

# **City of Gainesville**

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



## **Meeting Minutes**

**Monday, June 12, 2006**

**1:00 PM**

**City Hall Auditorium**

## **City Commission**

*Mayor Pegeen Hanrahan (At Large)  
Mayor-Commissioner Pro Tem Craig Lowe (District 4)  
Commissioner Rick Bryant (At Large)  
Commissioner Jeanna Mastrodicasa (At Large)  
Commissioner Scherwin Henry (District 1)  
Commissioner Ed Braddy (District 2)  
Commissioner Jack Donovan (District 3)*

*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 day*

## CALL TO ORDER - 1:03 PM

## ROLL CALL

Present: Pegeen Hanrahan, Edward Braddy, Rick Bryant, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

## INVOCATION

*The City Commission observed a moment of silence.*

## CONSENT AGENDA

*MOTION: Commissioner Bryant moved and Mayor-Commissioner Pro Tem Lowe seconded to adopt the Consent Agenda with the following modification.  
(VOTE: 6-0, Commissioner Braddy - Absent, MOTION CARRIED)*

*1. File #060123 -Natural Gas Franchise Agreement - (Additional back-up submitted).*

## CITY MANAGER, CONSENT AGENDA ITEMS

### 060037

#### **Development Process Review Team Interim Report (B)**

**This item involves review of an Interim Report from the Development Process Review Team that has been meeting to review various issues related to the City of Gainesville Development Review Process.**

**RECOMMENDATION**      *Recommended Motion: The City Commission: 1) refer the Development Process Review Team Interim Report to the Community Development Committee for review and consideration.*

**This Matter was Approved as Recommended on the Consent Agenda.**

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### 060078

#### **Interlocal Agreement for Continuation of Alachua/Bradford Regional Workforce Board Bus Pass Program (B)**

**This item involves authorizing the City Manager to execute an Interlocal Agreement with Alachua/Bradford Regional Workforce Board d.b.a. FloridaWorks to continue the Welfare Transition Program (WTP) Bus Pass Program (previously known as Work and Gain Economic Self-sufficiency (WAGES) program) and to accept a \$4,500 revenue payment for providing prepaid, unlimited transit access for 1,000 WTP customers for one year from**

June 15, 2006 through June 14, 2007.

**RECOMMENDATION**      *Recommended Motion: The City Commission: 1) authorize the City Manager to execute an Interlocal Agreement with Alachua/Bradford Regional Workforce Board d.b.a. FloridaWorks to continue the Welfare Transition Program (WTP) Bus Pass Program (previously known as Work and Gain Economic Self-sufficiency (WAGES) program) from June 15, 2006 through June 14, 2007; and 2) authorize the City Manager to execute any and all related documents.*

*Alternative Recommendation A: The City Commission deny continuation of the annual contract between the BOARD and Regional Transit System. The resulting fiscal impact is the loss of \$4,500 in revenue generated by the WTP Bus Pass Program customers.*

**This Matter was Approved as Recommended on the Consent Agenda.**

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**060090**

**Gainesville Innovation Zone Referral to the City Plan Board (B)**

**This item involves a request to the City Commission for a referral of the Gainesville Innovation Zone and supporting objectives/policies to the City Plan Board for inclusion in the City of Gainesville Comprehensive Plan's Intergovernmental Coordination Element.**

**RECOMMENDATION**      *Recommended Motion: The City Commission initiate a referral petition to the City Plan Board to include the proposed Gainesville Innovation Zone and supporting objectives/policies in the City of Gainesville Comprehensive Plan's Intergovernmental Coordination Element.*

**This Matter was Approved as Recommended on the Consent Agenda.**

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**060091**

**Funding from Alachua County for the Installation of Permanent Bleachers at Cone Park at Eastside Recreation Center (B).**

**This is a request for the City Commission to accept funding from the Alachua County Board of County Commissioners for the installation of permanent bleachers at Cone Park.**

**RECOMMENDATION**      *The City Commission accept funding from the Alachua County Board of County Commissioners in the amount of \$32,935 for the purchase of bleachers to be located at Cone Park.*

*Alternative Recommendation A: The City Commission decline the funding.*

**This Matter was Approved as Recommended on the Consent Agenda.**

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**060092**

**Westside "Kids on the Go" and Westwood "Teens on the Go" Summer Camp Programs (B)**

**This is a request for the City Commission to appropriate funding for the Westside Park Summer Youth Camp and the Westwood Middle School Summer Teen Camp.**

**RECOMMENDATION**

*The City Commission authorize the City Manager to: 1) direct the Recreation and Parks Department to move forward with plans to offer the Westside Kids on the Go and Westwood Teens on the Go camp programs; and 2) direct the Office of Management and Budget to set up the necessary budget accounts in the Parks, Recreation & Cultural Affairs Department to operate these two summer camp programs.*

*Alternative Recommendation: The City Commission not authorize funding for these two programs.*

**This Matter was Approved as Recommended on the Consent Agenda.**

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**GENERAL MANAGER FOR UTILITIES, CONSENT AGENDA ITEMS**

**060123**

**Natural Gas Franchise Agreement (B)**

**Staff recommends entering into a Natural Gas Franchise Agreement with the City of High Springs, Florida.**

**RECOMMENDATION**

*The City Commission authorize the Interim General Manager to execute a new Natural Gas Franchise Agreement with the City of High Springs, subject to approval of the City Attorney as to form and legality.*

