approved municipal bond backed by the credit and taxing power of a government.

Funds raised to be used for capital improvement projects such as construction and renovation of public safety, recreation, and other municipal facilities.

These low-interest bond are repayable from taxes and would appear as “voter approved debt service” on the tax bill.

All proceeds would be for improvements within the City of Oakland Park.

Estimated impact is less than \$10 a month for the typical single-family home.

# General Obligation Bonds in Broward

G.O. BOND – COMMON TOOL USED BY LOCAL GOVERNMENTS TO  
RAISE MONEY FOR CAPITAL IMPROVEMENTS

**Broward County BoCC**

**Ft Lauderdale**

**Margate**

**Broward County Schools**

**Hallandale Beach**

**Pembroke Pines**

**Cooper City**

**Hollywood**

**Plantation**

**Coral Springs**

**Lauderdale Lakes**

**Pompano Beach**

**Dania Beach**

**Lauderhill**

**Sunrise**

**Davie**

**Lighthouse Point**

**Wilton Manors**

**Deerfield Beach**

**Over 50% all Broward County cities have general obligations bonds**

# Here's what it will say!

**BALLOT GENERAL ELECTION FLORIDA**

November 6, 2018

Title:

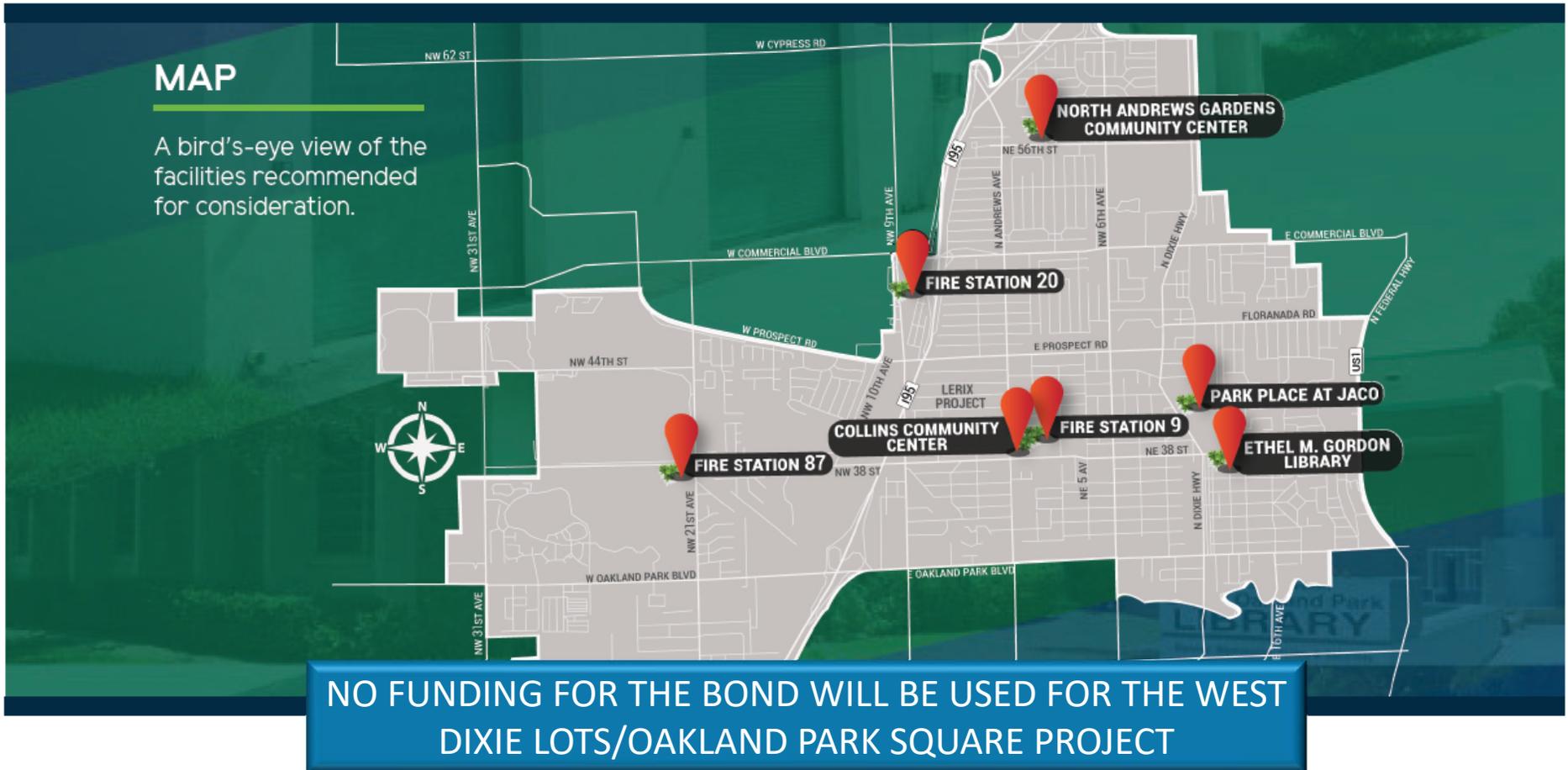
**GENERAL OBLIGATION BONDS**

Text:

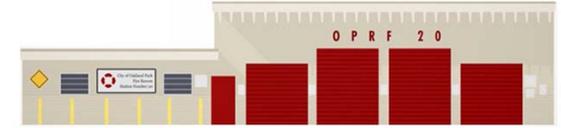
May the City of Oakland Park, Florida issue, in one or more series, not exceeding \$40,000,000 of general obligation bonds, bearing interest at not exceeding the legal rate and maturing not later than thirty years after the date(s) of issuance, to finance costs of public safety, emergency services, transportation, recreation, library and municipal land, buildings and facilities, all to be located within the City of Oakland Park.

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# Potential Projects



# Implementation Process



- Voter approval allows City to issue general obligation bonds and set separate millage for funding debt service.
- Debt would be issued in multiple series – all debt would require Commission approval through ordinance.
- City Commission would set debt millage as part of annual budget process beginning with FY 2020.
- Debt millage would be set to cover annual debt service costs of General Obligation debt only.

# Project Development

Should voters approve the bond referendum, staff would develop a plan and timeline to:

- Ensure continued delivery of City services
- Utilize all financing opportunities
- Prioritize City and departmental needs
- Expend resources judiciously

All projects will be presented to City Commission through the CIP/ budget process.

Each project will also require approval by City Commission through each stage of planning, design, and construction through the selection and award process.

**The goals of the 2010 Facility Master Plan are anticipated to be achieved by 2030.**

# OAKLANDPARKBOND.ORG

## Comprehensive educational resource

- Ballot language
- Frequently Asked Questions
- Facility Fact Sheets
- 2010 Facilities Master Plan
- 2018 Facilities Conditions Assessments
- Educational video



## Mailed content

- Direct mailing pieces
- Oakleaf newsletter
- Oakland Park Live, 4-page spread
- Flyers in utility bills



## Citywide notice

- Banners outside city facilities
- Educational materials at community centers
- Multiple staff trainings
- Literature for events
- Outreach to neighborhood associations and community groups



## Digital Content

- Promoted Facebook posts
- Optimized search results
- IP-targeted advertisements
- Phone outreach in October



