

City of Gainesville

*City Hall
200 East University Avenue
Gainesville, Florida 32601*



Meeting Agenda

April 02, 2009

1:00 PM

City Hall Auditorium

City Commission

***Mayor Pegeen Hanrahan (At Large)
Mayor-Commissioner Pro Tem Jack Donovan (District 3)
Commissioner Thomas Hawkins (At Large)
Commissioner Jeanna Mastrodicasa (At Large)
Commissioner Scherwin Henry (District 1)
Commissioner Lauren Poe (District 2)
Commissioner Craig Lowe (District 4)***

Persons with disabilities who require assistance to participate in this meeting are requested to notify the Office of Equal Opportunity at 334-5051 or call the TDD phone line at 334-2069 at least two business days in advance.

CALL TO ORDER

AGENDA STATEMENT

"Citizens are encouraged to participate in City of Gainesville meetings. In general, speakers will be limited to 3 (three) minutes per agenda item. Additional time may be granted by the Mayor or by the City Commission as directed. The City of Gainesville encourages civility in public discourse and requests that speakers limit their comments to specific motions and direct their comments to the Chair. Signs or Props are not permitted in the meeting room. Citizens are encouraged to provide comments in writing to the Clerk of the Commission before meetings and/or during meetings for inclusion into the public record. Citizens may also provide input to individual commissioners via office visits, phone calls, letters and e-Mail, that will become public record. In some instances, i.e., Quasi-Judicial Hearings, these particular contacts may be prohibited."

ROLL CALL

INVOCATION

CONSENT AGENDA

CITY MANAGER, CONSENT AGENDA ITEMS

080893.

Acceptance of Florida EMS County Grant Award (B)

This item requests approval to accept \$54,385 in reimbursement grant funding from the Florida Department of Health EMS Grant Program to be distributed to the City of Gainesville through Alachua County.

Explanation: The Florida Department of Health, Bureau of Emergency Medical Services (BEMS), annually awards funds from the State EMS Trust Fund to boards of county commissioners to improve and enhance pre-hospital emergency medical services in their counties. The amount allocated to each county is proportional to the amount of traffic fine surcharges collected in the county as a result of motor vehicle infractions.

Alachua County has been allocated \$127,697 for the grant period through January 15, 2010. Gainesville Fire Rescue (GFR) has requested funding to enhance the City's emergency medical services through the purchase of: 1) 13 enhanced response kits and climate controlled drug boxes; 2) 12 paramedic computer training modules and one simulator manikin; and 3) one human patient simulator training unit from the University of Florida. The award will provide reimbursement funding, at minimum, of \$54,385 for GFR to purchase the equipment.

Fiscal Note: Reimbursement funds will be received from Alachua County in the amount of \$54,385, or greater. There is no required match.

RECOMMENDATION

The City Commission authorize the City Manager to

accept the award and to expend the funds for the items requested.

Alternate Recommendation A: The City Commission not authorize the City Manager to accept the award and expend the funds for the items.

080893_EMS Grant Award_20090402.pdf

080896.

Human Resources Teleworking Policy (B)

Explanation: A team consisting of the Charter Officers and the Human Resources Director are continuing to work to update and re-title the outdated City Personnel Policies and Procedures.

The team has completed the Teleworking Policy for the City Commission approval. Additional policies will be forthcoming in the next few months.

Fiscal Note: There is no fiscal impact.

RECOMMENDATION *The City Commission approve the new Teleworking Policy.*

080896_HR Policy_20090402.PDF

080902.

American Recovery and Reinvestment Act of 2009 Internet Crimes Against Children Initiative (NB)

Explanation: The United States Department of Justice Office of Juvenile Justice and Delinquency Prevention has requested the City of Gainesville to apply for funding under the Recovery Act's Internet Crimes Against Children Initiative. This program is intended to create new jobs or save jobs in danger of loss that are in the area of Internet crimes against children. The funds will allow the City of Gainesville to issue sub grants to North Florida ICAC Task Force members to hire investigators and support staff for up to a 48 month period.

Fiscal Note: The City is eligible to receive grant funding up to a maximum of \$729,688. No matching funds are required.

RECOMMENDATION *The City Commission 1) authorize the City Manager to apply for these funds, and 2) execute any additional documents as may be required, subject to review and approval by the City Attorney.*

080906.

Request to Change Park Name (B)

This item involves a request to change the name of Westside Park to Albert “Ray” Massey Park.

Explanation: On February 28, 2005, the City Commission referred the matter of naming City parks, recreation areas and facilities to the Recreation and Cultural Affairs Committee. The Committee forwarded their recommendations to the Commission on June 16, 2005. The City Commission adopted the Committee's recommendations at their August 8, 2005 meeting.

The general policy states that either the City of Gainesville Public Recreation and Parks Board or Nature Centers Commission would be responsible for recommendations to the City Commission regarding approval of all names of parks, recreation areas, facilities and centers managed by the City of Gainesville's Parks, Recreation & Cultural Affairs Department.

At their February 18, 2009 meeting, the Public Recreation and Parks Board received an application to change the name of Westside Park to the Albert "Ray" Massey Park. The application was accompanied by a petition form that included the signatures of over 500 city residents as required by the approved policy. The Board approved the petition unanimously.

Mr. Albert "Ray" Massey was a long term Director of the City of Gainesville Recreation and Parks Department. At his retirement in 1987, Mr. Massey had given 24 years of professional and passionate service to develop quality parks and recreation programs in Gainesville. Thanks to Mr. Massey's dedication, our community today has an excellent system of parks and recreation programs for its citizens. In the year 2000, the City Commission created an annual volunteer service award in his honor. The Albert "Ray" Massey Citizen Volunteer Award recognizing citizens whose volunteer service best reflects Mr. Massey's vision. Mr. Massey passed away in September 2006.

Fiscal Note: Any cost associated with signage will be paid for by family members, colleagues and friends.

RECOMMENDATION

Recommended Motion: The City Commission approve the request to rename Westside Park the Albert "Ray" Massey Park.

Alternative Recommendation: The City Commission decline the request to rename Westside Park the Albert "Ray" Massey Park.

080906_Policy_20090416.PDF

GENERAL MANAGER FOR UTILITIES, CONSENT AGENDA ITEMS

CITY ATTORNEY, CONSENT AGENDA ITEMS

080903.