**This Matter was Approved as Recommended on the Consent Agenda.**

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**060125**

**Dekle Release of Easement (B)**

**Staff is requesting approval of a Release of Easement to George W. Dekle, Jr. and George W. Dekle, III.**

**RECOMMENDATION**      *The City Commission: 1) approve the release of a public utility easement located in the 3600 block of NW 12th Street; and 2) authorize the Mayor and Clerk of the Commission to execute the Release of Easement, substantially in the form on file, subject to approval by the City Attorney as to form and legality*

**This Matter was Approved as Recommended on the Consent Agenda.**

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## **CITY ATTORNEY, CONSENT AGENDA ITEMS**

### **060113                    USE OF CITY STREETS FOR FUNDRAISING (NB)**

**RECOMMENDATION**      *Authorize the City Attorney to work with the City Manager to draft and refer to the Public Safety Committee alternative ordinance amendments.*

**This Matter was Approved as Recommended on the Consent Agenda.**

## **CLERK OF THE COMMISSION, CONSENT AGENDA ITEMS**

### **060088                    City Commission Minutes (B)**

**RECOMMENDATION**      *The City Commission approve the minutes of May 22, 2006 (Regular Meeting); as circulated.*

**This Matter was Approved as Recommended on the Consent Agenda.**

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### **060114                    Advisory Board/Committee Appointment of W. Dwaine Bush to the Gainesville Enterprise Zone Development Agency (NB)**

**RECOMMENDATION**      *The City Commission reappoint W. Dwaine Bush (Local Finance) to the Gainesville Enterprise Zone Development Agency for a term to expire March 31, 2010.*

*Commissioner Braddy: Bush*

*Commissioner Bryant: Bush*

*Commissioner Donovan: Readvertise*

*Commissioner Henry: Bush*

*Commissioner Lowe: Bush*

*Commissioner Mastrodicasa: Bush*

*Mayor Hanrahan: Bush*

**This Matter was Approved as Recommended on the Consent Agenda.**

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**060115**

**Advisory Board/Committee Appointment of Michael A. Campbell to the Nature Centers Commission (NB)**

**RECOMMENDATION**     *The City Commission reappoint Michael A. Campbell to the Nature Centers Commission for a term to expire November 1, 2008.*

*Commissioner Braddy: Readvertise  
Commissioner Bryant: Campbell  
Commissioner Donovan: Campbell  
Commissioner Henry: Campbell  
Commissioner Lowe: Campbell  
Commissioner Mastrodicasa: Campbell  
Mayor Hanrahan: Campbell*

**This Matter was Approved as Recommended on the Consent Agenda.**

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**060116**

**Advisory Board/Committee Appointment of Richard M. Fry to the Water Management Committee (NB)**

**RECOMMENDATION**     *The City Commission reappoint Richard M. Fry to the Water Management Committee for a term to expire August 2008.*

*Commissioner Braddy: Readvertise  
Commissioner Bryant: Fry  
Commissioner Donovan: Fry  
Commissioner Henry: Fry  
Commissioner Lowe: Fry  
Commissioner Mastrodicasa: Fry  
Mayor Hanrahan: Fry*

**This Matter was Approved as Recommended on the Consent Agenda.**

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**060117**

**Advisory Board/Committee Appointments of Charlie L. Hailey, Sandra M. Lamme and James "Jay" D. Reeves to the Historic Preservation Board (NB)**

**RECOMMENDATION**     *The City Commission reappoint Charlie L. Hailey (Architect) and James "Jay" D. Reeves (Architect) for terms to expire June 1, 2008, and appoint Sandra M. Lamme (Urban Planner) for vacancy to expire June 1, 2008 on the Historic*

*Preservation Board.**Commissioner Braddy: Hailey, Lamme and Reeves**Commissioner Bryant: Hailey, Lamme and Reeves**Commissioner Donovan: Hailey, Lamme and Reeves**Commissioner Henry: Hailey, Lamme and Reeves**Commissioner Lowe: Hailey, Lamme and Reeves**Commissioner Mastrodicasa: Hailey, Lamme and Reeves**Mayor Hanrahan: Hailey, Lamme and Reeves***This Matter was Approved as Recommended on the Consent Agenda.**

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**060127****Joint Meeting with Alachua County Commission (NB)****RECOMMENDATION***The City Commission schedule the following topics for the meeting on June 20 at 5:00 PM: 1) 10 Year Homelessness Plan; 2) Public Access Television; and 3) Entrepreneurial School***This Matter was Approved as Recommended on the Consent Agenda.****060128****Timer for Public Meetings (B)****RECOMMENDATION***The City Commission authorize the purchase of Limitimer Model PRO2000 with appropriate accessories from the City Commission Contingency Fund in an amount not to exceed \$2,000.***This Matter was Approved as Recommended on the Consent Agenda.**

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**EQUAL OPPORTUNITY DIRECTOR, CONSENT AGENDA ITEMS****COMMITTEE REPORTS, CONSENT AGENDA ITEMS****PUBLIC SAFETY COMMITTEE, CONSENT****050224****Bank of America - Robert Pearce-Citizen Comment (B)****RECOMMENDATION***The City Commission receive the Public Safety Committee report and remove this item from the pending referral list.*

**This Matter was Approved as Recommended on the Consent Agenda.**

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## **Passed The Consent Agenda**

**A motion was made by Commissioner Bryant, seconded by Mayor-Commissioner Pro Tem Lowe, including all the preceding items marked as having been adopted on the Consent Agenda. The motion carried by the following vote:**

