

City of Gainesville

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



Meeting Agenda

September 24, 2012

1:00 PM

City Hall, Room 16

Recreation, Cultural Affairs and Public Works Committee

*Commissioner Susan Bottcher, Chair
Commissioner Todd Chase, Member
Commissioner Thomas Hawkins, Member*

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

CALL TO ORDER**ROLL CALL****ADOPTION OF THE AGENDA****APPROVAL OF MINUTES****120367.****Approval of the August 22, 2012 Recreation, Cultural Affairs and Public Works Committee Meeting Minutes (B).****RECOMMENDATION**

The Recreation, Cultural Affairs and Public Works Committee approve the minutes August 22, 2012 meeting as submitted.

120367_Minutes_20120822.pdf

DISCUSSION OF PENDING REFERRALS**090777.****Legislative File #090777: Recreation Master Plan (B)****This item provides the report and recommendations of the Parks, Recreation and Cultural Affairs Master Plan, PRCA Vision 2020.**

Explanation: At the May 6, 2010 meeting, the City Commission approved the expenditure of funds for the Parks, Recreation and Cultural Affairs (PRCA) Department to contract with a consultant to develop a Master Plan for the Parks, Recreation and Cultural Affairs Department.

The goal of this project was to develop a ten-year implementation plan for the various recommendations to serve the parks, recreation and cultural needs of Gainesville's citizens and create a framework for a well-balanced parks, recreation and cultural system for the City. The plan being presented is a twenty-year plan recognizing the economic challenges that exist in today's world.

The Master Plan process included a community needs assessment, an inventory of existing park, recreation and cultural facilities, an assessment of recreation and cultural programs, maintenance operations, staffing and funding sources. Based on the analysis of this data, information and recommendations have been formulated for: 1) improvements to existing parks, 2) acquisition and development of new parks and recreation facilities, 3) acquisition of environmentally sensitive lands for nature parks, 4) recreation and cultural arts programming needs, 5) estimated operating cost impacts, and 6) funding options for implementation of the Master Plan.

The Recreation, Cultural Affairs and Public Works Committee has received updates and provided direction throughout the process. Over 1,500 citizens have participated in the process by giving input through surveys, focus groups, interviews, community meetings and more. Four City Commission advisory boards have participated in several day-long workshops, giving guidance and advice: the Nature Centers Commission; the Public Recreation and Park Board; the Gainesville/Alachua County Cultural Affairs Board, and the Bicycle and Pedestrian Advisory Committee.

Fiscal Note: Funding for development of the PRCA Master Plan is available in the Wild Spaces Public Places Program, utilizing a portion of the funds dedicated for the approved Priority 1 project, "Neighborhood Park Improvements Recreation Master Planning Development."

Funding for implementation of the PRCA Master Plan can be provided through two options. Option 1 "Pay As You Go" would fund those improvements that can be paid for on the basis on incoming revenues through user fees, existing general fund support and earned income through sponsorship, donations, etc. Option 1 is projected to provide as much as \$30 million (\$1.5 million projected annually over a twenty year period) towards implementation of the PRCA Master Plan.

Option 2 "Pay As You Go" + Borrowing, dedicated millage or a sales tax could fund the entire \$56 million PRCA Master Plan over a twenty year period by utilizing up to \$30 million in projected "Pay As You Go" revenue and \$26 million in borrowing, dedicated millage or a sales tax.

RECOMMENDATION

The Committee: 1) hear a final update, 2) discuss funding options and 3) recommend that the City Commission adopt the Parks, Recreation and Cultural Affairs Master Plan.

Legislative History

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| 2/4/10 | City Commission | Referred (6 - 0 - 1 Absent) | Recreation, Cultural Affairs and Public Works Committee |
| 4/8/10 | Recreation, Cultural Affairs and Public Works Committee | Approved, as shown above - See Motion(s) | |
| 5/6/10 | City Commission | Approved as Recommended (7 - 0) | |
| 10/4/10 | Recreation, Cultural Affairs and Public Works Committee | Discussed | |
| 10/10/11 | Recreation, Cultural Affairs and Public Works Committee | Approved as Recommended | |
| 5/14/12 | Recreation, Cultural Affairs and Public Works Committee | Heard | |

6/5/12 Recreation, Cultural Affairs and Public Works Committee Approved as Recommended

090777_Priority List_20100408.PDF
090777_PPT_20101004.pdf
090777_Project Schedule_20111010.pdf
090777A_Master Plan Presentation_20120514.pdf
090777B_Survey Results_20120514.pdf
090777C_Benchmarking Report_20120514.pdf
090777A_June Master Plan PPT_20120605.pdf
090777B_Info from 5-14-12 RCAPW Mtg_20120605.pdf
090777_Master Plan PPT_20120702.pdf
090777_Ppt_20120822.pdf

120296.

Bid/Proposal Process for the Operation and/or Maintenance of Ironwood Golf Course (B)

This item involves an update to the Committee on the bid/proposal process for operation and/or maintenance of Ironwood Golf Course and Committee consideration of the possible inclusion of an option for the sale of the golf course.

Explanation: The City purchased Ironwood Golf Course in 1992 for \$1.2 million and approximately \$1 million was bonded for improvements. The City will complete payment of this original debt in the current fiscal year (FY12). In 2008, due to the City's ongoing fiscal challenges, a team of City employees began a project to identify and evaluate options for the future of Ironwood Golf Course that ranged from selling the property to converting the property to a passive park to investing in critical capital improvements while retaining the golf course.

