

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## **Meeting Agenda**

November 13, 2014

1:00 PM

City Hall, Roberta Lisle Kline Conference Room

## **Recreation, Cultural Affairs and Public Works**

### **Committee**

*Commissioner Lauren Poe, Chair*  
*Commissioner Yvonne Hinson-Rawls, Member*  
*Commissioner Helen Warren, 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

[140500.](#)

### Recreation, Cultural Affairs and Public Works Committee Meeting Minutes of October 9, 2014 (B)

**RECOMMENDATION**

*The Recreation, Cultural Affairs and Public Works Committee approve the minutes of the October 9, 2014 meeting as submitted.*

[140500\\_Draft Oct 9 2014 Minutes\\_20141113.pdf](#)

## DISCUSSION OF PENDING REFERRALS

[100196.](#)

### Contamination on the NW 6th Street Rail Trail (NB)

**This item is to provide an update to the Recreation, Cultural Affairs & Public Works Committee regarding the contamination of the 6th Street Rail Trail north of NW 16th Avenue to 23rd Ave.**

*Explanation: At the August 20, 2014 RCAPW meeting, staff gave an update on this item. Staff has met with the Department of Environmental Protection (DEP), and will provide a brief update to the Committee.*

*Fiscal Note: None at this time; this update is informational only.*

**RECOMMENDATION**

*The Recreation, Cultural Affairs and Public Works Committee receive an update from staff on the status of the contamination along the 6th Street Rail Trail north of NW 16th Avenue.*

[100196\\_Aerial Maps\\_20130826.pdf](#)

[100196\\_Rail Trail Maps\\_20140820.pdf](#)

[140193.](#)

### LED Lighting (B)

**This item is a referral from the City Commission.**

*Explanation: The City Commission referred the idea of using a solar powered LED to the Recreation, Cultural Affairs and Public Works Committee (RCAPW).*

*The Public Works Department began converting to LED lighting in 2010 after being awarded EECSBG funds to install 25 pedestrian level LED light fixtures along SE 1 Street between SE 2nd Place and SE 1 Avenue. Because GRU did not offer an LED option, we were required to meter and take over ownership, maintenance and operating responsibilities for any LED lighting. To compare energy usage of the LED to the standard high-pressure sodium (HPS) lamps we also metered an existing HPS lamp adjacent to the SW Parking Garage. Monitoring between May 18, 2011 and May 28, 2013 showed a total of 18,187 kilowatts (kWh) used for the 25 LED fixtures for an average of 727.5 kWh's per light. The traditional HPS fixture used 1,431 kWh's during the same period.*

*With remaining EECSBG funds we installed 47 additional pedestrian level LED light fixtures and switched out 6 of the standard HPS roadway fixtures with LED's along Main Street, and an additional 27 pedestrian level LED fixtures along S 1st Avenue between the SW Parking Garage and the Downtown Plaza. All of these fixtures will be behind meters and cost approximately \$2,000 each.*

*The cost for the pedestrian LED fixture is \$1,355. The cost for the LED fixture, pole and installation was \$2,950 each for the Main Street project. An LED fixture change out on the 'hockey puck' roadway light was \$1,408 each.*

*There is a monthly meter charge of \$30.00/month in addition to the energy usage, fuel surcharge and tax charges.*

*The FY 2015 Capital Improvements Plan includes \$440,000 for a pilot neighborhood lighting switch out to LED as well as an additional \$222,576 for LED Downtown Street Lighting.*

*In addition the department has installed three solar LED lights along the Porters Connections to the 6th Street Rail Trail. The unit cost was \$7,950.00. A life cycle cost analysis was prepared to compare the solar LEDs to traditional HPS lighting. We estimated there to be a \$24,000 savings over a manufacturer's estimated 20 year life of the LED.*

*Fiscal Note: There is no fiscal impact associated with the discussion of this item.*

**RECOMMENDATION**

*The Recreation, Cultural Affairs and Public Works Committee hear presentations from staff, Inovus Solar and Phillips.*

[140193A\\_Staff Presentation LED Lighting\\_20141113.pdf](#)

[140193B\\_Inovus Solar Enhanced Lighting\\_20141113.pdf](#)

[140193C\\_Inovus Solar Presentation\\_20141113.pdf](#)

[140193D\\_Philips Lighting Presentation\\_20141113.pdf](#)

[100607.](#)

**Update on the C. R. Layton United States Army Reserve Center at 1125  
Northeast 8th Avenue (B)**

**This item provides an update on the status of the C. R. Layton United States Army Reserve Center and seeks Committee input on a draft action plan to determine future use of the property.**