**Votes:** Aye: Pegeen Hanrahan, Edward Braddy, Rick Bryant, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

## **COMMUNITY REDEVELOPMENT AGENCY, CONSENT ITEMS**

### **END OF CONSENT AGENDA**

### **ADOPTION OF THE REGULAR AGENDA**

*MOTION: Commissioner Henry moved and Mayor-Commissioner Pro Tem Lowe seconded to adopt the regular agenda with the following modification.*

*(VOTE: 5-0, Commissioners Braddy and Bryant - Absent, MOTION CARRIED)*

*1. File #060100 - Public Hearing to Approve the Campus Development Agreement for the University of Florida Master Plan, 2005-2015 - (Back-up received)*

### **CLERK OF THE COMMISSION**

### **CHARTER OFFICER UPDATES**

### **CITY MANAGER**

#### **051052**

#### **Legislative Update (B)**

**The City Commission will receive an update from staff on legislative affairs.**

*MOTION: Authorize the Mayor to write a letter regarding the Brownfields Legislation.*

**RECOMMENDATION**      *The City Commission receive a report from staff and take action if appropriate.*

**A motion was made by Mayor-Commissioner Pro Tem Lowe, seconded by Commissioner Donovan, that this matter be Approved as shown above (See Motion). The motion carried by the following vote:**



**Votes:** Aye: Pegeen Hanrahan, Rick Bryant, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry  
Absent: Edward Braddy

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### 051153

#### **Request for Proposal for Executive Search Services (B)**

**This item is to update the City Commission on the hiring process for the General Manager for Utilities and for staff direction.**

*NOTE: Commissioner Braddy entered the meeting room at 1:07 PM.*

*MOTION: 1) Approve Alternative Recommendation A; and 2) ask the Clerk of the Commission to find an alternative date to accommodate this change.*

#### **RECOMMENDATION**

*The City Commission proceed on June 19, 2006 with oral presentations from the two firms, The Mercer Group, Inc. and MRI Network Management Recruiters.*

*Alternative Recommendation A: The City Commission direct staff to resubmit the RFP and add language to the RFP that permits proposals with a fee listed as a percentage of salary if they also contain a not to exceed amount.*

*NOTE: This document is available for viewing in the Clerk's office.*

**A motion was made by Commissioner Braddy, seconded by Mayor-Commissioner Pro Tem Lowe, that this matter be Approved as shown above (See Motion). The motion carried by the following vote:**

**Votes:** Aye: Pegeen Hanrahan, Edward Braddy, Rick Bryant, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

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### 051162

#### **Revise Code Enforcement Board Fines (B)**

**This item requests that the City Commission authorize the City Attorney to draft and the Clerk of the Commission to advertise revisions to Section 2-388.1 of the Code of Ordinances to allow the Code Enforcement Board to provide the maximum fines permitted by Section 162.09(2)(d) Florida Statutes.**

*City of Gainesville Code Enforcement Supervisor Dave Watkins gave a presentation.*

#### **RECOMMENDATION**

*The City Commission authorize the City Attorney to draft and the Clerk of the Commission to advertise revisions to Section 2-388.1 of the Code of Ordinances to reflect the allowable maximum fines provided for in Florida Statutes.*

**A motion was made by Mayor-Commissioner Pro Tem Lowe, seconded by Commissioner Donovan, that this matter be Approved as Recommended. The motion carried by the following vote:**

**Votes:** Aye: Pegeen Hanrahan, Edward Braddy, Rick Bryant, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

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### 060087

#### **Amendment to the City of Gainesville Sexual Offender and Predator Ordinance No. 0-05-96- Request to Add San Felasco County Park (B)**

**This item requests City Commission approval to add San Felasco County Park to Ordinance No. 0-05-96.**

*City of Gainesville Police Captain Ray Weaver gave a presentation.*

#### **RECOMMENDATION**

*Recommended Motion: The City Commission 1) approve the addition of San Felasco County Park to the Sexual Offender and Predator Ordinance, and 2) authorize the City Attorney to draft and the Clerk of the Commission to advertise an amendment to Ordinance No. 0-05-96.*

*Alternative Recommendation A: The City Commission deny the request to amend Ordinance No.0-05-96 and take no further action.*

*Alternative Recommendation B: None.*

**A motion was made by Commissioner Braddy, seconded by Commissioner Bryant, that this matter be Approved as Recommended. The motion carried by the following vote:**

**Votes:** Aye: Pegeen Hanrahan, Edward Braddy, Rick Bryant, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

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### 060094

#### **Update of Interlocal Agreement for Public School Facility Planning (B)**

**The purpose of this item is to update the City Commission and the general public on the required school concurrency-related update of the Interlocal Agreement for Public School Facility Planning.**

*City of Gainesville Chief of Comprehensive Planning Dean Mimms and Alachua County School Board Representative Terry Tougow gave presentations.*

*NOTE: Mayor Hanrahan left the meeting room at 1:25 PM and Mayor-Commissioner Pro Tem Lowe assumed the gavel.*

*Mayor Hanrahan returned to the meeting room and assumed the gavel at 1:58 PM.*

**RECOMMENDATION**

*The City Commission hear a presentation, discuss the issues, and provide direction to staff.*

*Alternative Recommendation A: Defer the presentation and discussion until the June 26, 2006 meeting.*

**No Action Taken**

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**Tropical Storm Alberto Update**

*City Fire Chief Bill Northcutt gave a presentation.*

**060099****Report of City and County Staffs Regarding Public Access Television (PATV) (B)**

**This item is a report back to the City Commission regarding the PATV referral from the January 30, 2006 Joint Commissions meeting.**

*City of Gainesville Revenue Recovery Specialist Audrey Lewis gave a presentation.*

