

# **City of Gainesville**

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



## **Meeting Agenda - Final**

**August 22, 2016**

**3:00 PM**

**Joint City/County Commission Special Meeting**

**Jack Durrance Auditorium, 12 S.E. 1st Street, Gainesville, FL**

## **City Commission**

***Mayor Lauren Poe (At Large)***

***Commissioner Harvey Budd (At Large)***

***Mayor-Commissioner Pro Tem Helen Warren (At Large)***

***Commissioner Charles Goston (District 1)***

***Commissioner Todd Chase (District 2)***

***Commissioner Craig Carter (District 3)***

***Commissioner Adrian Hayes-Santos (District 4)***

***If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equal Opportunity at (352)334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish relay, please call 1-877-955-8773. For STS French Creole relay, please call 1-877-955-8707.***

**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**[160048.](#)**Use of the Original RTS Facility (B)**

**This item provides the opportunity for the City Commission and County Commission to discuss the use of the Original RTS Facility located at 100 SE 10th Avenue.**

*Explanation: In 2015, the City of Gainesville's Regional Transit System (RTS) moved primary operations into a newly constructed facility located at 34 SE 13th Road, from the original site located at 100 SE 10th Avenue. While most of the daily operations are conducted at the new facility, RTS has still been utilizing the original property for storage, transit training activities, as well as the host of the fiber network that services the new transit facility. There has been increased interest in the future use of the property. A staff analysis on options is provided in the back-up.*

*Fiscal Note: The appraisal value of property is \$1,825,000. Remaining FTA investment in the property \$1,588,064.*

**RECOMMENDATION**

*The City Commission: 1) hear a presentation; and 2) discuss the use of the original RTS Facility with the County Commission.*

[160048A\\_Staff Analysis RTS Facility\\_20160602.docx.pdf](#)  
[160048B\\_FTA Value\\_20160602.pdf](#)  
[160048C\\_RTS original facility map\\_20160602.pdf](#)  
[160048D\\_Grant Management Requirements\\_20160602.pdf](#)  
[160048E\\_Deed\\_20160602.pdf](#)  
[160048F Appraisal\\_20160602.pdf](#)  
[160048A\\_RTS Staff Analysis\\_20160822.doc.pdf](#)  
[160048B\\_FTA Value\\_20160822.pdf](#)  
[160048C\\_RTS Original Facility Map\\_20160822.pdf](#)  
[160048D\\_Grant Management Requirements\\_20160822.pdf](#)  
[160048E\\_Deed\\_20160822.pdf](#)  
[160048F Appraisal\\_20160822.pdf](#)  
[160048G\\_FTA Response Letter\\_20160822.pdf](#)  
[160048H\\_Presentation\\_20160822.pdf](#)  
[160048I\\_Alachua County Backup RTS\\_20160822.pdf](#)

[160295.](#)

**Voter Referendum on Extension of Wild Spaces Public Places (B)**

**This is an opportunity for the City Commission and County Commission to discuss possible terms of an interlocal agreement for distribution of revenue from the proposed extension of Wild Spaces Public Places if approved by County voters in November 2016.**

*Explanation: The Voter Referendum on Extension of Wild Spaces Public Places has proceeded with the County and municipalities providing project lists. One key outstanding issue is the need for an agreement with the County for distribution of funds raised through the sales surtax. In the absence of an agreement, funds will be distributed according to the State Default Formula with the City receiving 35.78% of the revenue versus the 40.26% received by the City through the original Wild Spaces Public Places. Alachua County would receive 57.16% according the State Default Formula versus 52.21 % through the original Wild Spaces Public Places.*

*On May 12, 2016, the City Commission, sitting as the General Policy Committee, received a briefing on this issue which included a Staff Analysis. Prior to this, City and County staff met on a number of occasions to discuss the distribution of funds. At the General Policy Committee meeting, a compromise approach was discussed. This approach would use the State Default Formula while including a \$6 million set-aside from the County's share of revenue. The County would use \$3 million of their set-aside to partner with the City of Gainesville on City projects that have a countywide impact. The additional \$3 million*

would be available to all municipalities (including the City of Gainesville) to submit funding requests to the County for partnership projects with a countywide impact.

On July 7, 2016 the City Commission approved and authorized the Mayor to send a letter endorsing the proposed distribution of funds generated, if Wild Spaces-Public Places is approved by County voters in November 2016.

*Fiscal Note:* Projections indicate the City would receive a total of \$46,551,152 over an 8 year levy according to the State Default Formula. The proposal would result in an additional \$3,000,000 of funding for City projects with a countywide impact. There is the potential for further funding should the City be successful in competing for County support of other City projects.