SETTLEMENT OF TORT CASE (B)

Eugene Gamble, Jr. vs. City of Gainesville, a Florida municipality, and Christopher L. Perry; Alachua County Circuit Court; Case No.: 01-08-CA-1200.

Explanation: On April 3, 2008 a summons and complaint was served on the City of Gainesville. Mr. Gamble was the driver of a vehicle involved in an automobile accident with a City of Gainesville Regional Transit System bus. Initially, Mr. Gamble filed suit against both the City and the former City employee that was the driver of the bus. Investigation revealed that the employee was acting in the course and scope of his employment at the time of the accident, and was, therefore, entitled to qualified immunity from liability for ordinary negligence. The case against the driver was dismissed.

On September 11, 2006, Mr. Gamble was driving his vehicle northbound on SW 23rd Terrace in Gainesville, with two passengers. His vehicle, along with the vehicle in front of him, was stopped behind a City bus that was loading and unloading passengers. While stopped, Mr. Gamble's vehicle was struck from behind by another City bus. Fortunately, Mr. Gamble and his passengers were restrained by seat belts. His claimed damages included bodily injury, loss of capacity for the enjoyment of life, expenses for medical care and treatment in the past and in the future, loss of earnings and ability to earn money.

The City previously resolved claims made by Mr. Gamble's two passengers and for the property damage done to the vehicle. On March 10, 2009, Mr. Gamble, his attorneys, and representatives for the City negotiated a settlement pursuant to Court-ordered mediation in the amount of \$70,000.00. It is the recommendation of the City Attorney's Office and the Risk Management Department that the case be settled for that amount.

Fiscal Impact: Funds are available in the City's General Insurance Fund.

RECOMMENDATION

The City Commission 1) approve the terms of the mediated settlement; and 2) authorize the City Attorney to settle the claim of Eugene Gamble, Jr. vs. City of Gainesville, a Florida municipality, and Christopher L. Perry; Alachua County Circuit Court Case No.: 01-08-CA-1200, on behalf of the City.

080903_Gamble Settlement Consent_20090402.pdf

080939.

Authorization to amend Section 2-164 of the Code of Ordinances (NB)

Explanation: Section 2-164 of the Gainesville Code of Ordinances currently provides that the Clerk of the Commission is the custodian of all books, papers, and records belonging to or appertaining to the city government. This Section will be amended to reflect that the Clerk of the Commission is the custodian of the records of the city commission and certain other specified records.

Section 2-164 also provides that copies of records will be provided to individuals at a rate of \$.05 per page, with the first ten (ten) 10 copies at no charge. This Section will be amended to allow the Clerk of the Commission to charge the rate allowable by Florida law, with the first ten (ten) 10 copies at no charge, in order to recoup more of the copy expenses associated with public records requests. This policy change will also be made by the other Charter Officers.

RECOMMENDATION

The City Commission authorize the City Attorney to prepare, and the Clerk of the Commission to advertise, an ordinance amending Section 2-164 of the Gainesville Code of Ordinances relating to the custodial duties of the Clerk of the Commission and records fee.

CLERK OF THE COMMISSION, CONSENT AGENDA ITEMS

080924. City Commission Minutes (B)

RECOMMENDATION

The City Commission approve the minutes of March 19, 2009, as circulated.

080926.

Resignation of Gainesville Energy Advisory Committee Member Cynthia Kan (B)

RECOMMENDATION

The City Commission accept the resignation of Cynthia Kan from the Gainesville Energy Advisory Committee effective immediately and extends its appreciation for her services.

080926_Resig-KanCynthia_20090402.pdf

EQUAL OPPORTUNITY DIRECTOR, CONSENT AGENDA ITEMS

COMMITTEE REPORTS, CONSENT AGENDA ITEMS

EQUAL OPPORTUNITY COMMITTEE, CONSENT

COMMUNITY REDEVELOPMENT AGENCY, CONSENT ITEMS

END OF CONSENT AGENDA

ADOPTION OF THE REGULAR AGENDA

CHARTER OFFICER UPDATES

CLERK OF THE COMMISSION

CITY MANAGER

080923.**Evaluation of the Opportunity to Merge Alachua County and City of Gainesville Equal Opportunity Functions (B)**

Explanation: At the request of the City Commission, the City Manager established a team to evaluate the feasibility of combining the City of Gainesville Office of Equal Opportunity and the Alachua County Equal Opportunity Division. This request was made in light of the fact that the County's Equal Opportunity Director position is currently vacant, and the City's Equal Opportunity Director recently announced his intention to retire in September, 2009.

City and County staff recognized this as an opportunity to showcase City/County cooperation. The result could enhance service to citizens and possibly reduce costs to both organizations - which is especially attractive in these difficult fiscal times.

The evaluation team was composed of:

City Staff: Russ Blackburn, City Manager; Jimmie Williams, EO Director; Sandy Barnard, HR Director; and Charlie Hauck, Senior Assistant City Attorney.

County Staff: Randall Reid, County Manager; Jacqueline Chung, EO Supervisor; Kim Baldry, HR Manager; and Dave Wagner, County Attorney.

To perform the review, staff gathered extensive information about the size, jurisdiction, reporting relationships, staff and budget size for County and City Equal Opportunity Offices throughout the State of Florida. Ratios of EO staff to employees and to citizens were calculated to evaluate the appropriateness of current staffing levels. A comparison of the current City and County EO Offices and their roles and responsibilities was also done and investigation and technical assistance workload was evaluated. Currently the City EO Office has 6 FTE's including the Director and the County has 4.75 positions, including the Director. A summary of this analysis is attached.

The team identified six possible options for merging the offices:

- 1. Merge the offices under the County*
- 2. Merge the offices under the City*
- 3. Maintain current offices under a shared director*
- 4. Create an independent office similar to the Airport Authority*
- 5. Do not merge the offices, but have County do all the external investigations*
- 6. Do not merge the offices, but have the City do all the external investigations*

Considerations: In evaluating each of these options, several considerations came to light:

The City's Equal Opportunity Director is a Charter Officer and the Charter has specific requirements that must be considered;

The City and County have different ordinances. The City prohibits discrimination for any employer with five or more employees, while the County includes only employers with fifteen or more employees. The City has a broader definition of protected class to include sexual orientation and gender identity;

Legal staff expressed concern about increased liability for each organization under the first four models. The work for each Office has two major components - providing internal resources and services, including complaint intake and investigation for City or County employees; and intake and investigation of external complaints for citizens working for employers that are large enough to be covered under ordinance, or for other citizens complaining they have been discriminated against based upon a protected class;

Annexations continue to shift the jurisdiction of external investigations from the County to the City; and

The Directors for both the City and the County participate in the work of the department by conducting or participating in the investigation process and other day-to-day work.

