

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final-Revised

October 17, 2019

1:00 PM

City Hall Auditorium

City Commission

Mayor Lauren Poe (At Large)
Commissioner Helen Warren (At Large)
Commissioner Gail Johnson (At Large)
Commissioner Gigi Simmons (District 1)
Mayor-Commissioner Pro Tem Harvey Ward (District 2)
Commissioner David Arreola (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.

1:00pm - CALL TO ORDER - Afternoon Session**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**INVOCATION****ADOPTION OF CONSENT ITEMS - GRU, General Government, Audit & Finance Committee and General Policy Committee Items**[190501.](#)**City Commission Minutes (B)**

RECOMMENDATION *The City Commission approve the minutes of September 27, and October 3, 2019.*

[190501_September 27 Minutes_20191017.pdf](#)

[190501_October 3 Minutes_20191017.pdf](#)

[190437.](#)**Resignation of David Gilland from the Bicycle Pedestrian Advisory Board and K. Richard Blount from the Historic Preservation Board (B)**

AGENDA UPDATE - CHANGED TEXT FILE

RECOMMENDATION *The City Commission accepts the resignation of David Gilland and K. Richard Blount, effective immediately.*

[190437 BPAB Resignation 20191017.pdf](#)

[190437 HPB Resignation 20191017.pdf](#)

[190479.](#)**Energy Supply Electronic Logs (B)**

Explanation: GRU seeks to convert all existing Deerhaven, Deerhaven Renewable,

Kelly Plant, and SEC logs into an electronic format to capture data and text for shift notes and turnover and to maintain a daily log. Logs are based on individual plant requirements and approximately eighty five (85) logs are maintained between the four (4) sites. Data from the log sheets typically is from pressure gauges, temperature gauges, revenue meters and quantities based on inventories. Most of staff's current logs are in an Excel spreadsheet format. Staff wants to gain operational efficiencies by cutting out this manual process, so on March 26, 2019, GRU's Procurement Department issued a Request for Proposal (RFP) to provide electronic logs for GRU's Energy Supply Department. The RFP process was implemented in compliance with and as required by City of Gainesville policies.

Fiscal Note: Funds in the amount of \$103,800 were budgeted for FY20. Funds in the amount of \$10,660.00 will be budgeted in both FY2021 and FY2022, subject to approval by the City Commission.

RECOMMENDATION *The City Commission authorize the GRU General Manager or designee to execute a multi-year Contract with the top ranked firm, eLogger, Inc., for Electronic Logs, subject to approval by the City Attorney as to form and legality.*

[190479 Notice of Intent to Award 20191010](#)

[190479 RFP ES Electronic Logs 20191010](#)

[190471.](#)

Security Force Personnel Services for GRU Facilities (B)

Explanation: GRU relies upon contractor-supplied security guard services for the purpose of protecting personnel and property. Facilities which require security include the following sites:

- *GRU Administration Building*
- *Eastside Operations Center Compound (Security Post & Patrol Operations)*
- *Deerhaven Generating Station*
- *Deerhaven Renewable Generating Station*
- *Murphree Water Treatment Plant (Security Post & Patrol Operation Sites)*
- *Main Street Water Reclamation Facility (Patrol Operation Sites)*
- *Kanapaha Water Reclamation Facility (Patrol Operation Sites)*
- *Elevated Tank 1 (Patrol Operation Sites)*
- *Elevated Tank 2 (Patrol Operation Sites)*
- *Santa Fe Water Re-Pump Facility (Patrol Operation Sites)*

Each facility establishes "Post Orders" which specify unique specific requirements of each facility during required coverage times. Considering current security staffing needs, the estimated budgeted amount for these services is approximately \$350,000 (combined) for GRU's Administration Building and Eastside Operations Center, \$280,000 for Water and Wastewater plants and facilities, and \$120,000

for Energy Supply's plant sites.

Typical services provided by this contract include entranceway monitoring (foot traffic, vehicles and deliveries) with sign in/out procedures, monitoring security camera activity, patrolling premises, notifying appropriate authorities of security concerns, completing report logs and reports, accompanying staff as required, and other security related tasks.

In anticipation of GRU's current contract for these services expiring December 30, 2019, an Invitation to Bid (ITB) for security force personnel services was issued on May 30, 2019. Invitations to Bid were sent to 127 prospective security service companies. Of those, 40 are small businesses, eight (8) are African-American owned, three (3) are Asian-American owned, two (2) are Hispanic-American owned, two (2) are veteran-owned and 15 are women-owned. Companies were required to meet minimum qualification criteria including experience, verifiable references, staff availability, operational and staffing plans, and price. Five bids were received, two of which were considered to meet the minimum qualifications. Miller Private, LLC, provided the best evaluated bid.

Although security services is currently not a covered service in the City of Gainesville's Living Wage Ordinance, both bids evaluated reflected pricing in compliance with the City's current Living Wage.

The documentation related to the ITB is included in the back-up.

This item was presented to the UAB on October 10, 2019.

Fiscal Note: Funds are available in the FY2020 budget and will be requested in subsequent year budgets.

RECOMMENDATION

- 1) Authorize the General Manager, or his designee to execute a five (5) year contract with the availability of two (2) 1-year extensions with the top ranked firm, Miller Private LLC, for GRU Security Force Personnel Services, subject to approval by the City Attorney as to form and legality; and*
- 2) Approve the issuance of purchase orders in an initial amount of \$750,000 (combined) for the first year. Subsequent years will allow for price changes not to exceed the Producer's Price Index (PPI) during the previous twelve months. Subject to approval by the City Attorney as to form and legality, and the final appropriation of funds for these services in each fiscal year of the agreement.*

The UAB voted 5-0, with Members Rockwell and Alford absent, to recommend approval of this item

on consent.

[190471_Miller_Private_Response_Final_20191010](#)

[190471_Bid_Tab_Sheet_20191010](#)

[180934.](#)

Selection of Progressive Design-Build Firm for the Main Street Water Reclamation Facility Improvements Program (B)

Explanation: The Main Street Water Reclamation Facility started treating wastewater in the 1920's. This facility has seen upgrades and expansions over its 100 years of service. The last major plant upgrade was in the early 1990s and the plant is in need of significant upgrades over the next 6-10 years.

