

Tuesday, October 15, 2019 - 1:30 P.M.
Grace Knight Conference Room
County Administration Building
12 Southeast First Street
Gainesville, Florida

The Alachua County Board of County Commissioners met for the Special Meeting.

PRESENT: Chair Charles "Chuck" Chestnut, Vice Chair Robert "Hutch" Hutchinson, Commissioners Ken Cornell, Mike Byerly and Marihelen Wheeler

ALSO PRESENT: County Manager Michele Lieberman, County Attorney Sylvia Torres, Assistant County Attorney Corbin Hanson, Clerk Loretta Adams

Approval of Agenda

1. Approve the agenda **19-0565**

Commissioner Cornell moved approval of the Agenda. The motion carried 5-0.

Items for Discussion

2. Presentation on Sports Events Center by Victus Advisors **19-0317**

Fiscal Consideration: It is estimated that a new sports events center and ancillary development at Celebration Pointe could generate net impacts over a period of 30 years with a net present value (NPV) of approximately \$1.2 billion in total economic output, \$392 million in wages, and nearly \$24 million in County sales tax revenues, and County tourist development taxes. In addition, it is estimated that up to 1,150 incremental annual jobs could be supported by this new economic activity.

Recommended Action: Hear presentation and direct staff to further explore the creation of a Sports Events Center via a partnership with Celebration Pointe Community Development District with the following ordered steps:

- 1) Determine public funding sources/amounts for the project.
- 2) Develop architectural designs and construction cost estimates.
- 3) Conduct a Celebration Pointe parking demand study and determine cost and Funding sources for additional parking stalls.
- 4) Establish legal parameters for venue funding and ownership.

Deputy County Manager James Harriott and Victus Managing Principal Brian Connolly presented the above item.

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Phase I Market Study

Commissioner Cornell, Celebration Pointe Partner Svein Dyrkolboton,
Commissioner Byerly

Commissioner Byerly moved direct staff to further explore the creation of a Sports Events Center via a partnership with Celebration Pointe Community Development District with the following ordered steps:

- 1) Determine public funding sources/amounts for the project.
- 2) Develop architectural designs and construction cost estimates.
- 3) Conduct a Celebration Pointe parking demand study and determine cost and Funding sources for additional parking stalls.
- 4) Establish legal parameters for venue funding and ownership.
- 5) Authorize a Chair letter to the City of Gainesville that provides the economic impacts of the Event Center to the community and request that the City get back to the Board of County Commissioners as soon as they have the necessary information to move forward with the eastern part of the City to move in a parallel path if possible.

Communications Mark Sexton presented comments.

Chair Chestnut recognized Kali Blount, Anthony Johnson, Rodney Long, Patty Tucker, Commissioner Hutchinson, Celebration Pointe Svein Dyrkolboton, County Manager Lieberman, Commissioner Cornell Commissioner Hutchinson, County Manager Lieberman, Commissioner Wheeler, and Chair Chestnut, and Communications Coordinator Sexton presented comments.

The motion carried 5-0.

3. Utilities in Count ROW **19-0474**

Fiscal Consideration: N/A

Recommended Action: N/A

County Engineer Ramon Gavarrete and Assistant County Attorney Corbin Hanson presented the above item.

Commissioner Cornell, Commissioner Byerly, and Commissioner Wheeler presented comments.

Commissioner Byerly moved the following:

1. Staff to proceed with proposed language in item number 1, 3, and 4 as follows:

Response #1-Public Works



Modify Alachua County Utility Accommodation Guide to include a section for landscaping in the Right of Way

Proposed Language:

UTILITY RELOCATION DUE TO ROAD RECONSTRUCTION, ENHANCEMENT, MAINTENANCE, IMPROVEMENT, EXTENSION OR EXPANSION PROJECT:

The Utility shall relocate the utilities at their own expense due to road reconstruction, enhancement, maintenance, improvement, extension or expansion project in County right-of-way as defined in Alachua County Chapter 367 Utility Installation Ordinance and governed by provisions of Chapter 337 Florida Statutes.

TREE REPLACEMENT OF DAMAGED LANDSCAPE VEGETATION:

The Utility shall replace any landscape vegetation removed or irreparably damaged by the Utility at their own expense as approved by County Horticulturist. Landscape vegetation includes all plants that have been placed within the County right-of-way. All tree trimming of existing trees or tree canopy in County maintained R/W shall be done in accordance with ANSI A300 (Part 1) Pruning Standards and ANSI A300 (Part 8) Root Management Standards.

Response #3-Public Works



HIGHLIGHTS OF THE UTILITY PERMIT

- It is expressly stipulated that this permit is a license for permissive use only and that the placing of facilities upon public property pursuant to this permit shall not operate to create or vest any property right in said holder.
- Whenever necessary for construction, repair, improvement, maintenance, safe and efficient operation, alteration or relocation of all, or any portion of said highway as determined by the Public Works Department, any or all of said poles, wires, pipes, cables or other facilities and appurtenances authorized hereunder, shall be immediately removed from said highway, or reset or relocated thereon as required by the Public Works Department, and at the expense of the permittee unless reimbursement is authorized.
- The Permittee shall be solely responsible for relocation of its facilities in the event of future roadway improvements.