*MOTION: The City Commission: 1) Take no action regarding the third access channel (PATV) at this time; 2) authorize the Mayor to write a letter to Alachua County in advance of the Joint City/County Meeting of June 20, 2006 informing the County that the City Commission does not currently have plans to fund this in the upcoming budget, which is a 2 year budget cycle; and 3) has not yet foreclosed the opportunity to have a third channel, but would be looking for private funding and private leadership for this.*

**RECOMMENDATION**

*Recommended Motion: The City Commission hear a brief staff report on the referred item.*

**A motion was made by Commissioner Braddy, seconded by Commissioner Bryant, that this matter be Approved as shown above (See Motion). The motion carried by the following vote:**

**Votes:** Aye: Pegeen Hanrahan, Edward Braddy, Rick Bryant, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

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**GENERAL MANAGER FOR UTILITIES****060133****Deerhaven Oil Spill (NB)**

*GRU Assistant General Manager for Energy Supply Chip Allen gave a presentation.*

**RECOMMENDATION**

*The City Commission hear an update from Karen Johnson,*

*Interim General Manager for Utilities on the Deerhaven oil spill.*

**Heard**

**060126**

**Architectural and Engineering Services for GRU's Technology Center (NB)**

**The City Commission authorize the Interim General Manager to negotiate and execute a contract for architectural and engineering services for the Utilities Technology Center project.**

*GRU Interim Assistant General Manager for Utilities Karen Johnson gave a presentation.*

**RECOMMENDATION**

*The City Commission: 1) approve the final ranking of the qualified firms in the given order of preference for the provision of Architectural and Engineering Services for the Utilities Technology Center project; 2) authorize the Interim General Manager, or her designee, to initiate contract negotiations in accordance with the Consultants' Competitive Negotiations Act (CCNA); and 3) authorize the Interim General Manager or her designee, upon successful negotiations, to execute a contract subject to approval of the City Attorney as to form and legality, in an amount not to exceed budgeted amounts for the project.*

**A motion was made by Mayor-Commissioner Pro Tem Lowe, seconded by Commissioner Bryant, that this matter be Approved as Recommended. The motion carried by the following vote:**

**Votes:** Aye: Pegeen Hanrahan, Edward Braddy, Rick Bryant, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

**CITY ATTORNEY**

**CITY AUDITOR**

**EQUAL OPPORTUNITY DIRECTOR**

**COMMITTEE REPORTS (PULLED FROM CONSENT)**

**PUBLIC WORKS COMMITTEE**

**PERSONNEL & ORGANIZATION STRUCTURE COMMITTEE**

**PUBLIC SAFETY COMMITTEE****REGIONAL UTILITIES COMMITTEE****ADVISORY BOARDS/COMMITTEES (APPOINTMENTS/REPORTS)****OUTSIDE AGENCIES****060134****Alachua County Housing Authority (NB)**

*City of Gainesville Block Grant Manager Jim Hencin, Reverend Gordon Tremaine, Alachua County Housing Authority Director Gail Monahan, Jon DeCarmine and St. Francis House Executive Director Kent Vann gave presentations.*

*Chair Hanrahan recognized Virginia Seacrest, and Alachua County Commissioner Rodney Long who spoke to the matter.*

**RECOMMENDATION**      *The City Commission hear a report regarding winter shelters.*

**Heard**

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**MEMBERS OF THE CITY COMMISSION****COMMISSION COMMENTS (if time available)****RECESS - 4:50 PM**

**RE-CONVENE - 5:34 PM****PLEDGE OF ALLEGIANCE (5:30pm)****PROCLAMATIONS/SPECIAL RECOGNITIONS****051242****Community Appreciation Day (B)**

**RECOMMENDATION**      *Representatives from Holy Trinity Episcopal Church, Alachua County Housing Authority and St. Francis House to accept the proclamation.*

**Heard**

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**060118****Flag Day - June 14, 2006 (B)**

**RECOMMENDATION**      *Gator Detachment of the Marine Corp League Members Bob Gasche and Dick Lester to accept the proclamation.*

**Heard**

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**WAIVER OF RULES**

*MOTION: Mayor-Commissioner Pro Tem Lowe moved and Commissioner Donovan seconded to hear File #060135 "Report on the June 1-2, 2006 Meeting of the New Cities Project" presentation at this time.*

*(VOTE: 7-0, MOTION CARRIED)*

**060135****Report on the June 1-2, 2006 Meeting of the New Cities Project (B)**

*Mayor Pegeen Hanrahan gave a presentation.*

*AMENDMENT: 1) Approve the recommendation with an addition to recommendation 2 "send information to bank partners"; and 2) ask staff to look into programs that update appliances in rental communities (add to recommendation 4).*

*Chair Hanrahan recognized Richard Selwach who spoke to the matter.*

*See following referral items taken from the recommendation.*

**RECOMMENDATION**      *(1) Hear a presentation from Mayor Hanrahan on lessons learned regarding federal tax credit programs, successes from*

*some of the more than 200 cities that have adopted 10 year plans to end homelessness, programs to improve race relations, and information on renewable energy and energy efficiency.*

*(2) Request that City Manager's staff research federal tax credit programs including but not limited to the Historic Preservation Tax Credit, the New Markets Tax Credit, the Low Income Housing Tax Credit and the Energy Efficiency Tax Credit to determine whether any would be useful tools for encouraging redevelopment, economic development, or energy efficiency retrofits in Gainesville. Also request that the Manager, Attorney and Auditor develop a process for obtaining the maximum return for the existing state brownfield tax credits held by the city, considering transfer to a tax-paying entity for cash or as part of a property transaction or redevelopment incentive. Refer this matter to the Audit and Finance Committee for review, and report back to the City Commission within 90 days.*