The proposed Main Street WRF Improvements Program will replace and upgrade assets at the facility to continue the necessary wastewater treatment and expand the facility's capacity to meet current and future wastewater flows. The improvements to the plant are anticipated to bring the facility from a 7.5 MGD (Million Gallons per Day) capacity to 10-12 MGD. The improvements at Main Street Water Reclamation Facility will increase treatment capacity, prepare GRU to meet upcoming regulatory conditions, proactively address aging infrastructure, and lower operation and maintenance costs.

- *Treatment Capacity: The area served by the Main Street WRF is becoming more densely populated and there are significant efforts to increase development in the east-side of Gainesville. In order to accommodate this growth and development, additional treatment capacity is required.*
- *Regulatory Conditions: GRU is proactively implementing innovative solutions to accommodate the needs of growth as well as future water quality treatment needs.*
- *Aging Infrastructure: The average age of equipment at Main Street WRF is 28 years old. Most of the equipment is reaching or exceeding the end of its useful life. Delay in replacement or rehabilitation of equipment could lead to customer and/or environmental impacts.*
- *Operation and Maintenance: Once the initial capital improvements are complete the facility will experience lower operation and maintenance costs due to increasing equipment efficiency, introducing new technology, and reducing reactive maintenance.*

This project will utilize a Progressive Design-Build project delivery method. GRU Water and Wastewater (W/WW) Systems has solicited a Request for Statement of Qualifications for Progressive Design-Builders to select the best qualified team.

This approach was presented as an informational item on April 11, 2019 to the Utility Advisory Board and subsequently presented to the City Commission on April 18, 2019. The presentation from these meetings is

attached.

The solicitation for a Request for Statement of Qualifications for Progressive Design-Builders was posted on May 31, 2019. On August 6, 2019, four progressive design-build proposals were received. GRU staff conducted a two-phase evaluation of the prospective design-build teams. The Phase 1 evaluation was held in a public meeting on August 29, 2019, where three firms were selected to advance. The Phase 2 evaluation was held in a public meeting on September 19, 2019, where three firms participated in presentations and interviews and were ranked as follows:

1. CH2M Hill Engineers Inc. & Jacobs Engineering Group Inc. (Local Firm)
2. Wharton-Smith Inc. & Hazen and Sawyer, P.C.
3. PC Construction Company d/b/a PCEO, Inc. & Gannett Fleming, Inc.

In accordance with the Consultants Competitive Negotiation Act (CCNA), staff is recommending initiating contract negotiations with the top-ranked firm. If staff is unable to negotiate an acceptable contract with the top-ranked firm, it may negotiate with the next firm in order of ranking.

This item was presented to the UAB on October 10, 2019.

Attachments:

- 1.) April UAB/Commission Presentation
- 2.) Notice of Intent to Award

Fiscal Note: The major upgrades required are estimated to cost up to \$50 million dollars. The \$50 million invested at the Main Street Water Reclamation Facility will increase treatment capacity, prepare GRU to meet upcoming regulatory conditions, proactively address aging infrastructure, and lower operation and maintenance costs. The request for approval to negotiate is requested with a contract value not to exceed \$50 million over 6-10 years. The timing of the contract expenses will be funded in accordance with the budget approvals on a fiscal year basis. Water/Wastewater staff will provide an annual update of approved and projected expenses to the commission and will request approval if additional funds over the \$50 million amount are required.

RECOMMENDATION

The City Commission:

- 1) approve the ranking of design-build firms for the progressive design build of the Main Street Water Reclamation Facility Improvements Program;
- 2) authorize the General Manager, or his designee, to initiate contract negotiations with the design-build firms in order of rank in accordance with the CCNA; and
- 3) authorize the General Manager, or his designee, upon successful negotiations, to

execute a contract, subject to approval of the City Attorney as to form and legality, for the total project cost not to exceed \$50 million in accordance with the annually approved budget.

The UAB voted 5-0, with Members Rockwell and Alford absent, to recommend approval of this item on consent.

Legislative History

4/18/19 City Commission Heard

[180934 MSWRF 4-11-19 Presentation 20191010](#)

[180934 Notice of Intent to Award 20191010](#)

[190380.](#)

GRU Operational Update for the Month of August 2019 (B)

Explanation: Staff has prepared an informational report of GRU's operations for the month of August 2019.

Fiscal Note: None.

RECOMMENDATION Receive report.

[190380 Ops Update Aug 2019 All Depts 20191017 - Revised](#)

[190504.](#)

GRU Operational Update for the Month of September 2019 (B)

Explanation: Staff has prepared a report of statistical data from GRU's operations in the month of September 2019.

Fiscal Note: None.

RECOMMENDATION Receive report.

[190504 Ops Update Sept 2019 All Depts 20191010](#)

[190438.](#)

Approval of the Regional Transit System (RTS) Title VI Program (B)

This item is a request to approve the RTS Title VI Program and its subsequent submission to the Federal Transit Administration (FTA) for final review and approval.

AGENDA UPDATE - REVISED BACK-UP

Explanation: Triennially, recipients of Federal Transit Administration (FTA) financial assistance must demonstrate that the appropriate governing entity has

reviewed and approved their Title VI program. Title VI is a federal statute that provides that no person shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance. The requirements for each recipient are dependent on whether they are a state entity, Metropolitan Planning Organization, or transit provider. RTS must meet the requirements of transit providers that are located in an Urbanized Area of less than 200,000 people.

The costs for the Title VI program are largely dependent on the extent to which RTS must provide translation services to the general public. Historically, this has been minimal and the most frequently requested language, Spanish, has been and can continue to be handled internally. Recent United States Census data, however, obligates RTS to provide similar services to Chinese individuals as well.

RTS has prepared its 2019 Title VI Program, which incorporates review comments received from the FTA for the RTS 2016 Title VI Program.

Fiscal Note: RTS estimates translation services at \$400 for printed material, \$75-\$150 for written/in-person translation services, and \$1.50 a minute for phone translation services. Funding for this program is available in the RTS FY19/20 operating budget.

