

City of Gainesville

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



Meeting Agenda - Final

April 17, 2014

1:00 PM

Modified Agenda

City Hall Auditorium

City Commission

*Mayor Ed Braddy (At Large)
Commissioner Lauren Poe (At Large)
Commissioner Thomas Hawkins (At Large)
Commissioner Yvonne Hinson-Rawls (District 1)
Commissioner Todd Chase (District 2)
Commissioner Susan Bottcher (District 3)
Mayor-Commissioner Pro Tem Randy Wells (District 4)*

Persons with disabilities who require assistance to participate in this meeting are requested to notify the Office of Equal Opportunity at 334-5051 or call the TDD phone line at 334-2069 at least two business days in advance.

CALL TO ORDER**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****CONSENT AGENDA****CITY MANAGER, CONSENT AGENDA ITEMS**

[130788.](#)

United States Tennis Association (USTA) Facility Assistance Grant Application (NB)

This item requests approval of the City Commission for the Department of Parks, Recreation and Cultural Affairs (PRCA) to accept a grant, if awarded, from the United States Tennis Association (USTA) Facility Assistance grant program.

Explanation: The USTA provides up to 35% reimbursement funds for resurfacing tennis courts in the community. The department plans to utilize its Park Improvements Capital Improvement Project (CIP) fund and Recreation Land Improvements CIP funds to resurface and repair five tennis courts this fiscal year, four at TB McPherson Park and one at Cofrin Nature Park. In addition, two courts at Northeast 31st Avenue Park are in disrepair and need reconstruction and are also included in the grant request. The approximate cost for resurfacing one court is \$5,000. The cost to reconstruct one court is \$15,000. The approximate total cost of this project is \$55,000. The department seeks approval for applying for the USTA Facility Assistance Grant that if approved, will reimburse the City up to 35% of the total resurfacing and reconstruction costs.

The grant submission does not have a deadline. Once submitted, the

department is informed within 30 days whether it will receive funds and notified of the amount of funds to be received. If the department does not receive funds, it will be unable to complete both resurfacing and reconstruction projects and instead will scale down the project to fit its current CIP allocation. Without the USTA grant, the department cannot address all of the tennis court CIP needs in this fiscal year but will be eligible to apply to the USTA again next fiscal year.

Fiscal Note: There are minor administrative costs associated with this grant if funded. There is no additional fiscal impact of this grant application request since the funds are already allocated for repair and maintenance in the department's CIP allocation under Park Improvements CIP funds and Recreation Land Improvements fund totaling \$35,750.

RECOMMENDATION

The City Commission: 1) approve the request to accept a grant, if awarded, from the USTA Facility Assistance Grant to resurface five tennis courts and reconstruct two tennis courts and 2) if awarded, authorize the City Manager or designee to execute the grant agreement and other related grant documents, subject to approval by the City Attorney as to form and legality.

[130789](#)

Plum Creek Foundation Grant Application (NB)

This item requests approval by the City Commission for the Department of Parks, Recreation and Cultural Affairs (PRCA) to accept a grant, if awarded, from the Plum Creek Foundation grant program.

Explanation: Eastside Recreation Center is heavily used both during the winter and summer months. Through a grant opportunity from the Plum Creek Foundation, Parks, Recreation and Cultural Affairs Department seeks to enhance visitors' experiences at this facility by installing a shade structure over the playground at the Center. The shade structure will provide much needed protection from harmful UV rays and could play a role in preventing heat-related illnesses during warm weather activities. This special outdoor project will give a new look to the park, while giving the user a more comfortable and much safer outdoor experience. The grant award is \$10,000.

Fiscal Note: If funded, there are minor administrative costs associated with this grant. No funding match is required.

RECOMMENDATION

The City Commission: 1) approve the request to accept a grant, if awarded, from the Plum Creek Foundation to offset the cost related to purchasing a shade structure for the Eastside Recreation Center playground; and 2) if the grant is awarded, authorize the City Manager or designee to execute the grant agreement and other related grant

documents, subject to approval by the City Attorney as to form and legality.

[130790.](#)

Arts Education and Concerns Trust Foundation Grant Application (NB)

This item requests approval of the City Commission for the Department of Parks, Recreation and Cultural Affairs (PRCA) to accept, if awarded, a grant in an amount up to \$50,000 from the Arts Education and Concerns (AEC) Trust Foundation grant program.

Explanation: The PRCA Vision 2020 Master Plan identified the need to expose youth and adults that utilize our parks, recreation and cultural centers to art education. The vision for PRCA is to develop and implement a series of art education programs through various mediums: music, dance, art, drama, sculpture, and photography. In order to do this effectively, staff often has the challenge of addressing some of the social concerns that youth bring into the facility which sometimes leads to negative behavior. Using the tenets of the nationally-acclaimed character building program, "Character Counts," the department will partner with local artists guilds, individuals, and foster new partnerships to implement a strategy for bringing art education to the City's recreation centers.

The grant submission deadline is April 1, 2014. The panel review for the grant applications is scheduled for May. The grant awards are announced in June 2014. The grant award period is July 1, 2014 - June 30, 2015.

Fiscal Note: There are minor administrative costs associated with this grant if funded. Since the funds are restricted to development and implementation of programs, no funding match is required.

RECOMMENDATION

The City Commission: 1) approve the request to accept a grant in an amount up to \$50,000, if awarded, from the Arts Education and Concerns Trust Foundation for the development and implementation of an art education series of programs in the City's recreation centers; and 2) if the grant is awarded, authorize the City Manager or designee to execute the grant agreement and other related grant documents, subject to approval by the City Attorney as to form and legality.