*(3) Request that the Homelessness Implementation Committee receive information obtained during the New Cities Project meeting from the City of San Francisco and the U.S. Interagency Council on Homelessness. Request that the City Manager's staff review programs used elsewhere that may be applicable to addressing homeless problems in Gainesville, particularly: (a) The San Francisco "Homeward Bound" Family Reunification Program that pays to transport homeless individuals back to willing family members; (b) Advocacy for obtaining social security benefits for homeless individuals and recovering 12 months of retroactive social security and Medicaid reimbursements for those eligible; (c) Use of Food Stamp Employment Training Program (FSET) to provide supportive housing services for those individuals eligible for foodstamps. Refer this matter to the Community Development Committee for review and report back to the City Commission within 90 days.*

*(4) Request that the City Manager and General Manager of Utilities review the current standards for construction, retrofit and maintenance of city buildings to determine whether a policy requiring greater energy efficiency measures should be adopted. Review whether we are tracking our own energy usage and adopting policies to ensure wise use of resources. Also request a review of the city's Greenhouse Gas inventory, U.S. Conference of Mayors' Climate Protection Resolution, and Cities for Climate Protection agreement to assess what actions are needed to move Gainesville toward a more energy efficient future. Request that the City Attorney review the legality of adopting a requirement to bring rental properties*

*into better condition with respect to energy efficiency as part as existing efforts (such as landlord licensing) intended to assure quality housing for renters. Review the City of Austin's request that Gainesville join the Plug-in-Hybrid campaign to encourage U.S. automakers to develop a hybrid car powered in part by electricity. Refer these matters to the Regional Utilities Committee for review and report back to the City Commission within 90 days.*

*(5) Request that the Equal Opportunity Director review the Rochester, NY program to match people with different backgrounds to get to know one another on a personal basis to break down barriers and misconceptions. Also request a review of Rochester's "Neighbors Building Neighborhoods" program that divided the city into diverse sectors and encouraged an assessment of area strengths as well as identified opportunities for improvement. Refer this matter to the Equal Opportunity Committee for review and report back to the City Commission within 60 days.*

**A motion was made by Commissioner Bryant, seconded by Commissioner Donovan, that this matter be Approved as Amended. The motion carried by the following vote:**

**Votes:** Aye: Pegeen Hanrahan, Edward Braddy, Rick Bryant, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

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## 060165

### Federal Tax Credit Programs (NB)

**This item is related to file # 060135, Mayor's Report of the New Cities Project.**

*NOTE: This item was also added to the City Manager's, City Attorney's and the City Auditor's Referral Lists.*

#### RECOMMENDATION

*Request that City Manager's staff research federal tax credit programs including but not limited to the Historic Preservation Tax Credit, the New Markets Tax Credit, the Low Income Housing Tax Credit and the Energy Efficiency Tax Credit to determine whether any would be useful tools for encouraging redevelopment, economic development, or energy efficiency retrofits in Gainesville. Also request that the Manager, Attorney and Auditor develop a process for obtaining the maximum return for the existing state brownfield tax credits held by the city, considering transfer to a tax-paying entity for cash or as part of a property transaction or redevelopment incentive and send information*



*to bank partners. Refer this matter to the Audit and Finance Committee for review, and report back to the City Commission within 90 days.*

**A motion was made by Commissioner Bryant, seconded by Commissioner Donovan, that this matter be Referred to the Audit, Finance and Legislative Committee, due back on September 12, 2006. The motion carried by the following vote:**

**Votes:** Aye: Pegeen Hanrahan, Edward Braddy, Rick Bryant, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

**060167**

**City of San Francisco and the US Interagency Council on Homelessness (NB)**

**This item is related to File #060135, Mayor's Report of the New Cities Project.**

**RECOMMENDATION**

*Request that the Homelessness Implementation Committee receive information obtained during the New Cities Project meeting from the City of San Francisco and the U.S. Interagency Council on Homelessness. Request that the City Manager's staff review programs used elsewhere that may be applicable to addressing homeless problems in Gainesville, particularly: (a) The San Francisco "Homeward Bound" Family Reunification Program that pays to transport homeless individuals back to willing family members; (b) Advocacy for obtaining social security benefits for homeless individuals and recovering 12 months of retroactive social security and Medicaid reimbursements for those eligible; (c) Use of Food Stamp Employment Training Program (FSET) to provide supportive housing services for those individuals eligible for foodstamps. Refer this matter to the Community Development Committee for review and report back to the City Commission within 90 days.*

**A motion was made by Commissioner Bryant, seconded by Commissioner Donovan, that this matter be Referred to the Community Development Committee, due back on September 12, 2006. The motion carried by the following vote:**

**Votes:** Aye: Pegeen Hanrahan, Edward Braddy, Rick Bryant, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

**060168**

**Review of Current Standards for Construction, Retrofit and Maintenance of City Buildings (NB)**

**This item is related to file #060135, Mayor's Report of the New Cities Project.**

*NOTE: This item was also placed on the City Manager's and the General Manager for Utilities Referral Lists.*