RECOMMENDATION The City Commission approve the Regional Transit System (RTS) Title VI program.

[190438A Draft RTS Title VI Program 20191017](#)

[190433.](#)

2019-2020 State Financial Assistance Identity Theft and Fraud Grant Program (NB)

Explanation: This is a request for the City Commission to authorize the Gainesville Police Department to proceed in the application process for the FY 2019 - 2020 State Financial Assistance Identity Theft and Fraud Grant Program.

The City of Gainesville Police Department is eligible for an award through Florida Department of Law Enforcement (FDLE) Office of Criminal Justice Grants for the Fiscal Year 2019 - 2020 State Financial Assistance Identity Theft and Fraud Grant Program. The grant program was created to provide support to local law enforcement agencies in the investigation of personal identification information theft and fraud. The grant amount is up to \$10,000. The funds may be used for overtime hours of officers, equipment or supplies required for investigative purposes, procurement contracts, and travel and/or training.

Fiscal Note: The grant amount is up to \$10,000. There is no match requirement and no fiscal impact on the General Fund Budget

RECOMMENDATION The City Commission 1) authorize the City

Manager to apply for, accept, and execute the grant award and any other necessary documents; 2) review by the City Attorney as to form and legality; 3) approve the expenditures as outlined in the approved grant award.

[190500.](#)

Funding Agreement with ElderCare of Alachua County, Inc. for the On-Demand Transportation Program for Seniors (B)

This item is a request to approve the FY20 funding agreement between the City of Gainesville and ElderCare of Alachua County, Inc. for continuation of the On-Demand Senior Transportation Program.

Explanation: The City of Gainesville has had a funding agreement with ElderCare of Alachua County, Inc., for the On-Demand Transportation Services program since FY16. ElderCare of Alachua County, Inc. is responsible for the management and oversight of the program and has a separate contract with subcontractors that provide the transportation services to eligible seniors.

On-Demand Transportation Services are defined as on call transportation originating and/or ending within the City of Gainesville limits, and not extending outside Alachua County limits, from the first floor or main lobby of the Eligible Passenger's origin to the first floor or main lobby of the Eligible Passenger's destination. Eligible Passenger is defined as a person age 60 years or over who resides within the city limits of the City of Gainesville, Florida.

The original contract for the On-Demand Senior Transportation Pilot Program was for the period October 1, 2015 through January 31, 2016, and an extension was provided that continued the original pilot program in FY16. The pilot program proved to be very successful and has subsequently been approved each year since through the budget process. There is \$36,200 budgeted in the FY20 budget for this program.

Fiscal Note: There is \$36,200 budgeted in the FY20 budget for the On-Demand Senior Transportation program.

RECOMMENDATION

The City Commission authorize the City Manager (or designee) to execute the FY20 funding agreement between the City of Gainesville and ElderCare of Alachua County, Inc. for continuation of the On-Demand Senior Transportation Program, subject to review by the City Attorney as to form and legality.

[190500A_DRAFT FY20 Funding Agreement_20191017](#)

[190516.](#)**FEMA Public Assistance Grant for Hurricane Irma - Initial Application (B)**

This item is a request for the City Commission approval to enter into an agreement with the Florida Department of Emergency Management for reimbursement of eligible Hurricane Irma disaster recovery expenses through a Public Assistance Grant.

Explanation: FEMA Public Assistance Funding was made available to the City of Gainesville through the Hurricane Irma Federal Disaster declaration. The Florida Department of Emergency Management (FDEM) is responsible for administering the grant agreement. The grant to local government is for debris removal, emergency protective measures and repair or replacement of disaster damaged facilities. The City of Gainesville has nine projects being considered under this grant program. Five projects have been approved for reimbursement. The grant agreement will be modified at a later date to include additional approved projects.

Fiscal Note: Under the agreement the City will receive reimbursement for qualifying expenses. The source of the local match for debris removal will be the undesignated Solid Waste Fund Balance, The source of the local match for emergency protective measures will be from Departmental Operating Budgets. The source of the local match for the repair or replacement of disaster damaged facilities will be the undesignated Stormwater Utility Fund balance.

RECOMMENDATION

The City Commission: 1) authorize the City Manager or his designee to execute the Florida Department of Emergency Management Public Assistance Agreements and all related documents, subject to approval by the City Attorney as to form and legality.

[190516 AttachementA Budget&Projects 20191017.pdf](#)

ADOPTION OF REGULAR AGENDA

GENERAL PUBLIC COMMENT - For items not on the agenda, limited to 3 minutes per citizen and not to exceed 30 minutes total

BUSINESS DISCUSSION ITEMS - GRU and General Government items placed on the agenda by the Charter Officers or moved from Consent.

[190491.](#)**Appointments to the City Plan Board, Development Review Board and the Gainesville Human Rights Board (B)**

AGENDA UPDATE - REVISED BACK-UP

RECOMMENDATION

The City Commission discuss appointments to the City Plan Board, Development Review Board and the Gainesville Human Rights Board and take appropriate action.

[190491_CPB Ballot & Applications_20191017.pdf](#)

[190491_DRB Ballot & Applications_20191017.pdf](#)

[190491_GHRB Ballot & Applications_20191017.pdf](#)

[190514.](#)

Temporary Roll-Back of Rental and Public Lighting and Pole Rates (NB)

Explanation: On October 1st, 2019 the new FY20 rates for Rental and Public Lighting and Poles became effective as submitted. New LED (Light Emitting Diode) fixtures were included in these rates along with some adjustments to existing light and pole types due to increases in material costs. Although the rates are appropriate and necessary for customers signing new rental and public lighting/pole contracts, there were unintended consequences for the existing rental and public lighting/pole customers that must be evaluated further.

For that reason, we recommend that the City Commission roll back the previously existing rental and public lighting and pole rates to the FY19 levels, effective October 1, 2019, until we can develop a better transition strategy that will take into account the increased cost of replacement materials. The City Attorney's Office will bring forward an ordinance on November 7th, which will reflect the rolled back rates with a retroactive effective date of October 1, 2019.

