



City of Gainesville

Lauren Poe, Mayor

July 13, 2016

The Honorable Robert Hutchison, Chair
Alachua County Board of County Commissioners
Post Office Box 2877
Gainesville, FL 32602-2877

Dear Chairman Hutchison:

At the City Commission's May 12, 2016 General Policy Committee meeting, a City Staff Analysis on "Voter Referendum on the Extensions of Wild Spaces Public Places" was discussed. Attached is a copy of the analysis which in essence sought direction and provided the City Commission the opportunity to discuss the distribution formula for the upcoming Wild Spaces Public Places ballot initiative.

The last communication on this topic was Anthony Lyons' February 19, 2016 response to a letter from Dr. Lee Niblock requesting a list of potential City/County partnership projects that may be of mutual interest to both the City and County. This letter and list are also attached for your reference.

At the General Policy Committee meeting on May 12th, the general consensus of the Committee was to support a distribution that would use the State Default Formula with a \$6 million set-aside from the County's share of funding (equivalent to the projected difference in revenue to the City of Gainesville between the original Wild Spaces Public Places distribution formula and the State Default Formula). The County would use \$3 million of the set-aside to partner with the City of Gainesville on City projects that have a County-wide impact. The additional \$3 million would be available to all municipalities (including the City of Gainesville) to submit funding requests to the County for partnership projects with a Countywide impact. I informed the Committee members that you and I had met to discuss this and we agreed to support the above concept.

There had been discussion by both the City and County Commissions about moving up the date of the next Joint Meeting of the City and County Commissions but it now appears that will not happen before the next regularly scheduled meeting on August 22, 2016.

The City Commission encourages the County Commission to endorse the proposed distribution. I look forward to hearing from you soon so we can move ahead.

Sincerely,

Lauren Poe
Mayor

(Attachments)



Staff Analysis

Voter Referendum on Extension of Wild Spaces-Public Places



Presented by:
Steve Phillips
PRCA Department

Paul Folkers
City Manager's Office

May 12, 2016

CITY OF GAINESVILLE STAFF ANALYSIS

Legistar No: 120722

Title: Strategic Initiative 6.5: Recreation Master Plan

Sponsor: Parks, Recreation and Cultural Affairs

City Staff Contact: Steve Phillips, Director

Summary of Issue This item requests that the City Commission discuss and provide guidance regarding staff negotiations with Alachua County concerning the distribution formula of the proposed half cent sales tax ballot initiative to extend Wild Spaces Public Places and Alachua County Forever with funding to acquire and improve environmentally sensitive lands to protect water sources, water quality and wildlife habitat and to create, improve and maintain parks and recreational facilities. The City could use revenue from the sales tax to help fund implementation of the City's Parks, Recreation and Cultural Affairs Master Plan.

History/Background Information On February 18, 2016, the City Commission approved a list of projects that could be funded if the half cent sales tax passes in November. The ballot initiative is being proposed as an extension of Wild Spaces Public Places and Alachua County Forever. In addition, a list of projects on which the County could possibly partner with the City was requested by and submitted to the County on February 19, 2016.

There is a need to address the distribution of funds from the sales tax through an interlocal agreement between the City and County. The County Commission is scheduled to consider the ordinance placing this item on the November ballot at their May 10, 2016 meeting. According to State law, sales tax funding is distributed by the State Default Formula unless there is an interlocal agreement providing for a different distribution.

The County has indicated its intent to use the State Default Formula unless the County enters into an interlocal agreement with a different method of distribution. This was also the recommendation of the City and County Joint Task Force appointed to analyze and develop recommendations on a possible ballot initiative.

The State Default Formula distribution percentage for the City is 35.78% and 57.16% to Alachua County. Based on this formula, the annual revenue estimate for the City is \$5,818,894 or a total of \$46,551,152 over the 8 year period. In 2008, the Wild Spaces Public Places distribution formula was 40.26% for the City and 52.21% for the County. If the same 40.26% was used again, the City would be projected to receive approximately \$6 million above the State Default Formula total over the eight year sales tax collection period.