*Explanation: Background*

*In 1950, the City of Gainesville conveyed title for 6.8 acres of vacant property located at 1125 Northeast 8th Avenue to the Federal government. The US Army developed the property into a 35,625 square foot Army Reserve Center that was completed in 1953. 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. Over 60 years later, in late 2011, the City was notified the property was no longer needed and would be conveyed to the City.*

*The City was provided with an Environmental Condition of Property Update Report that was prepared for the US Army in 2010. This report identified issues in the building that would need to be addressed prior to any future reuse of the building. These issues include asbestos, lead paint and mold. Staff felt it was in the best interests of the City to complete further testing and assessment of the property. The City conducted a Phase II Environmental Assessment of the property.*

*Based on the testing results of soil and ground water, Water & Air Research, Inc. concluded no adverse impacts were detected. However, based on air samples acquired at various locations throughout the facility, primarily two locations were found to have moderate mildew spore types which were similar to outdoor samples. Water & Air Research recommended running the air conditioning system to lower the moisture in the air and cleaning any obvious areas of mold before occupancy.*

*The US Army determined that a more detailed asbestos study was needed which was completed in summer 2013. Based on that study, staff arranged for further evaluation to better understand the actions that would be necessary and estimated costs for addressing the asbestos and lead paint in the building. Staff believes that regardless of future use, any significant renovation of the building should include removal of the asbestos and lead paint. As indicated above, the reports indicate that mold can be addressed through proper cleaning and maintenance of the building.*

*City staff had hoped to have removal of the asbestos and lead paint addressed by the US Army. City staff received recent communication of the US Army's intent to remediate the friable asbestos in the building which will likely be accomplished through encapsulation. The City Commission also added the US Army Reserve property to the City's legislative agenda in the hopes of receiving federal funding to address*

*the costs of remediating the asbestos and lead paint. Staff estimates the total costs for remediation of the asbestos and lead paint could be up to \$350,000.*

*The US Army has also indicated its intent to execute a Notice of Reverter Event which per the 1950 deed will convey ownership back to the City after the asbestos is encapsulated. The City Commission has budgeted funds to address one-time clean-up of the grounds and basic ongoing maintenance of the grounds and building to prevent further deterioration. The City Commission has also tentatively approved \$163,919 in the Capital Improvement Plan to help address remediation costs for the building. City staff would not recommend proceeding with expenditure of these funds for remediation until the City Commission has made a determination on the future ownership/use of the property.*

*City staff expects the roof of the building would need to be replaced in 5-7 years at a cost of approximately \$500,000. Any reuse of the building would require extensive work on the heating and cooling systems as well as reconfiguration and renovation of the space. Prior to spending any funds to remediate or renovate the building, City staff believes it would be prudent to evaluate the costs/benefits of retaining the building versus demolishing the building and making the 6.5 acres available for a redevelopment project that could include the proposed park.*

*A neighborhood group known as Friends of Reserve Park has been established and meets monthly to address community interest in creation of a neighborhood park dedicated to the "citizen soldier" as well as their interest in plans for future use of the property. Staff expects to return to the Committee with a variety of options for determining future use of the property once the ownership and remediation status of the property is determined.*

*Fiscal Note: Current funding available includes \$48,000 in a multi-year account to address one-time costs for grounds clean-up once the City takes ownership of the property and for other related needs. \$20,000 is available in the FY 15 budget for basic operating costs to maintain the grounds and building. This is adequate for basic needs to prevent further deterioration of the building but will not allow public use of the building. The City Commission has also tentatively approved \$163,919 in the Capital Improvement Plan to help address remediation costs for the building*

**RECOMMENDATION**

*The Recreation, Cultural Affairs and Public Works Committee: 1) receive an update from staff on the status of the C. R. Layton United States Army Reserve Center and the draft action plan to assist the City Commission in determining the future use of the property; and 2) provide guidance and direction as appropriate.*

[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](#)  
[100607A Army Reserve Property Action Plan\\_20141113.pdf](#)  
[100607B Oct 2012 Army Reserve PPT\\_20141113.pdf](#)  
[100607C Nov 2012 CHW Draft Report\\_20141113.pdf](#)

[140180.](#)

**Recreation, Cultural Affairs and Public Works Committee Referrals (B)**

**RECOMMENDATION**

*The Recreation, Cultural Affairs and Public Works Committee review and prioritize the list of pending referrals.*

[140180 Pending Referrals\\_20140731.pdf](#)  
[140180 Pending Referrals\\_20140820.pdf](#)  
[140180 Pending Referrals\\_20140911.pdf](#)  
[140180 Pending Referrals\\_20141009.pdf](#)  
[140180 Pending Referrals\\_20141113.pdf](#)

**MEMBER COMMENT**

**CITIZEN COMMENT**

**NEXT MEETING DATE - December 11, 2014 at 1:00 PM**

**ADJOURNMENT**