At a later date, GRU staff will bring forward a change to the rate structure that will better transition increased costs of replacement materials. Until that time, GRU recommends that the FY19 Rates for Rental and Public Lighting Poles be in effect.

Fiscal Note: Recover at FY19 rates rather than FY20 proposed rates.

RECOMMENDATION

Authorize the General Manager to roll back Rental and Public Lighting and Pole rates to FY19 levels, effective October 1, 2019. Authorize the City Attorney to advertise an ordinance reflecting the rolled back rates for the November 7, 2019 and November 21, 2019 City Commission meetings.

[170389.](#)

Request for the City Commission to Allocate Funds from the Wild Spaces & Public Places Unappropriated Fund Balance for Small

Projects (B)

Explanation: The Voter Referendum on the Wild Spaces & Public Places (WSPP) passed on November 8, 2016 and the collection of the ½ cent sales tax began on January 1, 2017. The City began to receive revenues in late March 2017, approximately \$484,000 per month, or \$5,808,000 per year.

At the General Policy Committee meeting on April 12, 2018, the Committee heard a presentation on the proposed projects for fiscal year 2018 through 2020, as outlined in the WSPP Projected 2018-2020 Expense List. Since then the City Commission and General Policy Committee have heard presentations by WSPP staff every few months with project updates. Staff introduced this list of small projects at the August 22, 2019 General Policy Committee meeting.

The WSPP Program has been successful at completing many small projects since the sales tax began, but there is still a lot of work to be done. Some of the more significant small projects that were completed, or are underway, utilizing the WSPP small project account include the boardwalk replacement at Duval Park, the installation of security cameras at the clubhouse at Ironwood Golf Course, sunscreen dispensers at over 10 city parks, construction of the SW 40th Blvd Trail, and improvements at Barbara Higgins Park. The small project/project contingency account has also assisted with funding of construction of Reserve Park, improvements at Northside Park, and improvements at Kiwanis Girl Scout Park.

Some upcoming small projects that the WSPP Program is working on or would like to begin include but are not limited to designing and constructing interpretive displays for the Hartman House, drainage improvements at Lincoln Park, ADA Improvements at Bo Diddley Plaza, renovation of the Flatwoods Conservation Area Trailhead, replacement of a bridge at the Northside Park disc golf course, reconstruction of the T.B. McPherson Tennis Courts, pavilion roof replacements, track improvements at Howard Bishop Middle School (a partnership project with SBAC) and many more.

Fiscal Note: The Wild Spaces & Public Places sales tax was approved by voters for eight years and is expected to generate \$46,551,152 in revenue to the City. The PRCA Vision 2020 Master Plan, the outline of over \$80M worth of park facility improvements throughout Gainesville, included an allocation of \$3.5M for small project improvements. To date \$1.4M has been allocated for small projects/project contingency. This agenda item requests allocation of an additional \$2M from the WSPP unappropriated fund balance into the WSPP small project/project contingency account to complete additional small projects.

RECOMMENDATION

The City Commission approve the allocation of \$2M of the Wild Spaces & Public Places revenues towards small projects/project contingency.

Legislative History

9/7/17	City Commission	Referred to the General Policy Committee
9/28/17	General Policy Committee	Discussed
4/12/18	General Policy Committee	Discussed

[170389G_GPC_WSPP_slides_8.22.19_20191017](#)

[170389H_WSPP_slides_10.17.19_20191017](#)

[190496.](#)

Proposed City of Gainesville, FL - Comprehensive Plan Scope of Work (B)

This item involves requesting City Commission input and approval regarding the proposed City of Gainesville, FL - Comprehensive Plan Scope of Work.

AGENDA UPDATE - ADDITIONAL BACK-UP

Explanation: Per direction of the City Commission, staff recently corresponded with the State of Florida Department of Economic Opportunity (DEO) to indicate that the City had evaluated its Comprehensive Plan and determined that no amendments are necessary to reflect changes in State of Florida applicable requirements.

Instead, staff would update the Comprehensive Plan in a more substantive manner consistent with City Commission direction with no obligation to meet any existing State of Florida statutory timelines.

Since sending this correspondence to the State of Florida, staff has drafted a proposed Scope of Work for City Commission consideration that attempts to: 1) set out the parameters of the Update to the Comprehensive Plan; 2) provides a structure to ensure a maximum level of civic engagement in this important community endeavor; and, finally, 3) stresses a few underlying themes that need to be motivate the direction of the overall Update efforts.

This Scope of Work is intended to be incorporated into a future solicitation for professional services so that staff can partner on this effort with a private planning consultant. The scope contemplates creating opportunities for the primary consultant to hire locally based civic engagement sub-consultants such as non-profits and other community based organizations to create opportunities for participatory planning and to conduct focused engagement with diverse communities.

Some additional specifics of the proposed Scope of Work are as follows:

- 1. The Plan Update has a 10 year planning horizon through 2030*
- 2. There is a heavy emphasis on public outreach/citizen engagement and so the structure contemplates an internal City (GG, GRU, CA) team,*

an outside agency technical team, and a citizen/stakeholder team...the latter is tasked along with the Consultant to pro-actively design the engagement strategy before executing on it to ensure we get appropriate input into the process from the get go (go slow, to go fast).

3. The Update of the Comprehensive Plan will emphasize alignment with the Strategic Framework/Plan (the (4) pillars as well as other in progress City planning efforts) and to important community concerns regarding inclusiveness, affordability and livability in this time of transformation to the built environment.

4. There will be a strong underlying data/analytics foundation for the effort

5. The result of the Update will tie into City branding generally (with some creative license afforded) and examples used as models such as Boston, Asheville, Denver and Minneapolis

6. On mechanics, the effort is split up into tasks with emphasis on interaction with various groups throughout the process (with Respondent generally taking the lead with Project Manager/staff support when warranted) and the components of the plan and the deliverables.

7. The Plan Board and City Commission will be engaged throughout the process in digestible intervals either as separate bodies or jointly so eventual adoption will have emphasized consistent and timely interaction.

8. In an effort to be transparent the Respondent should keep an electric record of the working draft of the Plan Update document and supporting materials and then its evolution to the Final Draft so citizens can get to everything during the course of the effort.