Response #4-Public Works



PROPOSED LANGUAGE ADDITION TO THE CURRENT UTILITY PERMIT (*italics and underlined*)

- Whenever necessary for construction, repair, reconstruction, enhancement, extension, expansion, improvement, maintenance, safe and efficient operation, alteration or relocation of all, or any portion of said highway as determined by the Public Works Department, any or all of said poles, wires, pipes, cables or other facilities and appurtenances authorized hereunder, shall be immediately removed from said highway, or reset or relocated thereon as required by the Public Works Department, and at the expense of the permittee unless reimbursement is authorized.

Response #4-Public Works



PROPOSED LANGUAGE ADDITION TO THE CURRENT UTILITY PERMIT

a) Is any tree or native vegetation trimming or pruning required? Yes () No ()

All tree trimming of existing trees or tree canopy in County maintained R/W shall be done in accordance with ANSI A300 (Part 1) Pruning Standards and ANSI A300 (Part 8) Root Management Standards.

b) Is regulated native tree removal required of trees 8 inches or larger in diameter (wide as 4.5 feet above grade)? Yes () No ()

All regulated trees shall be protected from damage and/or mitigated if damaged or removed, consistent with Article 2 of the Alachua County Land Development Code 406.13.

c) Is regulated native tree removal required of trees 8 inches or larger in diameter (wide as 4.5 feet above grade) on private property outside of County Right of Way consistent with Article 2 of the Alachua County Land Development Code 406.10. Yes () No ()

Tree removal permits for private property are obtained from the Growth Management Department and are attached to this application if required.

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2. Direct the County Attorney to advise the Board on legality of a franchise basis for the relationship between the County and Utilities moving forward only. Staff should provide the pros and cons both legally and fiscally.

Chair Chestnut recognized Jim Konish, County Attorney Torres, Commissioner Byerly, GRU General Manager Ed Bielarski, Commissioner Cornell, GRU Water/Waste Water Officer Tony Cunningham, GRU Officer of Energy Delivery Gary Baysinger, Commissioner Wheeler, GRU Utility Forester Joe Wolf, Commissioner Byerly, GRU General Manager Ed Bielarski, President of EDA Engineering Sergio Reyes, Commissioner Cornell, and Clay Electric Chief of Transmission Chris Brian presented comments.

The motion carried 5-0.

4. Special Assessment District **19-0484**

Fiscal Consideration: N/A

Recommended Action: Staff is requesting Board direction for selection criteria to be used for existing subdivisions. Further, staff is requesting Board direction for all new approved subdivisions

County Engineer Ramone Gavarrete presented above item.

Commissioner Cornell, Deputy County Manager Harriott, Commissioner Wheeler, Commissioner Byerly, and Chair Chestnut presented comments.

Commissioner Cornell moved the following:

1. Existing Subdivision staff should bring back a list of all roads based on current criteria and suggestions for changing the criteria and how that changes what neighborhood roads may be on the list if any for Board discussion.
2. Approval of the following steps for New Subdivisions:
 - Prepare and Adopt Ordinance
 - Create Resolution for each New Subdivision at Plat Approval
 - Amend Land Development Regulations to require SADs for New Subdivisions
 - SADs should include road maintenance and capital, Stormwater/drainage capital, street lighting, sidewalk maintenance, tree trimming.

Commissioner Hutchinson, Commissioner Byerly, Commissioner Cornell, Chair Chestnut, County Engineer Ramon Gavarrete, and Commissioner Wheeler presented comments.

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Commissioner Cornell stated that he would like to hear the staff presentation scheduled for November 12, 2019 before making decision and withdrew his motion.

Closing Comments

5. Closing Comment **19-0566**

Chair Chestnut recognized Jim Konish and Donald Shepard presented comments.

6. Commission Comments **19-0567**

Graded Roads Letter

Commissioner Cornell advised the Board that the letters to the municipalities regarding maintenance of graded roads have been sent.

Air Permits

Commissioner Wheeler provided a public notice for Air Permits for a Duke Energy project at the University of Florida. She inquired if the County has anyone on staff that is reviewing matters such as this.

Matthew Hurst Email

Commissioner Byerly stated that the Board has received an email from Matthew Hurst expressing concerns of tree removal on the County drainage project.

Deputy County Manager Harriott stated that the only trees being removed are part of the Board approved drainage restoration project.

Squirrel Ridge Park

Commissioner Byerly stated that during the Squirrel Ridge Park presentation that there is walking access for Cottage Grove Subdivision. However, after walking the property he stated that there is no such access so residents will have to drive to the park right next door. He would like to ensure that there will be a pedestrian access.

Commissioner Byerly moved to direct staff to return to the Board with some recommendations for direct pedestrian access from Cottage Grove and Squirrel Ridge Park. The motion carried 5-0.

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Career Source

Commissioner Hutchinson stated that the Board will be hearing more about the Career Source dispute with the Department of Economic Opportunity. He advised that the Board may hear things that sound very bad but he believes the matter will be worked out with the State agency.

There being no further business before the Board the meeting was adjourned at 5:23 P.M.

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