**RECOMMENDATION**

*Request that the City Manager and General Manager of Utilities review the current standards for construction, retrofit and maintenance of city buildings to determine whether a policy requiring greater energy efficiency measures should be adopted. Review whether we are tracking our own energy usage and adopting policies to ensure wise use of resources. Also request a review of the city's Greenhouse Gas inventory, U.S. Conference of Mayors' Climate Protection Resolution, and Cities for Climate Protection agreement to assess what actions are needed to move Gainesville toward a more energy efficient future. Request that the City Attorney review the legality of adopting a requirement to bring rental properties into better condition with respect to energy efficiency as part as existing efforts (such as landlord licensing) intended to assure quality housing for renters; and also look into programs updating appliances in rental communities. Review the City of Austin's request that Gainesville join the Plug-in-Hybrid campaign to encourage U.S. automakers to develop a hybrid car powered in part by electricity. Refer these matters to the Regional Utilities Committee for review and report back to the City Commission within 90 days.*

**A motion was made by Commissioner Bryant, seconded by Commissioner Donovan, that this matter be Referred to the Regional Utilities Committee, due back on September 12, 2006. The motion carried by the following vote:**

**Votes:** Aye: Pegeen Hanrahan, Edward Braddy, Rick Bryant, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

**060169**

**Neighbors Building Neighborhoods Program - Rochester NY (NB)**

**This item is related to file #060135, Mayor's Report of the New Cities Project.**

*NOTE: This item was also placed on the Equal Opportunity Director's Referral List.*

**RECOMMENDATION**

*Request that the Equal Opportunity Director review the Rochester, NY program to match people with different backgrounds to get to know one another on a personal basis to break down barriers and misconceptions. Also request a review of Rochester's "Neighbors Building Neighborhoods" program that divided the city into diverse sectors and encouraged an assessment of area strengths as well as identified opportunities for improvement. Refer this matter to the Equal Opportunity Committee for review and report back to the City Commission within 60 days.*

**A motion was made by Commissioner Bryant, seconded by Commissioner Donovan, that this matter be Referred to the Equal Opportunity Committee, due back on August 12, 2006. The motion carried by the following vote:**

**Votes:** Aye: Pegeen Hanrahan, Edward Braddy, Rick Bryant, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

**CITIZEN COMMENT (6:00pm)****Gary Anglin**

*University Avenue Sidewalks/Traffic*

**Richard Selwach**

*Airport Issues*

**Randi Cameon**

*Town Meeting Re: Shands at AGH Hospital - Formation of a Task Force*

*See following item #060150.*

**Nkwanda Jah**

*Fifth Avenue Arts Festival - Thanks to City Staff*

**Janet Woods**

*Town Meeting Re: Shands at AGH Hospital*

*Saturday, June 17, 2006, 9:30 AM - 12:30 PM*

*Savannah Grande*

*301 North Main Street*

*See following item #060150.*

**060150 Shands at AGH Task Force (NB)****RECOMMENDATION**

*The City Commission: 1) Designate a representative from the City Commission to the task force if one should be formed; and 2) authorize the Mayor to sign a letter indicating the City Commission's support for keeping Shands at AGH and additional plans for continuing quality adult health care and emergency services in the area.*

**A motion was made by Mayor-Commissioner Pro Tem Lowe, seconded by Commissioner Donovan, that this matter be Approved as Recommended. The motion carried by the following vote:**

**Votes:** Aye: Pegeen Hanrahan, Edward Braddy, Rick Bryant, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

**Ilene Kanely**

*Flooding Issues relating to Tropical Storm Alberto.*

## PUBLIC HEARINGS

### 060100

#### **Public Hearing to Approve the Campus Development Agreement for the University of Florida Campus Master Plan, 2005 - 2015 (B)**

**In accordance with Subsection 1013.30(15), Florida Statutes, the University of Florida must enter into an Agreement with their host local government(s) that addresses level-of-service requirements, deficiencies and campus impacts on public services and facilities. The host local government must adopt the Agreement in a manner consistent with the requirements of Chapter 163.3225.**

*University of Florida Planner Linda Dixon and Public Works Director Teresa Scott gave presentations.*

*AMENDMENT: Approve City Manager's recommendation in concept and encourage the City Manager to write a transmittal letter when the time comes.*

#### **RECOMMENDATION**

*Recommended Motion: The City Commission: 1) review the proposed Campus Development Agreement; 2) hold a public hearing; and 3) announce that a second public hearing will be held on June 26, 2006, at 6:00 p.m., located at City Hall, Auditorium, 200 East University Avenue.*

*Alternative Recommendation A: The City Commission takes no action.*

**A motion was made by Commissioner Donovan, seconded by Mayor-Commissioner Pro Tem Lowe, that this matter be Approved as Amended. The motion carried by the following vote:**

**Votes:** Aye: Pegeen Hanrahan, Rick Bryant, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

Absent: Edward Braddy

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## ADOPTION READING-ROLL CALL REQUIRED

## ORDINANCES, 1ST READING- ROLL CALL REQUIRED

## ORDINANCES, 2ND READING- ROLL CALL REQUIRED

### 050888

#### **LAND USE CHANGE COFRIN PARK (B)**

**Ordinance No. 0-06-31, Petition 51LUC-05PB**

**An Ordinance repealing Ordinance No. 041189 and adopting a new Ordinance amending the City of Gainesville 2000-2010 Comprehensive Plan; by changing**

the land use categories of certain property from “Single-Family (up to 8 units per acre)” to “Conservation” and “Public Facilities”; consisting of approximately 30 acres, located in the vicinity of the north side of Northwest 8th Avenue, at 4810 and 4910 N.W. 8th Avenue; repealing ordinance 041189; providing a severability clause; providing a repealing clause; and providing an effective date.