9. The substance of the Plan Update in terms of form, components and deliverables is on pgs. 10-12

10. The Respondent will be asked to provide an Implementation strategy (called out as a deliverable) to ensure that we have some action coming out of this effort with respect to Comp. Plan Update and its alignment with Strategic Plan so we can set up some milestones (maybe some internal employee benchmarks) moving forward so this is an active final product.

Two final issues, first, in terms of a timeline, staff intends to pursue a solicitation process as soon as possible (preferably in October) and then will seek to bring aboard a planning consultant in early 2020 so that we can hit the ground running in the new year; and second, it is likely that in terms of the local citizen engagement process that staff will seek an entity within the community that can assist in structuring this crucial aspect of the effort.

Fiscal Note: Staff has budgeted existing funds to support the proposed scope. Additional funding may be allocated within existing budgets if needed to respond to bids.

RECOMMENDATION

The City Commission: 1) hear a presentation from staff; 2) direct the staff as deemed appropriate regarding the proposed Scope of Work for the Update of the City of Gainesville Comprehensive Plan.

[190496A_EAR-CompPlan_RFP_FINAL_10-2-19_20191017](#)

[190496B_DEO - EAR Notification Letter_20191017](#)

[190496C_Race-Equity Subcommittee Presentation backup 10-1-19_20191017](#)

[190496_C-Johnson Comp Plan Draft Resolution_20191017.pdf](#)

[190467.](#)

myGNV Launch Update (B)

Explanation: The City of Gainesville launched a non-emergency reporting service in the summer of 2015. It was called 311GNV and was available as a mobile and web application. It launched with 18 categories across the City Manager, Code Enforcement, and Public Works. The project has been a success. Since then:

There have been 5,123 download the app from the Apple store and 546 downloads from Android.

There have been over 8,000 reports submitted by citizens.

The number of categories has grown from 18 to 33.

The number of departments has grown from 3 to 7.

We are pleased to share three key updates from our most recent release:

- 1. Shifting to more citizen-centered content by making the categories more user-friendly and intuitive.*
- 2. Adding report types and shortcut links to make the process quicker and easier to use.*
- 3. Rebranding the app to myGNV so people would feel more empowered to make a positive change in Gainesville.*

Fiscal Note: None. This is an informative presentation only. No additional funds required. This is already in place.

RECOMMENDATION

The City Commission hears a presentation from staff.

[190467_myGNV_Launch_Update_20191017.pdf](#)

COMMISSION COMMENT

4:30 - 5:30pm DINNER BREAK

5:30 - CALL TO ORDER - Evening Session

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/SPECIAL RECOGNITIONS

TIME CERTAIN - 6:00 PM

[190432.](#)

Special Recognition for Gainesville Fire Rescue Urban Search and Rescue Team Members' Service to Marsh Harbour, Abaco Island, Bahamas after Hurricane Dorian (B). This is TIME CERTAIN request for 6 p.m.

RECOMMENDATION *The City commission hear the Special Recognition.*

[190432_special recognition_20191017.pdf](#)

TIME CERTAIN - 6:15 PM

[190513.](#)

Special Recognition of the Gainesville Police Department 17 Newly-Sworn in Officers and 10 Officers Attending the Academy (NB). This is a TIME CERTAIN request for 6 p.m., to accompany GFR recognition of Hurricane Dorian crew.

RECOMMENDATION *For the City Commission to hear the recognition*

[190505.](#)

Character Counts Week - October 20-26, 2019 (B)

RECOMMENDATION *Parks, Recreation and Cultural Affairs Foundations Academy Afterschool Program Participants to accept the proclamation.*

[190505_CharacterCountsWeek_20191017.pdf](#)

[190506.](#)

United Nations Day - October 24, 2019 (B)

RECOMMENDATION *UNA-USA/Gainesville President Professor Saeed Khan and Chair UN Day Committee Professor Jacob U'Mofe Gordon to accept the proclamation.*

[190506_UnitedNationsDay_20191017.pdf](#)

[190507.](#)

American Pharmacists Month - October (B)

RECOMMENDATION *University of Florida, Gainesville Chapter of the American Pharmacists Association Academy of Students (APhA-ASP) Student of UF College of*

Pharmacy William M. Chmely, Nicole Ramsey and Eduardo Rizo to accept the proclamation.

[190507_AmericanPharmacistMonth_20191017.pdf](#)

[190508.](#)

White Cane Safety Awareness Month - October 2019 (B)

RECOMMENDATION

Council of the Blind President Spencer Morton, Maxine Stallings and Jack Varnon to accept the proclamation.

[190508_WhiteCaneSafetyAwarenessMonth_20191017.pdf](#)

[190509.](#)

Strike Out Hunger Week - November 2019 (B)

RECOMMENDATION

President and CEO Long Foundation Rodney J. Long to accept the proclamation.

[190509_StrikeOutHungerWeek_20191017.pdf](#)

[190510.](#)

Manufacturing Month - October 2019 (B)

RECOMMENDATION

Economic Development Manager Atticus Steinmetz to accept the proclamation.

[190510_ManufacturingMonth_20191017.pdf](#)

GENERAL PUBLIC COMMENT - For items not on the agenda, limited to 3 minutes per citizen and not to exceed 30 minutes total

RESOLUTIONS - ROLL CALL REQUIRED

[190483.](#)

Resolution Authorizing the Execution of Gainesville Regional Utilities Financial Transactions (B)

****This item was presented to the UAB on October 10, 2019.****

Explanation: Taxable and tax-exempt rates have dropped to historic lows. These rates and the compression between the two yield curves is offering unprecedented opportunities for municipal issuers. Working with its independent financial advisor, GRU's staff has identified a range of potential financial transactions for consideration in the upcoming months which, based on these market conditions, may allow the utility to

- Achieve current savings or lock in future savings*
- Reduce debt portfolio risk*

- *Reduce leverage ratios*

Staff's intent is to describe and discuss the scope of each transaction with the City Commission and request that the Commission provide authorization to the General Manager or his designee to execute the transactions within prescribed parameters and timeframes to expeditiously take advantage of these changing market conditions. This City Commission authorization will provide staff the flexibility to execute transactions in a timely fashion, thereby contributing to GRU's ability to deliver the \$38.3 million budgeted transfer to the General Fund. Following are the potential transactions, execution parameters and timeframes.