Based upon the analysis, staff considered Options 3 and 6 (from page 1) to be viable and added "continue to maintain two separate departments" as a seventh option. A cost comparison of the models is attached.

Option 3 - Maintain current offices under a shared director. In this model, an inter-local agreement would be created for the shared director and governance of this department that would report through the City of Gainesville Charter Officer position. Staff would maintain their current City or County employment as is. Under a Shared Direction, each entity would have a supervisor at each physical location to provide service to employees, and the County would reclassify its Director position while the City would reclassify a position to a supervisory level. This would result in no reduction in FTEs. Staff believes that based upon the requirements of the City's Charter Officer position and because of the complexity of each organization's policies and procedures, collective bargaining agreements, benefits, liability and so on, that it would not be prudent to completely merge the departments. In addition, staff believes that there are a number of potential conflicts under this governance model. The Charter Officer would lead both City and County EO functions, but the County citizens do not have a vote in this representation.

Fiscal Impact: No reduction in FTE, but it is estimated that this would result in a savings of \$29,121. There is some potential increase in liability for both organizations.

Option 6 - The City would do all external investigations through an inter-local agreement. The recommendation is for this to be in the City for two reasons: one is the Charter Officer Amendment has stipulations that would make it difficult to assign this to the County; and, the majority of employees working for covered employers fall within the City limits, or in soon-to-be annexed areas. This arrangement would simplify access for citizens by providing one office for discrimination complaints regardless of location in City or County. Staff also believes that this option may reduce duplication of efforts with respect to public education and outreach. Currently both offices may attend the same community events or host outreach activities and provide essentially the same message regarding equal opportunity.

Fiscal Impact: For Option 6, the County would reduce one position and use

those funds to contract for these services with the City. It is estimated that this would result in a savings of \$13,935; however the actual fiscal impact will be determined by negotiations with Alachua County for payment to the City for provision of external investigations. The County currently averages 3-4 investigations per year but provides "technical assistance" to an average of about 20 clients per year. A significant difference in the external programs for each entity is the technical assistance provided by the County. Technical assistance is provided on non-jurisdictional complaints by framing and notarizing a formal complaint, referring it to the appropriate external agency and assisting the client as requested through the investigative process conducted by the external agency. Assuming that the City takes on both the technical assistance and investigations currently performed by the County, they would use the funds to add an investigator to handle the additional work load.

Option 7 - Continue to maintain two separate departments. Staff believes that the merger of these two departments is especially difficult because of the City's Charter Officer requirement, the differences in the ordinances and the fact that there is minimal cost savings resulting from a merger. Therefore, continuing to maintain two separate departments is a viable alternative.

Fiscal Impact: There is no cost associated with Option 7.

Fiscal Note: Option 3 "maintain current offices under a shared director" would result in a savings of \$29,121. Option 6 "Do not merge the offices, but have the City do all the external investigations" would result in a saving of \$13,935. There is no savings with Option 7 "continue to maintain separate departments".

RECOMMENDATION

Staff recommends option 7 or 3. Staff believes that, no matter the recommendation adopted, that a great opportunity exists for an on-going dialogue between the City and the County EO staff that will benefit the community. Therefore, we recommend the implementation of a joint inter-governmental City-County Equal Opportunity advisory staff group that meets quarterly to discuss and evaluate issues relative to equal opportunity in the community.

080923_whitepaper_20090402 .PDF

GENERAL MANAGER FOR UTILITIES

080860.

Proposed Revisions to Service Charges and Temporary Hydrant Meter Fees (B)

Staff has performed cost studies on the service charges, such as activation charges to open a new account or relocate service, and after hour charges to reconnect power after hours at a customer's request, and has identified the appropriate prices for the charges based on actual cost of service. Adjusting these service charges to the correct levels will allocate costs to those customers utilizing these services, rather than having these items spread over the entire customer base.

Additionally, the deposits required and monthly fees charged for use of temporary hydrant meters (for use on construction sites, primarily) do not recover the cost of the meter if not returned or the cost of installation and removal of the meters by GRU personnel. Costs that are not recovered from customers using this service are left to be recovered from the rest of the customer base. Staff is also proposing revising the deposit, monthly service charge and usage charge for temporary hydrant meters to recover costs appropriately.

Explanation: During the Fiscal 2009 Budget process, staff recommended increasing service charges, which cover items such as activation charges to open a new account or relocate service, and after hour charges to reconnect power after hours at a customer's request. The item was referred to Audit, Finance and Legislative Committee and after a presentation from staff; the committee removed the item from the referral list. Staff has performed cost studies on the service charges and has identified the appropriate prices for the charges based on actual cost of service. Adjusting these service charges to the correct levels will allocate costs properly, rather than having these items spread over the entire customer base. This will lessen pressure on base rates in all of the systems, as these charges impact electric, water, wastewater and gas.

In light of the current economic conditions, staff recognizes that delinquent charges are below cost of service and is not recommending any increases at this time.

Currently, the deposits required and monthly fees charges for use of temporary hydrant meters (for use on construction sites, primarily) do not recover the cost of the meter if not returned or the cost of installation and removal of the meters by GRU personnel. With the existing low charges in place, there is no incentive on the part of the customer using the meter to return the meter when finished or to transfer the meter to a regular residential or commercial service, which may be at a higher rate for use. Costs that are not recovered from customers using this service are left to be recovered from the rest of the customer base. Staff is proposing revising the deposit, monthly service charge and usage charge for temporary hydrant meters to recover costs appropriately. Staff has performed a study of charges by peer utilities and the recommended changes leave GRU at the low end of the scale when compared to others.

Staff is proposing an effective date of June 1, 2009 for both of these items.

Fiscal Note: Adjusting these charges will result in approximately \$1,100,000 of annual revenue to the utility.