In 2008, the City and the County partnered on a project with each contributing \$1.5 million of sales tax revenue to the construction of the Alachua County/Gainesville Senior Recreation

Center. In a similar vein, there have been discussions among City and County staff about agreeing to partner on projects in a manner that would provide County funding for selected City projects that would result in sales tax revenue for City projects above and beyond the revenue provided by the State Default Formula. County staff proposed splitting the \$6 million difference in projected funding between the original Wild Spaces Public Places formula and the State Default Formula by asking the City to identify possible projects they could partner on up to \$3 million.

There has also been some discussion about using a percentage of the revenue above the 35.78% the City would receive from the State Default Formula as the basis for determining the amount of County funding for City projects rather than a set number so that more funds would be available for partnership projects if revenues exceeded projections. There is some benefit and risk to the percentage concept in that if revenues are higher, the City would receive more and if they are lower, the City would receive less.

Options

A. Request the County use the original Wild Spaces Public Places distribution formula of 40.26%. This would equate to approximately \$6 million more over the eight year collection period.

Pros – This would be more consistent with the intention of extending Wild Spaces Public Places by retaining the same distribution used last time. The City would be receive revenue covering 65% of the total estimated Master Plan project costs.

Cons – The County has not indicated a willingness to maintain the original distribution formula.

B. Accept the County proposed State Default Formula with the addition of an interlocal agreement in which the County sets aside 4.48% (the difference between the 40.26% original formula and the 35.78% State Default Formula) of its revenue to partner with the City by contributing this amount to City partnership projects. Alternatively, this could be for the set amount of \$6 million over the 8 year period.

Pros – This provides the same overall revenue to City projects as the Wild Spaces Public Places Formula. The City would receive revenue covering 65% of the total estimated Master Plan project costs.

Cons – The City would not have the independence to select all of its projects but would work with the County on identified partnership projects.

C. Accept the County proposed State Default Formula with the addition of an interlocal agreement in which the County sets aside 2.24% (half of the difference between the 40.26% original formula and the 35.78% State Default Formula) of its revenue to partner with the City by contributing this amount to City partnership projects. Alternatively, this could be for the set amount of \$3 million over the 8 year period.

Pros – This would still result in more funding than the State Default Formula. The City would receive revenue covering 61% of the total estimated Master Plan project costs.

Cons - The City would not have the independence to select all of its projects but would work with the County on identified partnership projects.

Staff Recommended Option – The City Commission discuss the options and provide guidance to staff as appropriate.



Office of the City Manager
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(352) 334-3119 (fax)
www.cityofgainesville.org

February 19, 2016

Dr. Lee A. Niblock
Alachua County Manager
12 SE 1st Street
Gainesville, FL 32601

Dear Dr. Niblock:

Please find enclosed the list of Wild Spaces Public Places projects for the City of Gainesville and also a list of potential partner projects as requested. Please let me know if you have any other questions or concerns. I will follow up soon to further discuss the funding formula.

Sincerely,

A handwritten signature in blue ink, appearing to read "Anthony Lyons". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Anthony Lyons
Interim City Manager

