

# **City of Gainesville**

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



## **Meeting Agenda**

**February 18, 2008**

**6:00 PM**

**City Commission Special Meeting**

**City Hall Auditorium**

## **City Commission**

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

## ADOPTION OF THE AGENDA

## 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

## CITY MANAGER

### 070399.

#### **Expansion of the 39th Avenue Garage to Create a Centralized Fleet Management Operation at the Public Works Complex (B)**

**This item involves authorization to the City Manager to submit a new application and Development Plan to the Development Review Board for the expansion of the 39th Avenue garage.**

*Explanation: At the August 27, 2007 City Commission meeting, the residents of the Stephen Foster community requested the City Commission to review the City of Gainesville's plan to expand the 39th Avenue Fleet Management Facility at the Public Works Complex. The City Commission referred the item to the Community Development Committee for their review and recommendation for the Fleet Management Facility Expansion. At the City Commission meeting of January 10, 2005, the City Commission authorized the City Manager to negotiate a contract with the ranked architectural firms to design an expansion to the current 39th Avenue garage to create a centralized garage operation. The original Development Plan and application recommended the expansion of the facility on the west side of the Public Works Complex. The application was unanimously disapproved by the Development Review Board at their June 14, 2007 meeting.*

*In 2002, a team from General Government and GRU, which included both Finance Directors, Strategic Planners, and the Director of Fleet Management, did a comprehensive study on the best option from a financial standpoint to replace the 5th Avenue Garage Facility. Based upon this study, it was determined a centralized garage facility would be the most cost effective and efficient for the City/GRU. Furthermore, the study also concluded that centralization at the 39th Avenue facility would provide the best opportunities for capital and operational cost savings. On January 10, 2005 the City Commission approved authorization to execute a contract with Bentley Architects and Engineers, Inc. design firm.*

*The City is proposing a new application and Development Plan to relocate the Fleet Management Operation to the east side of the Public Works Complex. The specific design would be determined by the recommendations of the Acoustic Consultant. Since September 13, 2007 the Community Development Committee has been conducting public meetings on the expansion proposal for the garage. The Committee has heard presentations from the Stephen Foster neighborhood representatives and City staff including experts from both sides on financial costs, revenues-gains and losses, site alternatives, relocating and developing the Public Works Complex, Public Services zoning, legal opinions (two private and public), environmental concerns including materials storage, Koppers, noise, etc.*

*On August 9, 2007 the City entered into a contract with Siebein Associates Inc, an acoustic consulting firm to conduct a study to determine the impacts of the proposed garage sites (east side of the Public Works Compound) on the residential neighborhood to the west of the Public Works Compound. Later, the contract was amended to include neighborhoods to the north and east of the proposed garage sites. The study included the vehicle repair and maintenance activities; and the material storage and the street operations at the Public Works Compound. The major findings in the report were: 1) the vehicle repair and maintenance activities will meet the City's Noise Ordinance and many of the noise levels will be reduced when the expansion facility is constructed; 2) the material storage operations will meet the City's Ordinance if a berm/or wall combination (herein after referred to as the wall) that is a minimum of 30 feet tall or 16 feet above the top of the front end loader or truck is extended along the property line to the north and east, and west of the facility (in addition to other berms or walls to the east and north); 3) administrative controls, such as limiting some outdoor vehicle and maintenance operating and material storage operation to daytime hours (8 am until 10 pm); and 4) maintenance vehicle repairs and maintenance operations can occur at any time.*

*The proposed cost for the wall is estimated to be \$2 million/or less. The wall will reduce the capabilities of the Public Works Department and therefore, relocating the material storage area is the best option. The City has identified two potential sites at/or near GRU and the Airport. Further study is needed to identify the actual cost of the relocation project.*

*The mitigation costs for relocating the material storage area is not budgeted and therefore, the project needs to be phased in over a number of years. This portion of the project should be referred to the Public Works Committee and/or the Community Development Committee for further review and recommendation to the full City Commission.*

**Fiscal Note:** *General Fund dollars are available for the construction-phase only. Mitigation measures and relocating of the materials storage area operation are not budgeted and a relocation schedule must be approved by the Commission.*

**RECOMMENDATION**

*Community Development Committee to the City Commission: 1) Recommends Option A1 from the City Staff recommendations; 2) Receive additional information for consideration for Options 2 and 3 from the Stephen Foster Neighborhood recommendations;*

*and 3) remove this item from the referral list.*

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	

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**ADJOURNMENT**