RECOMMENDATION

The City Commission 1) Receive a presentation on the proposed Service Charges and Temporary Hydrant meter deposits and; and 2) Authorize the City Attorney to draft and the Clerk to advertise said changes to Gainesville Code of Ordinances.

080860_presentation_20090402.pdf

CITY ATTORNEY

CITY AUDITOR**EQUAL OPPORTUNITY DIRECTOR****COMMITTEE REPORTS (PULLED FROM CONSENT)****REGIONAL UTILITIES COMMITTEE****070181.****Forest Stewardship Incentive Plan Referral Item #070181(B)**

Protection of forest ecosystems is a critical concern related to the development of a biomass fueled power plant to serve the Gainesville Community. The Regional Utilities Committee (RUC), working with staff, an advisory group of professionals involved in the forest industry, consultants, and concerned citizens have developed a plan to help assure protection of forest ecosystems. The key elements of this plan are minimum standards that assure that industry best management practices are followed for any fuel acquired for the proposed power plant, and a financial incentive plan to reward growers that invest in superior forest management practices as certified by selected independent certification programs.

Explanation: On June 18, 2007 the City Commission referred the issue of standards for the procurement of biomass fuel derived from forestry operations to the Regional Utilities Committee (RUC). The RUC met several times with staff, an advisory group of professionals involved in the forest industry, consultants, and concerned citizens to develop a plan to help assure protection of forest ecosystems. The two key elements of this plan are first, minimum standards that assure that industry best management practices are followed for any fuel acquired for the proposed power plant, and second, a financial incentive plan to reward growers that participate in independent certification programs designed to promote superior forest management practices.

The minimum standards for forest-produced biomass will be a contractual obligation of the power plant owner and operator, former called Nacogdoches Energy but now called American Renewables (AR). In summary, these minimum standards include: using professional foresters for biomass acquisition; only utilizing biomass harvested in compliance with the Florida Division of Forestry's Best Management Practices; not using biomass from the conversion of natural forests to plantation forests; not using biomass from conservation areas unless part of an agency management plan; not using stumps; not using non-native species unless harvested as part of a restoration project; requiring the replanting of harvested areas; and only utilizing fuel that is harvested in compliance with State and Federal Endangered and Threatened Species Acts. GRU shall have access to all records to audit AR's compliance with these requirements.

The financial incentive program will be administered and funded under the purview of the City Commission. The program recommended at this time is a

bonus payment of \$.50/ton for biomass harvested from property certified under the Florida Division of Forestry Stewardship Program or \$1.00/ton for biomass harvested from property harvested under the Forest Stewardship Council program. This is a substantial fraction of the anticipated fee growers will be receiving for the residuals from timber harvesting needed by the proposed biomass plant. The selected certification programs will require land management practices currently not in common use that represent superior ecological protection and require substantial investment by the growers. Once a grower is certified under the City's program, they are assured of obtaining the agreed upon bonus payment regardless of changes to the program made in the future by the City Commission.

During the development of this program some concern was expressed about the completeness of the endangered species lists. Not all the species listed on Florida's list are on the Federal list, which affords the best protections during forestry operations. The RUC recommends that the City Commission adopt the policy of supporting any proceedings that will further improve the legal protections for endangered species.

Fiscal Note: Staff estimates that the annual cost for the Stewardship Incentive plan should not exceed \$100,000 per year, to be recovered through the purchased power provisions of the monthly fuel adjustment charge. Potential expenditures in excess of that amount will automatically trigger a review of program bonus levels and requirements.

RECOMMENDATION

Receive a presentation from staff and: 1) adopt the forest steward plan as described in the attached document entitled Stewardship Incentive Plan for Biomass Fuel Procurement; 2) adopt the policy of supporting regulatory changes that would improve the protection of endangered and threatened species; and 3) remove item #070181 from the RUC referral list.

Legislative History

6/18/07	City Commission	Referred (6 - 1)	Regional Utilities Committee
10/9/07	Regional Utilities Committee	Discussed	
1/30/08	Regional Utilities Committee	Discussed	
2/12/08	Regional Utilities Committee	Approved as Recommended, as Amended	
5/13/08	Regional Utilities Committee	Discussed	
7/9/08	Regional Utilities Committee	Discussed	
8/13/08	Regional Utilities Committee	Approved as Modified	
10/20/08	Regional Utilities Committee	Discussed	
12/10/08	Regional Utilities Committee	Approved, as shown above - See Motion(s)	

RUC Forestry Presentation October 9 2007.pdf
Backup for Forest Stewardship Item #070181 Oct 9.pdf
Memo to RUC re Backup for Item #070181 Feb 12 2008.pdf
Forest Product Procurement Standards Item #070181 Attachment Feb 12 2008.pdf
Backup for 070181 Draft Forest Certification Standards May 13 08.pdf
Backup for Aug 13 2008 RUC Meeting Item #070181.pdf
Backup for item #070181 Markup Incentive Plan Oct 20 08.pdf
Backup for item #070181 Final Stewardship Incentive Plan Oct 20.pdf
070181_referral_20090402.pdf

ADVISORY BOARDS/COMMITTEES (APPOINTMENTS/REPORTS)

OUTSIDE AGENCIES

MEMBERS OF THE CITY COMMISSION

COMMISSION COMMENTS (if time available)

RECESS

RECONVENE

PLEDGE OF ALLEGIANCE (5:30pm)

PROCLAMATIONS/SPECIAL RECOGNITIONS

080919.

Jazz Appreciation Month - April 2009 (B)

RECOMMENDATION

Gainesville Friends of Jazz, Inc. President Scott Koons to accept the proclamation.

080919_JazzAppMonth_20090402.pdf

080920.

Child Abuse Prevention Month - April 2009 (B)

RECOMMENDATION

Alachua County Child Abuse Prevention Task Force Chair Annie McPherson to accept the proclamation.

080920_ChildAbuseMonth_20090402.pdf

080921.

Administrative Professionals Week - April 19-25, 2009 (B)

RECOMMENDATION

IAAP President Melonie Bradley, Vice-President Rachel DiSesa McGriff, and Secretary Kathryn McGregor to accept the proclamation.

080921_AdminProfWeek_20090402.pdf

CITIZEN COMMENT (6:00pm) - Please sign on sign-up sheet

PUBLIC HEARINGS

ORDINANCES, 1ST READING- ROLL CALL REQUIRED

061124.