City of Gainesville Parks, Facilities and Trail Projects

- 1 Improvements to 29th ROAD PARK
- 2 Improvements to ALBERT "RAY" MASSEY (WESTSIDE) PARK & RECREATION CENTER
- 3 Improvements to ALFRED A. RING PARK
- 4 Improvements to ANDREW R. MICKLE, SR. POOL
- 5 Improvements to A.N.N.E. PARK
- 6 Improvements to ARCHERY RANGE WACAHOOTA
- 7 Improvements to BARBARA HIGGINS PARK
- 8 Improvements to BIVENS ARM NATURE PARK
- 9 Improvements to BO DIDDLEY COMMUNITY PLAZA
- 10 Improvements to BOULWARE SPRINGS NATURE PARK
- 11 Improvements to BROKEN ARROW BLUFF NATURE PARK
- 12 Improvements to CEDAR GROVE PARK
- 13 Improvements to C.F. FRANKLIN MEMORIAL
- 14 Improvements to CLARENCE R. KELLY COMMUNITY CENTER
- 15 Improvements to CLEAR LAKE NATURE
- 16 Improvements to COFRIN NATURE PARK
- 17 Improvements to COLCLOUGH POND NATURE PARK
- 18 Improvements to DOLLIREE BOWENS TOT LOT
- 19 Improvements to DUVAL PARK
- 20 Improvements to DWIGHT H. HUNTER (NORTHEAST) POOL
- 21 Improvements to EASTSIDE COMMUNITY CENTER
- 22 Improvements to EVERGREEN CEMETERY
- 23 Improvements to FLATWOODS CONSERVATION AREA
- 24 Improvements to FRED CONE PARK/TRACK AND FIELD
- 25 Improvements to GAINESVILLE/ALACHUA COUNTY SENIOR RECREATION CENTER
- 26 Improvements to GREEN ACRES
- 27 Improvements to GREENTREE PARK
- 28 Improvements to GUM ROOT NATURE PARK
- 29 Improvements to H. SPURGEON CHERRY (WESTSIDE) POOL
- 30 Improvements to HAISLEY LYNCH PARK
- 31 Improvements to HIBISCUS PARK
- 32 Improvements to HIDDEN GEM TOT LOT
- 33 Improvements to HISTORIC THOMAS CENTER, GALLERIES, GARDENS
- 34 Improvements to HOGTOWN CREEK HEADWATERS NATURE PARK
- 35 Improvements to IRONWOOD GOLF COURSE
- 36 Improvements to LINCOLN PARK
- 37 Improvements to JOHN MAHON NATURE PARK
- 38 Improvements to KIWANIS CHALLENGE PARK (PLAYGROUND ADA ACCESS)
- 39 Improvements to KIWANIS/GIRL SCOUT PARK
- 40 Improvements to LOBLOLLY WOODS NATURE PARK
- 41 Improvements to MARTIN LUTHER KING JR. RECREATION CENTER & COMPLEX
- 42 Improvements to MORNINGSIDE NATURE CENTER & LIVING HISTORY FARM
- 43 Improvements to MOTHER LUCILLE PERKINS TOT LOT
- 44 Improvements to NORTHEAST 31st AVE PARK
- 45 Improvements to NORTHEAST PARK
- 46 Improvements to NORTHSIDE PARK & DISC GOLF

