

City of Gainesville

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



Meeting Minutes

Wednesday, February 11, 2009

3:30 PM

CITY HALL ROOM 16

Regional Utilities Committee

*Commissioner Craig Lowe, Chair
Commissioner Lauren Poe, Member
Commissioner Jack Donovan, Member*

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

Present: Craig Lowe and Lauren Poe
Absent: Jack Donovan

ADOPTION OF THE AGENDA

The RUC agreed to move item #080222 titled GRU Incentives for the Enterprise Zone to second on the agenda.

APPROVAL OF MINUTES

080786. Regional Utilities Committee Meeting Minutes for January 14, 2009 (B)

RECOMMENDATION *The Regional Utilities Committee approve the minutes for the January 14, 2009 meeting as circulated.*

This matter was Approved as Recommended. The motion carried.

RUC Meeting Minutes for Jan 14 09.pdf

CURRENT RUC ACTION ITEMS

071064. Project Share Program (B)

Nona Jones, GRU Community Relations Director, gave an update on the status of the initiatives undertaken to increase the awareness of Project Share. Mrs. Jones reported that the goal for FY 2009 is a \$12,000 increase over FY 08 results (\$78,335.57) for a total of \$90,335.57. We have already raised \$3,720 through a number of internal initiatives, including a Manager Challenge and an employee fundraiser. Staff will continue to work with various community groups and organizations on the initiatives planned to increase donations to this fund.

Commissioner Poe moved to approve the recommendation to request the City Commission remove this item from the referral list. Commissioner Lowe agreed.

RECOMMENDATION *The Regional Utilities Committee: 1) hear an update on Project Share including initiatives to increase funds and awareness; and 2) recommend to the City Commission that the item be removed from the referral list.*

This matter was Approved as Recommended. The motion carried.

Backup for 071064 Project Share 6 10 08.pdf

Backup for #071064 Project Share 2 11 09.pdf

Backup for #071064 Project Share Annual Report 2 11 09 .pdf

080574.**College Park Neighborhood Redevelopment - Inadequate Sewer Capacity (B)**

Bob Hunzinger, General Manager, made opening comments about the item and discussed some of the background. David Richardson, Assistant General Manager for Water/Wastewater, reviewed the questions that had been asked in the referral then turned the program over to Rick Hutton who gave an update on the sewer master plan including an update on how we propose to expand gravity sewer capacity in certain CRA districts.

There was discussion about the availability of infrastructure in east Gainesville. David Richardson stated that we've got the backbone of the system and in places where we may not have the backbone we do have facilities planned and will be ready to provide those core services.

Commissioner Hawkins asked why we do not get ahead of development. David Richardson responded that it's hard to put facilities of the right size in the right place when you go ahead of development.

Rick Hutton stated that we're tracking development as it comes in and have identified some potential improvements to the water system that will be needed to serve some proposed new development in the area of 13th Street.

David Richardson advised that we essentially plan to run a loop up and along NW 1st Avenue to have adequate capacity for development but when you burden one development with the cost of it that may be a barrier unless you spread it out. Mr. Richardson further advised that what he has heard from Mr. Bruce DeLaney and Mr. John Flemming that the loop might be an impediment to an individual development and perhaps there should be other funding sources identified.

Mr. Bruce DeLaney discussed the history of the redevelopment district and the fact that they did not adequately write utility infrastructure into the plan and in some instances the lack of proper infrastructure is a big impediment to redevelopment. He further stated that it seems natural that partnering with GRU is the thing that ought to be done with CRA money.

Commissioner Hawkins stated he'd like to have GRU spend money upfront in a way whether it's through work or just through putting the plans together or whether it's just knowing how much it costs so we can allocate costs appropriately along the different projects and in a way that redevelopment costs are comparative with new development.

Commissioner Poe commented that the general vision is that we want to do everything we can to promote redevelopment.

David Richardson advised that we can't do it without either increasing base rates or increasing connection charges in some way. There is no perfect answer. Somebody ends up paying for it.

Commissioner Poe asked what other cities around the nation were doing.

Rick Hutton replied that he did a survey a couple of years ago and there are a variety of approaches. In some cases CRA would front the money, in some cases the development would do it. In some cases utilities still do things in anticipation of growth.