URBAN MIXED-USE 1 BUILDING HEIGHTS (B)

Ordinance No. 0-09-01; Petition No. 34TCH-07 PB

An ordinance of the City of Gainesville, Florida, relating to density and building height in the Urban Mixed-Use 1 zoning district (UMU-1: up to 75 units/acre); amending subsection 30-65.1(d)(4) of the Land Development Code by deleting redundant references to density and building height; amending subsection 30-65.1(d)(5) by imposing a maximum overall building height with a minimum of two stories and a maximum of six stories and by deleting the option of seeking additional stories by special use permit; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

At the June 25, 2007 City Commission meeting, the Commission requested that City Planning Division prepare a report concerning correcting building height ambiguity in the UMU-1 zoning district and College Park Special Area and referred the issue to the Community Development Committee. This request was a result of a developer argument that since she was allowed to build to the not-to-exceed height limit of 104 feet, the developer should be entitled to the two additional stories allowed by Special Use Permit, as the developer indicated she would build to 104 feet whether the building was approved at six stories or eight stories.

While it is unlikely that a developer will build a six story building to 104 feet, the approach most likely to result in future development being consistent with the City intent for building height is to add a provision to the Land Development Code so that the allowed height and number of stories is less ambiguous.

The Committee discussed several options and recommended that the allowed heights be changed to five stories by right and six by rezoning to Planned development district (PD). Staff initiated a petition to make that change.

After notice was published in the Gainesville Sun on May 1, 2007, the Plan Board, at its May 17, 2007 meeting, heard the petition and recommended, by a vote of 6-0, that the City Commission adopt the Petition, as amended by the Plan Board. The Plan Board amendment was that building height be a maximum of six stories by right without the option for additional stories by special use permit or by PD.

On August 17, 2007, the City Commission held a public hearing on the Petition and, by a vote of 5-1, approved the Petition with further amendment by allowing up to six stories by right and a maximum height of 78 feet.

The Petition as approved by the City Commission required a corresponding Comprehensive Plan amendment to limit buildings in UMU-1 to six stories, so this text change ordinance was placed on hold while staff processed 105CPA-07 PB, which was adopted on second reading by the City Commission on October 16, 2008. On December 11, 2008, the Florida Department of Community Affairs issued a Notice of Intent to find the 105CPA-07 PB Comprehensive Plan amendment in compliance. That comprehensive plan amendment is now in effect.

CITY ATTORNEY MEMORANDUM

Should this ordinance pass on first reading, second and final reading will be held on Thursday, April 16, 2009.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

6/25/07	City Commission	Continued (Petition) (6 - 0 - 1 Absent)
8/13/07	City Commission	Approved, as shown above - See Motion(s)

061124_200706251300.pdf
 061124_200708131300.pdf
 061124a_200708131300.pdf
 061124_UMU 1 Building Heights_20090402.pdf
 061124_staff ppt_20090402.PDF

061125.

COLLEGE PARK SPECIAL AREA PLAN BUILDING HEIGHT REGULATIONS (B)

Ordinance No. 0-09-09; Petition No. 35TCH-07 PB

An ordinance of the City of Gainesville, Florida, relating to building height in the College Park Special Area Plan; amending Appendix A, Section 3, Exhibit B, College Park Special Area Plan, of the Land Development Code, by revising the overall maximum building heights and minimum and maximum number of stories for Type I and Type II new construction; by deleting the option for additional stories by Planned Development rezoning for Type I new construction; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

At the June 25, 2007 City Commission meeting, the Commission requested that the City Planning Division prepare a report concerning correcting building height ambiguity in the UMU-1 zoning district and College Park Special Area and referred the issue to the Community Development Committee. This request

was a result of a developer argument that since she was allowed to build to the not-to-exceed height limit of 104 feet, the developer should be entitled to the two additional stories allowed by Special Use Permit, as the developer indicated she would build to 104 feet whether the building was approved at six stories or eight stories.

While it is unlikely that a developer will build a six story building to 104 feet, the approach most likely to result in future development being consistent with the City's intent for building height is to add a provision to the Land Development Code so that the allowed height and number of stories is less ambiguous.

After notice was published in the Gainesville Sun on May 1, 2007, the Plan Board, at its May 17, 2007 meeting, heard the Petition and, by a vote of 6-0 recommended that the City Commission approve Petition 35TCH-07 PB as revised by the Plan Board to limit building height to a maximum building height, not to exceed six stories by right, and change the building height definition to read: "building heights mean the vertical distance measured from the average elevation of the proposed finished grade to the top plate of the highest story. When determining the building height of a multi-story building, the height shall be determined by the number of stories multiplied by 13."

On August 13, 2007, the City Commission held a public hearing on the Petition and, by a vote of 5-1, approved the Petition allowing up to six stories by right, with further amendment of limiting the maximum height to 78 feet for Type I construction and for certain unified development with both Type I and Type II construction.

The Petition as approved by the City Commission required a corresponding Comprehensive Plan amendment to limit buildings in UMU-1 to six stories, so this text change ordinance was placed on hold while staff processed 105CPA-07 PB, which was adopted on second reading by the City Commission on October 16, 2008. On December 11, 2008, the Florida Department of Community Affairs issued a Notice of Intent to find the 105CPA-07 PB Comprehensive Plan amendment in compliance. That comprehensive plan amendment is now in effect.

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Should this ordinance pass on first reading, second and final reading will be held on Thursday, April 16, 2009.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

6/25/07	City Commission	Continued (Petition) (6 - 0 - 1 Absent)
8/13/07	City Commission	Approved, as shown above - See Motion(s)

061125_200706261300.pdf

061125_200708131300.pdf

061125a_200708131300.pdf

061125_20070813.pdf

061125_College Park SAP Bldg.Heights_20090402.pdf

061125_staff ppt_20090402.PDF

080565.**PLANNED DEVELOPMENT AMENDMENT - ALACHUA HEALTH SERVICES STILLPOINT (B)****Ordinance No. 0-08-89, Petition No. 115PDA-08PB**

An Ordinance of the City of Gainesville, Florida; amending Ordinance No. 3830 amending the Planned Development, commonly known as "Alachua Health Services Stillpoint", generally located in the vicinity of 2730 N.W. 39th Avenue; amending the list of principal permitted uses; adopting a new Development Plan, as more specifically described in this ordinance; adopting new development plan maps and a planned development report; adopting additional conditions and restrictions; repealing the Development Plan approved by Ordinance No. 3830; providing for penalties; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: STAFF REPORT

The Stillpoint Planned Development is on a 1.53-acre parcel located on the north side of NW 39th Avenue. The purpose of this request is to change the allowed uses on the property. Currently, the Stillpoint Planned Development specifically restricts the primary use for the site to a chiropractic office. Other similar uses are allowed, but only as accessory businesses to the chiropractor on the site. Therefore, an amendment to the planned development is being requested to allow for other health services as a use by right.

