

*Town Of Windermere
Ballot Language
March 15, 2016*



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In 2014, The Town of Windermere advertised a Request for Qualifications (RFQ) for the purpose of selecting a qualified firm to verify the current and projected space needs of Town departments housed in the existing Town Office facilities. The Town selected Wannemacher Jensen Architects Inc (WJA) to conduct the study. They held various stakeholder meetings and conducted a public hearing for the Town Council to review their findings.

WJA looked at the following:

- What is the current condition of the Town Facilities and can it adequately house Town Staff now and in the future?
- If the Facilities were inadequate, what would need to be done to rehab the facility?
- If the Facilities were inadequate and the rehab outweighed saving the structures, what other options are available?

Findings:

- Current facilities are inadequate (Size, Functionality, Code, Electrical, Mechanical, Plumbing, ADA, etc.)
- Rehab of current facilities cost outweighed refurbishing the structures for the use as public buildings.
- Option of relocating Town Facilities was recommended to the Town Council.

Vote:

- Due to Section 49 of the Town of Windermere Charter: The Town shall incur no non-emergency debt beyond twelve and one half percent (12.5%) of the general operating budget unless the incurrence of such debt is approved by a majority vote of the citizens.
- On March 15, 2016 Windermere residents will be asked to allocate these funds via a referendum to construct a new facility. The total cost for the facility, additional parking, road enhancements, and recreation improvements is estimated to cost \$4.2 million. The loan will be spread out over a 30 year term. Annual budget impact would be between \$136k and \$225k. Non Ad Valorem revenues from state revenue sharing would be used to pay this loan, not property taxes.

Public Input:

- Should this referendum be approved, the Town residents will have input on the location, design, etc. of this facility. This referendum only gives the Town the ability to borrow up to the amount proposed to explore and construct new facilities.

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WHETHER TO INCUR DEBT FOR IMPROVEMENTS TO FACILITIES OF THE TOWN OF WINDERMERE

Shall the Town of Windermere be allowed to incur debt up to \$4,200,000 at market interest rates, repayable within 30 years solely from funds received from the Revenue Sharing Trust Fund for Municipalities, not property taxes, to build new administrative offices, a new police headquarters, and a new public works facility, to add parking, to increase the park area for the "1887 schoolhouse" and add basketball courts, and to make street and other related improvements?

Yes _____

No _____

¿SE CONTRAE O NO UNA DEUDA PARA REALIZAR MEJORAS EN LAS INSTALACIONES DE LA LOCALIDAD WINDERMERE

¿Se debe permitir que la localidad de Windermere contraiga una deuda de hasta \$4,200,000 a tipos de interés de mercado, reembolsable en un plazo de 30 años únicamente a partir de fondos recibidos del Fondo Fiduciario de Reparto de Ingresos a las Municipalidades (Revenue Sharing Trust Fund for Municipalities), sin impuestos sobre la propiedad, para construir nuevas oficinas administrativas, una nueva sede de la policía y un nuevo edificio de obras públicas, para agregar un estacionamiento, para aumentar el área del parque de la "escuela 1887" y agregar canchas de baloncesto y hacer mejoras viales y otras obras relacionadas?

Sí _____

No _____

Public Information Workshops will be held on February 1st, February 29th, and March 7th at 6pm Windermere Town Hall 520 Main St. Windermere, FL 34786. Tours of existing facilities will immediately follow the workshops or can be scheduled by contacting Town Manager Robert Smith.

Please visit:

**<http://www.town.windermere.fl.us> or e-mail rsmith@town.windermere.fl.us
for more information**

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