- 47 Improvements to NW 5th AVE PARK SEMINARY TOT LOT
- 48 Improvements to OAK HILL PARK
- 49 Improvements to PALM POINT NATURE PARK
- 50 Improvements to PHOENIX PARK
- 51 Improvements to PINE RIDGE TOT LOT
- 52 Improvements to PLEASANT PARK
- 53 Improvements to PORTERS COMMUNITY CENTER & PARK
- 54 Improvements to POSSUM CREEK PARK & SKATE PARK
- 55 Improvements to ROPER PARK
- 56 Improvements to ROSA B. WILLIAMS/UNION ACADEMY
- 57 Improvements to SAN FELASCO PARK
- 58 Improvements to SHARMIE FFAR PARK
- 59 Improvements to SMOKEY BEAR PARK
- 60 Improvements to SPLIT ROCK CONSERVATION AREA
- 61 Improvements to SPRINGHILL PARK
- 62 Improvements to SPRINGTREE PARK
- 63 Improvements to SUGARFOOT PRAIRIE
- 64 Improvements to SWEETWATER PARK
- 65 Improvements to SWEETWATER WETLANDS PARK
- 66 Improvements to TENCH ARTIST STUDIOS BUILDING
- 67 Improvements to TERWILLIGER POND CONSERVATION AREA
- 68 Improvements to T.B. MCPHERSON CENTER, PARK
- 69 Improvements to TOT LOT #2
- 70 Improvements to TOT LOT #4
- 71 Improvements to THELMA A. BOLTIN CENTER
- 72 Improvements to TUMBLIN' CREEK PARK
- 73 Improvements to WILHELMINA JOHNSON RESOURCE CENTER
- 74 Improvements to WOODLAWN PARK
- 75 Improvements to 6th ST RAIL TRAIL
- 76 Improvements to DEPOT AVENUE TRAIL 203 SE DEPOT AVE
- 77 Improvements to GAINESVILLE-HAWTHORNE TRAIL
- 78 Improvements to HOGTOWN CREEK GREENWAY
- 79 Improvements to TERWILLIGER SCHOOL TRAIL
- 80 Improvements to WALDO ROAD TRAIL
- 81 Improvements to Citizens Field
- 82 Improvements to Lincoln Middle School
- 83 Improvements to Howard Bishop Middle School
- 84 Develop 8 New Neighborhood Parks
- 85 Develop a New Athletic Field Complex
- 86 Develop a New Cultural Arts Center
- 87 Develop a New Recreation Center
- 88 Develop New Nature Centers
- 89 Acquire and Develop Glen Springs
- 90 Conduct Necessary Studies for ADA Access, Trail Standards, Tree Inventory and Others
- 91 Update the PRCA Master Plan and Develop the Urban Forestry Master Plan
- 92 Develop Rt 121 Property
- 93 Develop and Improve Bike and Trail Connections

- 94 Expand Youth Programs**
- 95 Expand Art Programs**
- 96 Implement the 352 ARTS Roadmap**
- 97 Complete A Quinn Jones House Museum**
- 98 Improvements to Reserve Park**
- 99 Complete Depot Park**
- 100**

**Wild Spaces Public Places (WSPP) Renewal Funding Discussion
February 15, 2016**

1. State Default Formula will generate \$46,548,352 for the City of Gainesville
2. \$3,000,000 of Possible BoCC/CoG partner projects in priority order with cost estimates:
 - a. Cofrin Nature Park Nature Center - \$1,000,000 (Construct new nature center to comply with FCT grant for providing nature education programs, add nature playground features, and general park improvements)
 - b. Glen Springs Acquisition and Development - \$3,000,000 (Acquire land, physical site restoration, park supporting infrastructure and water quality improvements)
 - c. Palm Point Nature Park Expansion - \$1,000,000 (Expand parking, add boat ramp, fishing pier, small playground, pavilion, restroom)
 - d. 352 Cultural Arts Center – \$10,000,000 (Conducting a feasibility study, business plan then developing destination Indoor/Outdoor Performing Arts Venue with black box theatre space, studios, classrooms, stage area, etc.)
 - e. New Nature Center in Hoggtowne Creek Headwaters Nature Park - \$1,500,000 (Design and construct LEED nature education building and provide educational programming)
 - f. Sweetwater Branch Recreational Trail - \$2,000,000 (Clearing land and developing 12' multiuse path from Depot Park to Williston Road at SW 16th Ave then along Williston Rd south side from 16th Ave to Sweetwater Wetlands Park and Sweetwater Preserve Park)
 - g. Citizen Field Renovations - \$5,000,000 (Redevelop the entire complex adding parking structures, stormwater, exterior and interior upgrades and beautification, new entrances, renovated press box, painting and ADA seating on west side. 2024 the City agreement expires)
 - h. Implement the 352 ARTS Roadmap throughout the County - \$750,000 to expand programs for youth, create annual web-based cultural calendars, create artist directories, hold cultural conferences & workshops focusing on the arts, expand branding, implement other 352 Arts Roadmap initiatives.
 - i. Complete Sweetwater Wetlands Park - \$2,500,000 to include a Visitor Center for educational purposes and observation tower and bat house.