Submitted for consideration are a revised PD report and layout map. The proposed PD Report expands the list of permitted uses on the site, while it simply reiterates the development standards that were originally proposed for this planned development. The expanded list of permitted uses include acupuncturist, herbalists, massage therapist, psychotherapist and physical therapists. The only proposed change to the development standards is to remove a 350 sq. ft. limitation on additions to the primary structure. The future development of the site will continue to be limited by the maximum building coverage of 3,505 square feet. Any development that is proposed will require development plan approval, and must be consistent with the approved PD. The City's Land Development Code will remain applicable in all instances that are not specifically addressed by the PD Report. The PD layout map simply depicts the same layout that is described in the existing approved PD zoning ordinance. This layout illustrates the prescribed building setbacks and the locations of existing development, and considers the existing natural features on the site.

Public notice for this petition was published in the Gainesville Sun on October 7, 2008. Letters were mailed to surrounding property owners on October 2, 2008.

The City Plan Board considered Petition 115PDA-08PB with the associated PD report and layout map at a public hearing held October 23, 2008. By a vote of 6 - 0, the City Plan Board approved the petition with staff conditions and with the further recommendation to revise the Planned Development Report to exclude freestanding emergency medical (M.D.) centers from the uses permitted

under S.I.C. No. 8011.

CITY ATTORNEY MEMORANDUM

The City Commission, at its meeting of December 4, 2008 authorized the city attorney's office to prepare and advertise the necessary ordinance amending the planned development commonly known as "Alachua Health Services Stillpoint" located within the City of Gainesville.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

12/4/08 City Commission Approved (Petition) with Staff Conditions and Plan Board Modifications (5 - 1 - 1 Absent)

080565_petition_20081204.pdf

080565_PDlayoutplanmap_20081204.pdf

080565A_staff ppt_20081204.PDF

080565_pet_ppt_20081204.PDF

ORDINANCES, 2ND READING- ROLL CALL REQUIRED

080456.

REGULATION OF NON-MOTORIZED VEHICLES FOR HIRE (B)

Ordinance No. 0-09-06

An Ordinance of the City of Gainesville, Florida, relating to the regulation of non-motorized vehicles for hire; amending Chapter 28 of the Gainesville Code of Ordinances, by establishing "Articles" for the chapter titled Vehicles For Hire; titling existing provisions as "Article I. Motorized Vehicles"; amending § 28-2, Definitions, by modifying the definition of "driver", "vehicle for hire" and by adding a definition for Vehicle for Hire Administrator; creating a new Article II titled as "Non Motorized Vehicles"; providing definitions; providing for non-motorized vehicle regulations, standards, and permit requirements; providing for driver regulations, standards and permit requirements; providing for enforcement; providing penalties; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: PUBLIC SAFETY COMMITTEE REPORT

This item was brought up at the October 2, 2008 City Commission meeting by citizen Sarah Poll. The Public Safety Committee discussed this referral at its October 28, 2008 meeting with regard to bike taxi safety on game days and business tax issues.

The bike taxis operating in Gainesville are not local businesses and generally come from Orlando and Ocala. These taxis have come to Gainesville on home football game days and for other large events for the past two years. Most services appear to work for donations or tips. Gainesville Police Department officers have worked with the companies informally regarding safety issues, but

the attempts have not been successful. A concern is that they are using bike lanes, however, the lanes are four feet wide and the bike taxis exceed that width. Additionally, the bike taxis are not equipped with proper lighting and safety features. GPD staff researched other Florida cities that regulate bike taxis and believe that Orlando's ordinance is a suitable model for Gainesville, if the City decides to regulate bike taxis.

The City's Finance Department staff suggests that the City could specify bike taxis under the Vehicle for Hire Ordinance and define them as a vehicle. They would then be subject to the business tax as are other vehicle for hire operators.

CITY ATTORNEY MEMORANDUM

At its November 20, 2008 meeting, the City Commission authorized the City Attorney to draft and the Clerk of the Commission to advertise the proposed ordinance.

This proposed ordinance is patterned after the Orlando ordinance regulating taxis and blends into the language of the City's Vehicles for Hire ordinance.

This ordinance requires two readings. Should the Commission pass this ordinance on first reading, second and final reading will be held on April 2, 2009.

RECOMMENDATION

The City Commission adopt the proposed ordinance.

Legislative History

10/2/08	City Commission	Referred (6 - 0 - 1 Absent)	Public Safety Committee
10/28/08	Public Safety Committee	Discussed	
11/20/08	City Commission	Approved as Recommended (4 - 0 - 3 Absent)	
3/19/09	City Commission	Adopted on First Reading, and Referred (7 - 0)	Public Safety Committee

080456a_OrlandoBikeHireOrd_20081028.pdf

080456b_OrlandoBikeHireCode_20081028.pdf

080456_VFH for non-motorized_20090319.pdf

080755.

LIVING WAGE (B)

Ordinance No. 0-09-09

An ordinance of the City of Gainesville, Florida, creating Article IX, of Chapter 2 of the City of Gainesville Code of Ordinances, establishing a living wage requirement for certain employees of contractors providing selected services to the city; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: At its meeting of February 5, 2009, the City Commission authorized the City Attorney to draft and the Clerk of the Commission to advertise an ordinance readopting Article IX, Chapter 2 of the City of Gainesville Code of Ordinances allowing the Living Wage Requirements to remain in effect.