Commissioner Lowe asked the question of where do we need to go. Do we need to refer this to the city Commission to in turn refer it to the CRA?

Commissioner Hawkins stated he thought it would be worth at least having a discussion at the commission level of recovery, out of pocket expense by CRA first and then recover however that's done, or out of pocket expense by GRU recovered through rate increases.

Commissioner Lowe made the motion that the RUC recommend that the City Commission hold a brief discussion on this item and then refer the item to the CRA for analysis. The item would be on the regular agenda for discussion purposes, not on consent.

Commissioner Poe seconded the motion.

RECOMMENDATION

The Regional Utilities Committee: 1) Receive an update on the Urban Core Redevelopment Area Wastewater Collection Master Plan developed in 2007; 2) Receive a report on recent discussions with Developers in the College Park and University Heights Neighborhoods on projected redevelopment efforts and infrastructure improvements required to support such efforts; 3) recommend to the City Commission that this item be removed from the referral list.

This matter was Approved as Amended. The motion carried.

Backup for #080574 Inadequate Sewer 2 11 09.pdf

080222.

GRU Incentives for the Enterprise Zone (B)

Erik Bredfeldt, Planning and Development Director, discussed the response he had provided to a request from Commissioner Poe back in November on whether we can use the enterprise zone to foster energy efficiency. Mr. Bredfeldt explained that the enterprise zone is roughly about 10 square miles and the city has had enterprise zone programs for about 13 years. It's a state program that provides owners of property and businesses that are interested in expanding or improving on their properties an opportunity to take advantage of state sales tax refunds. Mr. Bredfeldt recommended that they work the existing package of solar rebates that GRU offers into the program and see if there is any overlap.

Commissioner Poe stated that in our enterprise zones we have an inventory of aging buildings and he wants to make sure people are encouraged to bring them up to the most modern energy efficiency standards as possible.

Mr. Bredfeldt stated that the incentives are really dictated by Florida State Statute but that we can use this as a vehicle to get the word out that if you are doing improvements there is a way to perhaps layer the incentives.

Commissioner Lowe asked if the RUC agreed with staff's recommendation to hear a presentation on the item and then recommend that the City Commission remove the item from the referral list.

Commissioner Poe agreed with the accepting the recommendation.

RECOMMENDATION *As part of the item on utility infrastructure, the Regional Utilities Committee discuss the memo from Erik Bredfeldt, Planning and Development Director, explaining the current incentives available to those locating in the Enterprise zone and recommend to the City Commission that this item be removed from the referral list.*

This matter was Approved as Recommended. The motion carried.

Backup for #080222 Enterprise Zone 2 11 09.pdf

080419.

Review of GRU's 10-Year Plan (NB)

Bob Hunzinger, General Manager, stated that this was a request from Commissioner Donovan and shared with the RUC some of the background. He explained that there were some time constraints and that the plan has to be filed with the Florida Public Service Commission (PSC) by April 1, 2009.

Todd Kamhoot, GRU Utility Analyst Senior, gave a presentation on the item which included an explanation of what the ten year site plan is, who prepares it and why. Mr. Kamhoot explained that utilities have the flexibility to amend their ten year site plan by making written notice to the PSC any time during the year. Mr. Kamhoot further informed the committee that the PSC reviews all ten year site plans and maintains them in PDF format. GRU has posted its ten year site plan on the website.

Mr. Hunzinger stated that staff would go over the plan with Commissioner Donovan.

Commissioner Poe concurred with the recommendation and Commissioner Lowe seconded to adopt the recommendation to remove the item from the referral list.

RECOMMENDATION *The Regional Utilities Commission (RUC) 1) receive a presentation from staff describing GRU's Ten Year Site Plan; and 2) remove this item from the referral list.*

This matter was Approved as Recommended. The motion carried.

MEMBER COMMENT

CITIZEN COMMENT

OUTSTANDING REFERRALS

080787. Regional Utilities Committee Outstanding Referral Status Report (B)

RECOMMENDATION *The Regional Utilities Committee review the Outstanding Referral Status Report dated February 11, 2009.*

No Action Taken

RUC Outstanding Referrals status report Feb 11 09.pdf

NEXT MEETING DATE

The next meeting date is March 11, 2009 at 3:30 p.m.

ADJOURNMENT

The meeting adjourned at 5:20 p.m.