AMEND EXISTING SWAP AGREEMENTS

(1) 2017 Series B Swap Amendment:

In 2017, as part of the DHR acquisition transaction, GRU entered into a 27 year \$105 million swap with Goldman Sachs. The purpose of this swap was to hedge a portion of the variable interest rate debt issued to acquire the plant to a fixed rate, as well as to achieve additional savings compared to issuing more fixed rate debt. This swap included a right for GRU to terminate the swap on and after year 10 without cost, similar to the redemption rights of the fixed rate bonds issued for the acquisition. GRU is requesting authorization to negotiate an approximate seven year extension of the termination option, extending the call option from 10 years to 17 years. In exchange for this extension, staff will negotiate with the swap provider, based on current market conditions, either a reduction in the fixed rate GRU currently pays to the swap provider or an upfront lump sum payment.

Execution parameters: Authorization through September 30, 2020, with minimum annual savings based on a reduction in the fixed rate leg of the swap of \$200,000 or an upfront payment of \$5 million.

REFUND FIXED RATE BONDS

(2) Fixed Rate Refunding of Currently Outstanding GRU Debt:

(a) Taxable Refunding: Last year IRS regulations were changed to eliminate the authority for tax-exempt advance refundings (issuing tax-exempt bonds more than 90 days prior to the official "call" date to refund the bonds). With taxable interest rates at historic lows, it is economically viable to issue taxable debt to advance refund outstanding tax-exempt debt and achieve significant savings. This proposal covers potential refundings of currently outstanding GRU fixed rate tax-exempt debt:

*2005 Series A 2010 Series C 2012 Series A
2014 Series A 2014 Series B 2017 Series A 2019 Series A*

(b) Tax-Exempt Refunding: In addition this would provide for a tax-exempt refunding of the currently outstanding 2009 Series B bonds.

Execution parameters: Authorization to enter into a bond purchase contract and related documents through September 30, 2020 to refund GRU's tax-exempt debt with a savings threshold of 5% NPV, and an all in true interest cost not to exceed 5%. No extension of debt based on final maturity.

(3) Tax-Exempt Advance Refunding of Currently Outstanding Debt:

There is currently some momentum towards Congressional reauthorization of tax-exempt advance refundings. In the event this

occurs, GRU would potentially pursue this avenue versus the taxable refunding described above and utilize the most economically efficient transaction. The bonds to be refunded as well as the execution parameters would remain the same. The resolution authorizes the issuance of tax-exempt bonds if permissible.

(4) Forward Starting Swap:

In this transaction GRU would take advantage of current low long term rates to lock in a favorable long term swap rate. Under this structure, GRU would enter into a forward starting fixed rate swap today that would be based on currently effective interest rates and the swap would become effective at the optional redemption date of an outstanding series of bonds. At the call date of the bonds to be refunded, GRU would have the option to:

- Terminate the swap (either receiving or making a termination payment based on market rates at the time the swap is effective) and do a fixed rate refunding, or*
- Continue the swap and issue variable rate debt that would refund the outstanding bonds and the swap would synthetically fix the interest rate on the variable rate debt.*

Execution parameters: Authorization through September 30, 2020.

Minimum savings of 5% NPV.

FIX OUT VARIABLE RATE DEBT

(5) Issue Long Term Fixed Rate Debt:

Given the historic lows in rates, this transaction would allow GRU to issue fixed rate refunding bonds to redeem currently outstanding variable rate debt to allow for more cost certainty while locking in low long-term fixed interest rates. The ultimate benefit of this transaction is the reduction in potential volatility of interest rates, increased budgetary certainty, and improved leverage ratios, such as debt service coverage. These bonds would be issued as tax-exempt bonds.

Execution parameters: Authorization to enter into a bond purchase contract through September 30, 2020. All in true interest cost not to exceed 5%. No extension of debt based on final maturity.

(6) Fixed Payer Swap:

This transaction involves taking advantage of current low long term rates by entering into a fixed rate swap to synthetically fix the interest rate on outstanding variable rate debt.

Execution parameters: Authorization through September 30, 2020. Fixed interest rate payable by the City under the swap not to exceed 3.25%.

The amount of the swap cannot exceed the principal amount of the associated bonds and if recommended by the Financial Advisor the City may have the right to terminate the swap without payment to either party and if so recommended, such termination right shall not be less than 11 years from the trade date of such swap.

ACCELERATED PRINCIPAL PAYMENT

(7) Cash Optimization:

During the FY20 budget hearings there was a great deal of discussion surrounding the prospect of accelerating principal payments on our existing outstanding debt. This proposal contemplates using cash to defease currently outstanding, high coupon debt. This would provide the dual benefits of, upon the redemption of the bonds, reducing our overall

interest obligations as well as immediately reducing our leverage ratios which continue to be watched by the rating agencies.

Execution parameters: Authorization through September 30, 2020. GRU cash on hand by system will dictate the amount of debt defeased but not to exceed \$25,000,000.

Fiscal Note: Depending on the combination of transaction options implemented, under current market conditions the potential result can be:

- Annual debt service expense reductions*
- Receipt of lump sum up front payments*
- Reduced volatility of debt service expense*
- Increased budgetary certainty*
- Lower leverage ratios*

RECOMMENDATION

The City Commission authorize the General Manager or his designee to negotiate and execute the listed transactions within the prescribed execution parameters and timeframes, and approve the

- Thirty Second Supplemental Utilities System Revenue Bond Resolution*
- Forms of the Escrow Deposit Agreement, Bond Purchase Contract, Preliminary Official Statement, and Continuing Disclosure Certificate*
- Delegation of selection of the underwriting team and authorize the execution and delivery thereof, subject to approval of the City Attorney as to form and legality.*

The UAB voted 6-0, with Member Rockwell absent, to recommend that the City Commission approve the staff recommendation.