This ordinance requires two hearings. Should the City Commission pass this ordinance on first reading, second and final reading will be held on Thursday, April 2, 2009.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

2/5/09 City Commission Approved as Recommended (6 - 0 - 1 Absent)

3/19/09 City Commission Adopted on First Reading (Ordinance) (6 - 0 - 1 Absent)

080755_Ordinance_20090205.pdf

080755_draft ordinance_20090319.pdf

080755_GG Living Wage Report_20090319.pdf

080755_GRU Living Wage Report_20090319.pdf

080227.

FIVE POINTS SPECIAL AREA PLAN (B)

ORDINANCE NO. 0-08-70; PETITION 89TCH-08 PB

An ordinance of the City of Gainesville, Florida, amending Chapter 30, Appendix A, Section 8, Exhibit A(f)(9) of the Land Development Code, relating to the prohibited uses within the Five Points Special Area Plan; by adding social services (MG-83), residences for destitute people, food distribution centers for the needy, dormitories, rooming houses and boarding houses (GN-702), rehabilitation centers, and social services homes or halfway houses to the list of prohibited uses; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

Plan East Gainesville (PEG) was a joint City/County planning initiative to stimulate and guide the physical and economic development of East Gainesville. Extensive public participation occurred during the development of PEG's Final Report. In February 2003, the final report of PEG was completed. On August 8, 2005, the City Commission implemented one of the recommendations of the PEG final report by establishing the Five Points Special Area Plan (SAP) Overlay Zoning District.

The Five Points SAP is less than 50 acres in size, including public road right-of-way. The area is located at the primary crossroads of East Gainesville. That is where University Avenue, Waldo Road, Williston Road, Hawthorne Road, and 15th Street come together. The Depot Avenue and Waldo Road Greenway rail-trails also come together in the Five Points area. The vision for Five Points, as articulated in PEG final report, is to create a vibrant urban area with a mix of shops, cafes, restaurants, offices, entertainment, and personal services.

On February 12, 2007, based on citizen concerns about a proposal to place a social service use within the Five Points SAP and how that would be inconsistent with PEG, the City Commission asked staff to review the potential

to amend the Five Points SAP to prohibit or restrict social service uses.

Staff review indicated that the Five Points SAP could be amended to prohibit social service and rehabilitative service uses as necessary to carry out with the vision for Five Points. On April 23, 2007, the City Commission directed staff to process a Land Development Code amendment petition to add Rehabilitation Centers and Social Service Homes or Halfway Houses to the list of prohibited uses in the Five Points SAP. The City Plan Board heard the petition (50TCH-07 PB) on May 17, 2007. Consistent with staff's recommendation, the City Plan Board voted 6-0 to recommend that the City Commission approve the petition.

The ordinance for 50TCH-07 PB was initially scheduled for first reading on the January 14, 2008 City Commission agenda, but was withdrawn and continued for further review and consideration by staff. Staff requested that the item be withdrawn due to concerns that other uses which are similar to Rehabilitation Centers and Social Service Homes or Halfway Houses should be treated in the same manner, unless there is a rational basis for treating those uses differently (as is required by the Equal Protection Clause contained in the 14th Amendment to the United States Constitution). Regulations that do not treat similar uses in the same manner, and do not provide a rational basis for the difference in treatment, are unlikely to withstand a legal challenge. Staff research indicated that other uses currently allowed in the Five Points SAP are similar to rehabilitation centers, and to social service homes or halfway houses, and should also be prohibited.

On June 23, 2008, the City Commission directed staff to process the subject land development code amendment (Petition 89TCH-08 PB) that added the following uses to the list of prohibited uses within the Five Points SAP: rehabilitation centers, social service homes or halfway houses, social services (MG-83), residences for destitute people, food distribution centers for the needy, membership organizations (MG-86), rooming houses and boarding houses (GN-702), and dormitories. The Plan Board heard this petition on July 17, 2008 and voted 5-1 to recommend that the City Commission approve this petition. On December 4, 2008, the City Commission approved the ordinance on first reading by a vote of 6-0. On December 18, 2008, the City Commission heard the ordinance on second reading and continued the matter, in order for staff to further analyze the issues of prohibiting places of religious assembly and other assembly uses.

Staff was initially concerned that the uses being prohibited may be considered "assembly uses" and therefore membership organizations, places of religious assembly, movie theaters, schools, and other such uses would have to be prohibited. Upon further research and analysis; however, staff is of the opinion that Rehabilitation Centers, Social service homes or halfway houses, Social services (MG-83), Residences for destitute people, Food distribution centers for the needy, Rooming houses and boarding houses (GN-702), and Dormitories are not assembly uses in that they are not a group of persons gathered for a common purpose (such as deliberation, worship or entertainment). Therefore, staff recommends removal of membership organizations from the list of prohibited uses.

The remaining uses recommended to be prohibited are not assembly uses and

are in furtherance of the planning vision for the Five Points area.

CITY ATTORNEY MEMORANDUM

This ordinance was approved on first reading on December 4, 2008. This is the second and final reading of the ordinance.

RECOMMENDATION *The City Commission adopt the proposed ordinance, as amended.*

Legislative History

8/21/08	City Commission	Approved (Petition) (6 - 1)
9/18/08	City Commission	Approved as Recommended (6 - 0 - 1 Absent)
12/4/08	City Commission	Adopted on First Reading (Ordinance) (6 - 0 - 1 Absent)
12/18/08	City Commission	Continued (2nd Reading) (6 - 0 - 1 Absent)

080227_petition_20080821.pdf
 080227A_staff ppt_20080821.PDF
 080227_EC&D PPT_20080821.pdf
 080227_fivepoints20080821.pdf
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 080227_Let & EX_A_MOD_20080821.pdf
 080227_EX_B_MOD_20080821.pdf
 080227_EX_C_MOD_20080821.pdf
 080227_Final Admini Order 5 Points_20080918.pdf
 080227_finaladminorder_20080918.pdf
 080227_5 Points SAP_20081204.pdf
 080227_Presentation_20090402.pdf
 080227_FivePoints_20090402.pdf

RESOLUTIONS- ROLL CALL REQUIRED

PLAN BOARD PETITIONS

080898.

One-Year Time Extension Eagle Trace Planned Development (B)

PZ-08-00111. Legislative Matter No. 000000. Causseaux, Hewett & Walpole, Inc., agent for Diamond Regal Development, Inc. Development plan review for the phased construction of additional dwelling units within an existing multi-family development. Zoned: PD (Planned Development). Located at 1609 NW 29th Road.