**RECOMMENDATION**            The City Commission discuss and confirm revenue distribution with the County Commission for the proposed extension of Wild Spaces Public Places.

[160295A Letter 20160822.pdf](#)

[160295B Project List 20160822.pdf](#)

[160295C WSPP Staff Analysis 20160822.pdf](#)

[160295D Alachua County Backup WSPP 20160822.pdf](#)

[160297.](#)

### **Future of the College Park/University Heights Redevelopment Area (B)**

**This is an item to begin the discussion regarding the College Park/University Heights Community Redevelopment Area; specifically, when has success been achieved and what is the future of the District.**

*Explanation:* The College Park/University Heights Redevelopment (CPUH) Area was formed in 1994 and an expansion area was added in 2005. Over the years the District has seen both minor and major projects completed by the CRA, including successes such as the SW 13th Street Overpass "Helyx" Bridge and Plaza, Innovations Square Roadways and SW 13th Street Medians and Streetscape.

One of the goals of redevelopment is for each Community Redevelopment Area to become self-sustaining in the long term without the need for incentives from the public sector. During its Strategic Planning for Fiscal Years 2015-2016, Staff's guiding question was "How do we get out of this business?" and worked with its governing board, advisory boards and community stakeholders to identify economic nodes in each of its redevelopment areas to catalyze redevelopment in a way that leveraged its limited resources.

As part of the FY15-16 Workplan Staff also identified the need to take inventory of projects completed and their effect on the area and quality

of life in the Districts overall, knowing that success cannot be measure simply by increased property values. These conversations segued into a closer look at CPUH as the District that is bringing in the most revenue to the CRA and in particular as developments like The Standard, amongst others, began to rise as part of a quickly evolving midtown cityscape.

During the May 24, 2016 Regular Board of County Commissioners Meeting, the Alachua County Board of County Commissioners (BoCC) voted to schedule a CRA Policy Meeting discussion for July 5, 2016. The BoCC directed County Staff to extend the invitation to this meeting to every municipality in Alachua County with a CRA. The motion passed by the BoCC was "...to discuss CRAs' stated purpose and status with input from CRA Directors, and to determine appropriate timeline for extinguishing those CRAs". CRA Staff attended the July 5, 2016 meeting and gave a brief presentation on its approved FY17-18 Workplan and fielded questions from the County Commissioners. As a follow up to that meeting the County requested specifically for College Park/University Heights be discussed at the August 22, 2016 Joint City Commission/County Commission meeting.

*Fiscal Note:* To be determined

**RECOMMENDATION**

CRA Executive Director recommends completing a thorough analysis of what's been accomplished to date, what's left to do and what should the CRA's role be in carrying out those initiatives by conducting a Community Vitality Report in FY17-FY18. Once completed, staff will present the report with vetted recommendations for College Park/University Heights.

[160297A\\_CPUH\\_Plan\\_20160822.pdf](#)

[160297B\\_GCRA\\_2015\\_Annual\\_Report\\_20160822.pdf](#)

[160297C\\_CPUH\\_Roster\\_20160822.pdf](#)

[160297D\\_FY\\_17-18\\_Budget\\_Worksheet\\_20160822.pdf](#)

[160297E\\_Staff\\_Analysis\\_20160822.pdf](#)

[160297F\\_Alachua\\_County\\_Backup\\_CPUH\\_20160822.pdf](#)

[160296.](#)

**Fire Station 19 (B)**

**This item was requested by Alachua County to discuss the potential for shared use of County Fire Station 19.**

*Explanation:* As of October 1, 2017, responsibility for fire rescue services in the SW 20th Avenue area will transition from Alachua County Fire Rescue to Gainesville Fire Rescue consistent with the Interlocal Agreement executed in 2015. Consistent with this agreement, Alachua County will retain ownership of Fire Station 19 and agreed to explore the co-location of units. Alachua County previously indicated that two ambulances will

operate out of Fire Station 19 utilizing both vehicle bays after County Engine 19 is relocated.

City staff is working on a transition plan to provide for an interim fire station (modular building) for use until a permanent station can be located, funded and constructed. The interim fire station will be operational prior to October 1, 2017 as the City takes over service. City staff has been open to exploring co-location at Fire Station 19 as part of its evaluation of potential interim fire station locations.

*Fiscal Note:* Interim fire station costs will be determined based on options explored. The City will explore options for the interim and permanent station that are appropriately located and feasible based on service demand and cost.

**RECOMMENDATION**

The City Commission hear any suggestions from Alachua County on the potential shared use of County Fire Station 19.

[160296A Alachua County Backup FS 19 20160822.pdf](#)

[160296B FS 19 Interlocal Agreement 20160822.pdf](#)

**ADJOURNMENT**