[190483 Resolution 20191010](#)

[190483 2020 Proposed Transactions Pres 20191017](#)

[190364.](#)

802 NW 5th Ave Commercial Building (B)

This item is for the adoption of a Resolution, finding and declaring City owned parcels 13809-001-000 and 13807-000-000 as surplus and approving and authorizing the disposition of these City owned parcels to Real Estate Acquisition for Children, LLC.

Explanation: The CRA's offices are currently located on the second floor of the 802 NW 5th Avenue Commercial Building in the Fifth Avenue Neighborhood (Tax Parcel # 13809-001-000). Prior to that the CRA offices were leased in the Commerce Building located in the Downtown Redevelopment Area adjacent to City Hall. In November 2009, the CRA Board approved 802 NW Ave as the site for a new CRA-owned mixed-used office building. The approval of the site was contingent on the resolution of parking availability at the adjacent City-owned lot located at 804 NW 5th Avenue

(Tax Parcel # 13807-000-000). The facility was designed by DAG Architects and built by PPI/CPC Construction.

This site is located directly across the street from Duncan Brother Funeral Home at the intersection of NW 5th Ave and NW 8th Street. It is the former site of St. Paul CME Church. The lot is approximately .14 acres and is currently zoned MU-1 (mixed use low intensity). The site offers easy access from three sides for construction and has a City-owned parking lot adjacent to the building.

Construction costs to build the LEED Silver Mixed-use Building totaled \$893,750 and were allocated between the 2nd floor office (funded by all CRA Trust Funds) and 1st floor retail/commercial space (funded through debt and repaid by Fifth Avenue/Pleasant Street Trust Fund only, based on square footage, which is 62% office and 38% retail. In December 2009 a promissory note was entered into with Sunstate Federal Credit Union for construction of the office building to be repaid from tax increment proceeds.

The 802 NW 5th Avenue Commercial Building has been a home for the CRA Team since 2010 and during our time there the Team has executed a successful streetscape project along NW 5th Avenue through Pleasant Street and 5th Avenue. It's also sought to advocate for the Seminary Lane Redevelopment and has built or renovated eight single-family urban infill homes in the District. Current work plan focuses include completion of the Fifth Avenue/Pleasant Street Heritage Trail which runs through both neighborhoods and a final Model Block Project in Pleasant Street.

As part of the CRA's transition to a City Department, effective October 2, 2019 the Board has recommended a relocation of CRA Staff to the GTEC Building on Hawthorne Road in its Eastside District. Sale of the 802 NW 5th Avenue Commercial Building would return the facility completely to the City and County Tax Rolls to contribute to the overall incremental growth in this well-situated District.

The 802 NW 5th Avenue Commercial Building will be deeded over to the City of Gainesville as part of the transition from CRA to the Gainesville Community Reinvestment Area department effective October 1, 2019.

At the September 16, 2019 CRA Board meeting the CRA Team and its consultant Avison Young, highlighted the offer for purchase and sale of the building located at 802 NW 5th Avenue and the adjacent lot in the amount of \$690,000. The CRA Board passed the following motion and recommended to "Allow organization to purchase the CRA building and bring back to the Commission meeting in October." The City Commission will need to make the final decision as both properties are now City-owned per the CRA transition to City Department, effective October 1, 2019.

Fiscal Note: The CRA pays \$2,167.92 every month through January 1, 2025 with a balloon payment due February 1, 2025 in the amount of \$267,749.64. Proceeds from a sale will pay off the note and the balance of the

proceeds will be returned into the Fifth Avenue/Pleasant Street Redevelopment Area Trust Fund.

The note is attached to the first floor of the 802 NW 5th Avenue Commercial Building which was a leasable space. The second floor was funded by all four redevelopment areas respectively, according to their pro-rata share, to fund the construction of the 2nd floor CRA office space.

RECOMMENDATION

Recommended Motion: The City Commission: 1) Adopt a Resolution, finding and declaring City owned parcels 13809-001-000 and 13807-000-000 as surplus; 2) Approve the sale of tax parcels 13809-001-000 and 13807-000-000 to Real Estate Acquisition for Children, LLC as outlined in the Commercial Contract; and 3) Authorize the Mayor to execute, and the Clerk to attest all necessary disposition and sale documents once approved by the City Attorney's office as to form and legality.

Legislative History

9/16/19	Community Redevelopment Agency	Approved, as shown above
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[190364A PFSF Sales Contract 20190916 20191017.pdf](#)

[190364B Special Warranty Deed 20191017.pdf](#)

[190364C Resolution 20191017.pdf](#)

[190364D Slides for CRA Board Meeting - Avison Young 20190916 20191017.](#)

[190364E Presentation to City Commission 20190916 20191017.pdf](#)

PUBLIC HEARINGS

ORDINANCES, 2ND READING - ROLL CALL REQUIRED

[180861.](#)

Vacation of Public Right-of-Way - Portion of NW 8TH Place Located in Kiwanis' Girl Scout Park (B)

Ordinance No. 180861

An ordinance of the City of Gainesville, Florida, to vacate, abandon, and close a public right-of-way that is a portion of NW 8th Place located in the Kiwanis' Girl Scout Park in the vicinity of the northwest corner of NW 8th Avenue and NW 8th Street, as more specifically described in this ordinance; providing directions to the Clerk of the Commission; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: STAFF REPORT

This ordinance vacates a public right-of-way that is a portion of NW 8th Place located in the Kiwanis' Girl Scout Park in the vicinity of the northwest corner of NW 8th Avenue and NW 8th Street. The subject right-of-way is not constructed, and is approximately 40 feet wide by 349 feet long and located between lots 27-32 and lots 40-44 within the plat of the Spring Park Subdivision Unit Number Two.