The City hired National Golf Foundation Consulting Services (NGF) to work with the City's team to evaluate Ironwood Golf Course and its operations providing options and recommendations. Ultimately NGF's report was provided to the City Commission and the Commission decided to retain Ironwood as a City operated golf course and to complete capital improvements essential to the ongoing viability of the golf course. To this end, the City invested approximately \$1.3 million to improve long running drainage issues, rebuild the greens and complete other improvements.

The Commission also made the long-term decision to transition Ironwood Golf Course from an enterprise fund to the general fund over a 10 year period to allow time to pay-off the accumulated deficit (\$300,000 annually over 10 years through FY19). As of FY 20, the accumulated deficit will have been paid off and Ironwood will be part of the general fund no longer subject to indirect costs and treated similar to other Parks, Recreation and Cultural Affairs operations. Based on the policy decisions already made by the City Commission, City staff believes a key gauge of the current performance of Ironwood Golf Course is the net annual cost of operating the golf course (a view of Ironwood as if it were already part of the general fund).

Ironwood reopened for play in November 2010 almost two years ago. Ironwood's performance since that time has generated more than enough revenue to cover the costs of the capital improvements; however, the annual rounds played and revenue has not reached the potential identified by NGF. City staff believes the potential remains for improving Ironwood's performance as a City operated golf course as the economy recovers and by fully implementing a number of the operational recommendations made by NGF.

City staff believes the timing is appropriate to explore private sector interest and capabilities in the operation and/or maintenance of Ironwood Golf Course. On August 16, 2012, the City Commission approved a bid/proposal process for the operation and/or maintenance of Ironwood Golf Course. To achieve this, City is in the process of contracting with NGF to assist the City with a bid/proposal process that would allow the City to solicit proposals for private sector operation and/or maintenance of the golf course and compare the advantages and disadvantages of contracting for services versus continued operation as a City operated golf course.

On August 16, 2012, the City Commission also referred the potential of including a sale option in the bid/proposal process to the Recreation, Cultural Affairs & Public Works Committee.

Fiscal Note: The cost of NGF services to assist with the bid/proposal process is \$10,000. In addition, City staff time will be required working with NGF through the bid/request/process.

RECOMMENDATION

The Recreation, Cultural Affairs & Public Works Committee: 1) receive an update on plans for the bid/proposal process for operation and/or maintenance of Ironwood Golf Course and 2) discuss the possibility of including an option for the sale of Ironwood Golf Course as part of the bid/proposal process and provide a recommendation to the City Commission.

Legislative History

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| 8/16/12 | City Commission | Referred (6 - 0 - 1 Absent) | Recreation, Cultural Affairs and Public Works Committee |
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120296_Vendor Report_20120924.pdf

100607

Acquisition of C. R. Layton United States Army Reserve Center at 1125 Northeast 8th Avenue (B)

This item is a request for Committee discussion of approaches to determining future use(s) of the C. R. Layton United States Army Reserve Center located at 1125 Northeast 8th Avenue.

Explanation: In 1950, the City of Gainesville conveyed title for vacant property located at 1125 Northeast 8th Avenue to the federal government. The property contained approximately 6.8 acres and development was completed by 1953 as an Army Reserve Center. The deed of conveyance contained a reverter clause indicating that the property would revert back to the City of Gainesville if no longer needed by the federal government.

The City Commission referred the issue of the Army Reserve Property to the Recreation, Cultural Affairs & Public Works Committee in December 2010 based on Commissioner Randy Wells' interests and his discussions with residents in nearby neighborhoods interested in the future potential of the property. Commissioner Wells had discussions with federal officials which included the possibility of the City acquiring the property and the idea of creating a park on a piece of the property with a memorial to the citizen soldier.

In late 2011, the City was notified the Army Reserve Center was no longer needed for service and would be conveyed to the City. The City was also provided with an Environmental Condition Update for the property dated December 2010. The City has recently completed a limited Phase II environmental assessment and expects to provide an agenda item to the City Commission shortly to accept the property back into City ownership. The administrative building on the property includes approximately 35,625 square feet.

Fiscal Note: The General Services Department has evaluated the property and provided estimates for one-time costs; annual unoccupied maintenance costs; projected annual occupied maintenance costs and some identified long-term capital expenditures. One-time costs are projected to be \$28,000 and annual unoccupied maintenance costs \$20,000. Annual occupied maintenance costs are projected to be \$142,000 and a significant projected long term capital cost is a roof replacement expected to be needed in 5 - 10 years.

RECOMMENDATION

The Recreation, Cultural Affairs & Public Works Committee discuss approaches to determining future uses of the property and consider recommendations to the City Commission.

Legislative History

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| 12/16/10 | City Commission | Referred (7 - 0) | Recreation, Cultural Affairs and Public Works Committee |
| 2/24/11 | Recreation, Cultural Affairs and Public Works Committee | Discussed | |
| 7/7/11 | City Commission | Approved as Recommended (7 - 0) | |

100607_Draft Letter_20110224.pdf
100607A_Letter to Stearns-Brown NE Veterans Park_20110707.pdf
100607B_Letter to Secretary of Defense_20110707.pdf
100607C_Photo W Parking looking SE 9_20110707.pdf
100607D_Photo SW Portion looking SE 9_20110707.pdf
100607A_Site Map_20120924.pdf
100607B_ECP Report_20120924.pdf
100607C_Estimated Operation Costs Report_20120924.pdf

MEMBER COMMENT

CITIZEN COMMENT

NEXT MEETING DATE

Monday, October 22, 2012 @ 1:00PM

ADJOURNMENT