**RECOMMENDATION**      *The City Commission (1) receive the preliminary review of the Department of Community Affairs; and (2) adopt the proposed ordinance.*

**A motion was made by Commissioner Bryant, seconded by Mayor-Commissioner Pro Tem Lowe, that this matter be Adopted on Final Reading (Ordinance). The motion carried by the following vote:**

**Votes:** Aye: Pegeen Hanrahan, Rick Bryant, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

Absent: Edward Braddy

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## **051001**

### **FLOOD CONTROL DISTRICT PROVISIONS (B)**

#### **Ordinance No. 0-06-40; Petition 44TCH-06 PB**

**An ordinance of the City of Gainesville, Florida, amending provisions relating to flood control districts, subdivision II, division 3, article VIII, City of Gainesville Land Development Code; adopting the new Alachua County Flood Insurance Study and Flood Insurance Rate Maps; identifying special flood hazard areas within the City; making other amendments necessary for continued eligibility in the Federal Flood Insurance program; making conforming amendments to the provisions of Code relating to relief and enforcement found at division 4, article VIII, City of Gainesville Land Development Code; deleting and repealing obsolete provisions; providing directions to the codifier; providing a severability clause; providing a repealing clause; providing for penalties; and providing an effective date.**

**RECOMMENDATION**      *The City Commission adopt the proposed ordinance.*

**A motion was made by Mayor-Commissioner Pro Tem Lowe, seconded by Commissioner Bryant, that this matter be Adopted on Final Reading (Ordinance). The motion carried by the following vote:**

**Votes:** Aye: Pegeen Hanrahan, Rick Bryant, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

Absent: Edward Braddy

## **RESOLUTIONS- ROLL CALL REQUIRED**

040792**Design Plat and Final Plat - Northwest Business Park Subdivision (B)**

**Petition 170SUB-04DB, Water & Air Research, Inc., agent for Ronald J. Shema. Design Plat and Final Plat approval of Northwest Business Park, twenty (20) lots on 20.7 acres more or less. Located in the vicinity of Northwest 65th Place and Northwest 16th Street. Zoned: I-1 (Limited Industrial) and AGR (Agriculture).**

*City of Gainesville Planner Gene Francis gave a presentation.*

**RECOMMENDATION**

*The City Commission: 1) re-approve the design plat of Petition 170SUB-04DB; 2) approve the final plat of Petition 170SUB-04DB; and 3) adopt resolution number 040792: A Resolution approving the final plat of "Northwest Business Park", located in the vicinity of Northwest 65th Place and Northwest 16th Street; authorizing the City Manager or designee to execute a Surety Agreement to secure the construction of public improvements; providing directions to the Clerk of the Commission; and providing an immediate effective date.*

*Alternative Recommendation A: The City Commission continue Petition 170SUB-04DB so that the petitioner can take the design plat back to the DRB for their approval.*

*Alternative Recommendation B: The City Commission deny Petition 170SUB-04DB and associated resolution.*

**A motion was made by Mayor-Commissioner Pro Tem Lowe, seconded by Commissioner Bryant, that this matter be Approved as Recommended and Adopted (Resolution). The motion carried by the following vote:**

**Votes:** Aye: Pegeen Hanrahan, Edward Braddy, Rick Bryant, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

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060089**Amended Local Housing Assistance Plan-SFY 2005-2006/2006-2007/2007-2008 (B)**

**Amendment to the Local Housing Assistance Plan to increase the: 1) maximum SHIP Down payment Assistance Program award and HOME Down Payment Assistance Program award from \$3,500 to \$5,000; 2) maximum income limit for SHIP eligible applicants from 80% of median family income adjusted for family size to 120% of median family income adjusted for family size; and 3) sales price or value of an existing or new dwelling unit that can receive SHIP assistance from \$125,000 to \$200,000, as allowable by the SHIP Program. The maximum sales price or value limit will also apply to applicants receiving assistance from the CDBG or HOME Programs.**



City of Gainesville Community Development Director Tom Saunders and City of Gainesville Housing Financial Coordinator Andra Davis gave presentations.

**RECOMMENDATION**

*The City Commission: 1) approve the maximum sales price or value of an existing or new dwelling unit to \$200,000; 2) approve the maximum award to \$5,000 as follows: \$3,500 due on sale loan and \$1,500 grant; 3) approve the maximum income limit for eligible SHIP applicants to 120% of median family income adjusted for family size; 4) approve resolution number 060089 amending the City of Gainesville Local Housing Assistance Plan for State Fiscal Years 2005-2006/2006-2007/2007-2008; 5) authorize the City Manager or his designee to execute the required documents and certifications; and 6) authorize submission of the amended plan for review and approval by the Florida Housing Finance Corporation.*

*Alternative Recommendation A:*

*The City Commission could choose not to approve the Resolution. This would result in keeping the current LHAP at the maximum: 1) down payment assistance award at \$3,500; 2) income limit for SHIP eligible applicants at 80% of median family income adjusted for family size; and 3) sales price or value of an existing or new dwelling unit that can receive SHIP assistance at \$125,000.*

*Alternative Recommendation B: The City Commission could choose to approve an amended LHAP to include any combination of the program changes noted above.*

**A motion was made by Mayor-Commissioner Pro Tem Lowe, seconded by Commissioner Bryant, that this matter be Approved as Recommended and Adopted (Resolution). The motion carried by the following vote:**

**Votes:** Aye: Pegeen Hanrahan, Rick Bryant, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

Absent: Edward Braddy

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**060074**

**Florida Food Service, Inc. - Proposed Resolution Extending Construction Commencement Period in applicable Airport Industrial Park Covenants/Restrictions (B)**

**This item is intended to grant an extension of time to Florida Food Service, Inc. under the existing Declaration of Protective Covenants and Restrictions for the Airport Industrial Park to commence and complete construction of buildings and associated improvements to facilitate the firm's expansion.**