Pursuant to Policy 10.2.1 of the Transportation Mobility Element of the Comprehensive Plan and Section 30-3.41 of the Land Development Code, the City Commission may vacate a public right-of-way only upon its finding that the criteria in both 1 and 2 as provided below have been met:

- 1. The public right-of-way no longer serves a public purpose and the vacation of the public right-of-way is in the public interest, which shall be based on a consideration of the following:*
 - a. Whether the public benefits from the use of the subject right-of-way as part of the city street system;*
 - b. Whether the proposed action is consistent with the Comprehensive Plan;*
 - c. Whether the proposed vacation is consistent with the minimum block size requirements and other applicable street connectivity standards;*
 - d. Whether the proposed action would deny access to private property;*
 - e. The effect of the proposed action upon public safety;*
 - f. The effect of the proposed action upon the safety of pedestrians and vehicular traffic;*
 - g. The effect of the proposed action upon the provision of municipal services including, but not limited to, emergency service and waste removal;*
 - h. The necessity to relocate utilities both public and private; and*
 - i. The effect of the proposed action on the design and character of the area.*

- 2. If the public right-of-way is a street, the city shall not vacate the right-of-way except if the following additional criteria are met:*
 - a. The loss of the street will not foreclose reasonably foreseeable future bicycle/pedestrian use;*
 - b. The loss of the street will not foreclose non-motorized access to adjacent land uses or transit stops;*
 - c. The loss of the street is necessary for the construction of a high density, mixed-use project containing both residential and non-residential uses or creating close proximity of residential and non-residential uses; and*
 - d. There is no reasonably foreseeable need for any type of transportation corridor for the area.*

The platted right-of-way (ROW) is unimproved and located in the middle of the Kiwanis Girl Scout Park along Rattlesnake Creek. The vacation of this public right-of-way will facilitate improvements to Kiwanis Girl Scout Park and the enforcement of park ordinances throughout Kiwanis Girl

Scout Park. The ROW is unimproved and does not provide access as a functioning right-of-way and the proposed vacation will not negatively affect this part of the City and will help with the preservation of the daylight portion of Rattlesnake Creek. The closure of the ROW will not foreclose reasonably foreseeable future bicycle or pedestrian use or other transportation corridor in the area, and it will not foreclose non-motorized access to adjacent land uses or transit stops. The ROW vacation will not affect municipal services, since the right-of-way is not utilized by these services today. The vacation will improve access for emergency services with the construction of a pedestrian connection across Rattlesnake Creek and will not impact utilities. Any proposed utilities for a development will need to be approved under the development review process. Typically, the City proposes that an existing public utility easement be retained as a condition of approval for a street vacation request, or a new easement be created to provide access to existing or proposed utilities. Utility relocation and upgrades will be coordinated with the overall park improvement process. The vacation should have no negative effect on the property values in the surrounding area. While this vacation does not meet the additional criteria for the construction of high density, mixed use development, the vacation will not negatively affect the surrounding neighborhood and the vacation of the right-of-way will allow for the redevelopment of the park and in turn have a positive effect on the design and character of the neighborhood.

Staff recommends approval of this vacation of public right-of-way based on the criteria. The City Plan Board, on March 28, 2019, held a public hearing and voted to recommend that the City Commission approve this public right-of-way vacation.

CITY ATTORNEY MEMORANDUM

This ordinance requires two readings and will become effective immediately upon adoption.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

3/28/19	City Plan Board	Approved
10/3/19	City Commission	Adopted on First Reading (Ordinance)

[180861A_draft ordinance_20191003.pdf](#)

[180861B_PB-19-015 SVStaffReportandExhibits_20191003](#)

[180861C_CPB 190328 Minutes draft_20191003](#)

[180861D_Staff PPT_20191003](#)

[190082.](#)

Text Change - Amending the Land Development Code to Allow Mini-Warehouses, Self- Storage in the Automotive-Oriented Business Zoning District (B)

Ordinance No. 190082

An ordinance of the City of Gainesville, Florida, amending Section 30-4.19 of the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) to add mini-warehouses, self-storage as a permitted use by right in the Automotive-Oriented Business (BA) zoning district; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: STAFF REPORT

This ordinance will add "mini-warehouses, self-storage" as a permitted use by right in the Automotive-Oriented Business (BA) zoning district. Mini-warehouses/self-storage facilities are characterized by onsite storage units where the principal use is the storage of goods and materials. Currently, mini-warehouses/self-storage is permitted within enclosed buildings in the following zoning districts: U8; U9; BI; W; I-1; I-2; and AF.

The City Plan Board held a public hearing on June 27, 2019, where it voted to recommend approval of this amendment to the Land Development Code.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and will become effective immediately upon adoption at second reading.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

6/27/19	City Plan Board	Approved
10/3/19	City Commission	Adopted on First Reading (Ordinance)

[190082A_draft ordinance_20191003.pdf](#)

[190082B_Staff Report_20191003](#)

[190082C_Staff PPT_20191003](#)

[190082D_Additional Back Up_20191003](#)

[190201.](#)

Amending the Code of Ordinances Relating to the Board of Adjustment, Variances, Nuisance Abatement and Appeals Procedures (B)

Ordinance No. 190201

An ordinance of the City of Gainesville, Florida, amending the Code of Ordinances to replace procedures currently in the code related to the Board of

Adjustment, variances, nuisance abatement, and appeals procedures by amending Sections 2-213, 2-377, 16-22, 16-27, 16-28, 16-93; 16-95 through 16-99.2, 23-102, and 26-141; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: The City of Gainesville Board of Adjustment (which also served as the Nuisance Abatement Board) is no longer in service, and its functions need to be reassigned to other boards or offices. This ordinance updates the City's Code of Ordinances to reassign those functions and to update outdated language in regard to variances, nuisance abatement, and appeals procedures. Based on comments at first reading, and upon further review, revisions have been made to add "alleged" violator to pre-adjudication references to the party responsible for nuisances, and to retain the term "aggrieved party" for those who may appeal a decision of the special magistrate regarding nuisances.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

10/3/19 City Commission Adopted on First Reading (Ordinance)

[190201A draft ordinance 20191003.pdf](#)

[190201B draft ordinance amended 20191017.pdf](#)

ORDINANCES, 1ST READING - ROLL CALL REQUIRED

GENERAL PUBLIC COMMENT - For items not on the agenda, limited to 3 minutes per citizen and not to exceed 30 minutes total

COMMISSION COMMENT

10:00pm or earlier - Adjourn - If later than 10:00pm, the Commission may waive the rules to extend the meeting or may schedule a date/time to continue the meeting