Explanation: The Eagle Trace (formerly known as Sabal Preserve) Planned Development (PD) is generally located between Northwest 39th Avenue to the north; Northwest 23rd Boulevard to the south; Northwest 13th Street (U.S. Hwy. 441) to the east; and Northwest 19th Street to the west. The development site consists of 26.40 (MOL) acres, and it is surrounded by a mixture of single-family and multi-family land use. The land use designation is RL (Residential Low-Density), which allows the construction of up to 12 dwelling units per acre. The PD zoning designation allows the construction of up to 7.58 dwelling units per acre (or 200 dwelling units) in 3 phases, with no minimum density

requirement.

On August 10, 2004, the Eagle Trace Planned Development (PD) became effective under Ordinance No. 030905 (see Exhibit "A"). The City adopted the Ordinance anticipating the development would be completed within five (5) years of the effective date. However, since the effective date, the owner/developer has experienced the expiration of building permits and the associated development plan the City Development Review Board first approved on August 26, 2004. Of the 193 condominium dwelling units approved, only 52 have been constructed. Although some of the related improvements, such as a clubhouse, infrastructure, perimeter sidewalks and stormwater management facilities, have been completed; others, such as off-street parking, landscaping, and internal sidewalks, are incomplete.

On November 13, 2008, the City Development Review Board approved a new associated development plan for the Eagle Trace Planned Development (PD). The plan was approved with conditions under PZ-08-00111. The plan involves the construction of 147 additional condominium dwelling units to achieve a new total of 199 units overall. It also involves the completion of related improvements that are shown on the previously approved development plan.

A building permit has not yet been issued to implement the new associated development plan, and the owner/developer has less than 6 months to complete the Eagle Trace Planned Development (PD). Therefore, given these circumstances, this agenda item is a request from the owner/developer for a one-time, one-year extension of the phasing and development schedule for the Eagle Trace Planned Development (PD) without requiring an amendment to the PD ordinance. (See Exhibit "B".) The ability of the owner/developer to make this request is provided for on Page 8 of the adopted development plan report identified as Exhibit "B" of Ordinance No. 030905.

Fiscal Note: None

RECOMMENDATION

Staff to City Commission - The City Commission approve the requested one-time, one-year extension of the phasing and development schedule for the Eagle Trace Planned Development (PD).

080898A_Exhibit A_20090402.pdf

080898B_Exhibit B_20090402.pdf

DEVELOPMENT REVIEW BOARD PETITIONS

SCHEDULED EVENING AGENDA ITEMS

080865.

Comprehensive Plan Comparison: Idylwild/Serenola Special Area Study (B)

This is a presentation on the Comprehensive Plans of Alachua County and the City of Gainesville in relation to the Idylwild/Serenola Special Study Area and how it relates to annexation in the area.

Explanation: On February 5, 2009 the City Commission received the petition for annexation of property owned by Valentin Zahariev, tax parcel 07176-020-000, located in the vicinity of SW Williston Road, SW 13th Street (US 441) and SW 56th Avenue.

During the hearing on this petition for annexation, residents of the Idylwild/Serenola community expressed concerns about whether City regulations would protect the area the same as County regulations.

The City has adopted language in its Comprehensive Plan that addresses the major issues in the County's Comprehensive Plan. This presentation provides a detailed comparison between the City and County's Comprehensive Plans.

Fiscal Note: None.

RECOMMENDATION

The City Commission: hear a report from staff, and take any appropriate action.

080865_Staff PPT_20090319.pdf

070399.

Site Selection Confirmation for the Fleet Management Garage and Materials Storage Facility (B)

Explanation: On August 21, 2008, the City Commission ranked the JDF Logistics, Inc. (Seller) property (78.37 acres) as the number one site to co-locate the Fleet Management Garages and Streets Recycling and Materials Storage Operation. At that meeting, the City Commission also authorized the City Manager to begin negotiation with representative(s) of the property. At the March 5, 2009 City Commission meeting, staff requested approval to purchase the property for \$1.3 million; however, the City Commission instructed staff to continue negotiations for a lower purchase price and simultaneously investigate potential alternatives.

Staff was not successful in negotiating a lower price and the Seller has asked for a letter of release but the City has until April 24, 2009 to execute the contract. While staff is aware of the large gap between the appraised value and the asking price, this is the only known available property that meets the location and useable acreage criteria that were established and advertised by the City. When compared to other alternatives it is also the least costly to develop and provides the greatest opportunity for future growth and additional functions.

Fiscal Note: Funding for the project was approved by the City Commission as part of the FY 2009 to 2013 CIP.

RECOMMENDATION

The City Commission: 1) approve the purchase of the JDF Logistics, Inc. property for a price of \$1.3 million and 2) authorize the City Manager or his designee to begin the design of the Fleet Garage and Materials Recycling and Storage operation.

Alternative Recommendation A: The City Commission deny the purchase of the property and give staff specific direction as to how to proceed with the relocation of the Fleet Management and Materials

*Storage Facility.*Legislative History

8/27/07	City Commission	Referred (7 - 0)	Community Development Committee
9/13/07	Community Development Committee	Approved as Recommended	
10/30/07	Community Development Committee	Approved as Recommended	
11/5/07	City Commission	Withdrawn	
12/4/07	Community Development Committee	Approved as Recommended	
1/17/08	Community Development Committee	Approved as Recommended	
2/18/08	City Commission	Approved as shown above (See Motion) (7 - 0)	
8/11/08	City Commission	Approved, as shown above (Main Motion) (7 - 0)	
8/21/08	City Commission	Approved as Recommended (7 - 0)	
3/5/09	City Commission	Approved as shown above (See Motion) (6 - 0 - 1 Absent)	

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Citizen Comment.pdf

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070399_TALLY SHT_20080821.pdf

070399_MOD-Aerial Map_20080821.PDF

070399_MOD-Parcel Map_20080821.PDF

070399_MOD-Cost Analysis_20080821.PDF

070399_Maps_20090305.pdf

070399_Appraisal Summary_20090305.pdf

070399_Negotiation Correspondance_20090305.pdf

UNFINISHED BUSINESS

COMMISSION COMMENT

CITIZEN COMMENT (If time available)

ADJOURNMENT (no later than 11:00PM - Mayor to schedule date and time to continue meeting)