*City of Gainesville Economic Development Director Erik Bredfeldt gave a presentation.*

**RECOMMENDATION**

*The City Commission: 1) hear a brief presentation on the project from staff; and 2) approve the attached Resolution granting an extension of time to Florida Food Services, Inc. to commence and complete construction of a building and associated improvements on real property in the Airport Industrial Park to facilitate its expansion.*

**A motion was made by Commissioner Bryant, seconded by Commissioner Braddy, that this matter be Approved as Recommended and Adopted (Resolution). The motion carried by the following vote:**

**Votes:** Aye: Pegeen Hanrahan, Edward Braddy, Rick Bryant, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

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**060079**

**Resolution for Parking Rates for On-Street and Parking Lot Parking, Southwest Downtown Parking Garage and Restricted Long-Term Off-Street Parking (B)**

**This item involves a Resolution of the City Commission of the City of Gainesville, Florida; establishing maximum rates for off-street parking, parking meters, parking lots and parking garages in accordance with Chapter 26, Article III, Division 2, City of Gainesville Code of Ordinances; authorizing the City Manager to establish operational criteria for group rate parking; authorizing the City Manager to establish rates up to the maximum rate; providing a repealing clause; providing an immediate effective date.**

*City of Gainesville Traffic Engineering Manager Brian Kanely gave a presentation.*

**RECOMMENDATION**

*Recommended Motion: 1) The City Commission adopt the proposed Resolution.*

*Alternative Recommendation A: The City Commission decline the motion to adopt the proposed Resolution; however, the City Commission direct staff to return with an amendment to the existing Resolution(s) enabling the establishment of long-term, off-street parking rates.*

*Alternative Recommendation B: The City Commission decline the motion to adopt the proposed Resolution.*

**A motion was made by Commissioner Braddy, seconded by Mayor-Commissioner Pro Tem Lowe, that this matter be Adopted (Resolution). The motion carried by the following vote:**

**Votes:** Aye: Pegeen Hanrahan, Edward Braddy, Rick Bryant, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

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## PLAN BOARD PETITIONS

## DEVELOPMENT REVIEW BOARD PETITIONS

### 060095

#### Design Plat Approval for Blues Creek Unit 7 (B)

**Petition 15SUB-06DB (Quasi-Judicial), Alison Fetner, P.E. agent for Blues Creek Development, LT., Design Plat Review for 16 lots on 2.37 Acres. Blues Creek Unit 7. Zoned: PD (Planned Development, Residential), Located in the 4900 Block of N.W. 73rd Avenue, North Side.**

*City of Gainesville Chief of Current Planning Lawrence Calderon gave a presentation.*

#### RECOMMENDATION

*Development Review Board to City Commission: The City Commission approve Petition 15SUB-06 DB, with staff conditions. Development Review Board vote 5-1.*

*Staff to Development Review Board - The design plat is approvable with conditions.*

**A motion was made by Commissioner Braddy, seconded by Commissioner Donovan, that this matter be Approved as Recommended. The motion carried by the following vote:**

**Votes:** Aye: Pegeen Hanrahan, Edward Braddy, Rick Bryant, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

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## SCHEDULED EVENING AGENDA ITEMS

### UNFINISHED BUSINESS

*Clerk of the Commission Kurt Lannon - Discussion of dates for Special Meeting to select a consultant for executive search services for the General Manager of Utilities.*

### COMMISSION COMMENT

#### Commissioner Jeanna Mastrodicasa

*Attended the Institute of Elected Municipal Officials.*

#### Commissioner Rick Bryant

- 1. National Cities Publication - Article Regarding Parks*
- 2. Millage Rate Roll Back - See Following File #060173.*

**060173 Millage Rate Roll Back Possibilities (NB)**

**RECOMMENDATION**      *The City Commission direct the City Manager, as part of the City's budget preparation, to provide the City Commission with different percentage scenarios for a millage rate roll back.*  
*(VOTE: 7-0, MOTION CARRIED)*

**A motion was made by Commissioner Bryant, seconded by Commissioner Braddy, that this matter be Referred to the City Manager, due back on July 17, 2006. The motion carried by the following vote:**

**Votes:** Aye: Pegeen Hanrahan, Edward Braddy, Rick Bryant, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

**Mayor Pegeen Hanrahan**

*1. Mike Davidson - Harvest Thyme Restaurant - City Swimming Pool Programs - See Referral File #060174.*

*2. Channel 12 Music - Gainesville/Alachua County based music - refer to the City Manager's staff.*

**060174 City Pool Programs (NB)**

**RECOMMENDATION**      *The City Commission: 1) Refer the issue of City Pools, possible programming and planned improvements to the Recreation, Culture Affairs and Public Works Committee; 2) to work with Mr. Mike Davidson from Harvest Thyme Restaurant, and any other interested parties; and 3) bring back a recommendation to the full Commission.*

**A motion was made by Mayor-Commissioner Pro Tem Lowe, seconded by Commissioner Bryant, that this matter be Referred to the Recreation, Cultural Affairs and Public Works Committee, due back on December 12, 2006. The motion carried by the following vote:**

**Votes:** Aye: Pegeen Hanrahan, Edward Braddy, Rick Bryant, Craig Lowe, Jack Donovan, Jeanna Mastrodicasa and Scherwin Henry

**CITIZEN COMMENT**

*There were no citizens who wished to speak at this time.*

**ADJOURNMENT - 8:03 PM**

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Kurt M. Lannon, Clerk of the Commission