[130866.](#)

Final Extension of Symetra Specific Stop-Loss Insurance for the City's Group Health Plan (B)

This item specifies the current pricing and terms of the City's Specific Stop-Loss Policy.

Explanation: The City utilized a competitive bid process to award administrative services and specific stop-loss insurance for the City's self-funded group health plan. While it is standard for the City to request multi-year cost commitment from service providing vendors, it is not standard for an insurance product to provide multi-year pricing. Stop-Loss insurance is used as a risk transfer tool to help mitigate the impact of large claims on the City's annual health insurance rates. In absence of this risk-transfer tool, an additional six and one-half percent increase would have to have been included in the City's health insurance premiums for the current plan year.

Rating of specific stop-loss insurance is market based and takes into account such factors as medical inflation and the insured loss ratio. Due to the recent poor performance of the City's loss ratio, 204% in the plan year ended December 31, 2013, the rate increase makes the current cost greater than 10% of the original quote from 2009. Based on the City's purchasing policy and input from the City Attorney's office, staff is providing the current pricing to the City Commission for the current policy year. This policy has a special provision that allows the City to pay a lower initial premium with a retrospective adjustment based on the policy year losses with an annual maximum premium. This is similar to a gain sharing arrangement. The estimated range of premium cost is between \$640,000 - 950,000 depending on enrollment and policy year losses. For policy year 2013, the plan received over \$1.3 million in cost reimbursements under the policy.

Fiscal Note: Funds necessary to cover the cost of the policy have been built into the 2014 premiums and is available in the Employee Health and Accident Benefit Fund.

RECOMMENDATION

The City Commission: 1) approve the final extension for Stop-loss insurance with Symetra Life Insurance Company; 2) authorize the issuance of a purchase order in an amount sufficient to pay the policy premiums; and 3) authorize the City Manager or his designee to execute the necessary documents to effectuate the final extension, subject to the approval of the City Attorney as to form and legality.

[130866 2014 Symetra Stop Loss Schedule of Benefits 20140417.pdf](#)

[130868.](#)

Extend Marsh Broker Contract an Additional Three Months to June 30, 2014 (NB)

This item requests a three month extension for broker services with Marsh USA, Inc.

Explanation: The City uses a competitive bid process to award our broker services

contract. Typically, the City renews or awards this contract in September, which is the same time frame that the City's insurance program is being marketed by the current broker. This makes transitioning to a new provider very difficult and puts our bid process in the middle of our insurance marketing efforts. Staff has been somewhat disappointed in the responses to our previous attempts to market this service. The City only received three proposals during the last attempt to market broker services. In an effort to increase competition, staff believes moving the process to January will allow more providers to prepare a response for the City to consider. Most public entities market their insurance programs during August and September which makes it difficult for vendors to devote time to a bid process which would conflict with their current client base.

Design of the proposal has taken longer than expected and staff needs additional time to receive and evaluate the proposals.

Marsh USA, Inc. has agreed to continue to provide the service on a monthly basis until the selection process has completed. This request to move the bid process is not due to poor service or performance on the part of Marsh, Inc. In fact, the opposite is true. Marsh has provided innovative solutions to our insurance needs and superior loss control support for Gainesville Regional Utilities.

Fiscal Note: Funds of \$49,615 are available in the General Insurance Fund. This is no increase over the current annualized amount.

RECOMMENDATION

The City Commission: 1) approve the additional three month extension to Marsh USA, Inc.; and 2) authorize the City Manager or his designee to enter into the three month extension to the current agreement, subject to the approval of the City Attorney as to form and legality.

GENERAL MANAGER FOR UTILITIES, CONSENT AGENDA ITEMS

CITY ATTORNEY, CONSENT AGENDA ITEMS

CLERK OF THE COMMISSION, CONSENT AGENDA ITEMS

EQUAL OPPORTUNITY DIRECTOR, CONSENT AGENDA ITEMS

[130822.](#)

Search Firm Criteria and Diversity Goals (NB)

Explanation: On March 11, 2014 this item Search Firm Criteria and Diversity Goals was introduced by Comm. Hinson-Rawls and the EOC recommended this item be referred by the City Commission to Committee.

RECOMMENDATION

The City Commission refer this item to the Equal Opportunity Committee.

COMMITTEE REPORTS, CONSENT AGENDA ITEMS**RECREATION, CULTURAL AFFAIRS AND PUBLIC WORKS COMMITTEE,
CONSENT****PUBLIC SAFETY COMMITTEE, CONSENT****AUDIT, FINANCE AND LEGISLATIVE COMMITTEE, CONSENT**[130824.](#)**Fiscal Year 2014 Operating Funds Quarterly Monitoring Report -
Quarter Ending December 31, 2013 (B)**

Explanation: The City's General Government Budget Policy requires staff to prepare and submit a quarterly Budget compliance report in substantially the same form as the final budget document, for all major operating funds, including the status of General Fund fund balances to the Audit, Finance and Legislative Committee.

RECOMMENDATION

The Audit, Finance and Legislative Committee recommends the City Commission receive the quarterly budget monitoring report for the quarter ended December 31, 2013.

[130824 - FY14 1st Qtr Report 03-31-14-Final.pdf](#)

[130833.](#)**GRU Quarterly Financial Report (B)****RECOMMENDATION**

The Audit, Finance and Legislative Committee recommends the City Commission accept the GRU Quarterly Financial Report as of December 31, 2013.

[130833_QtrStatements_20140331.pdf](#)

EQUAL OPPORTUNITY COMMITTEE, CONSENT**COMMUNITY REDEVELOPMENT AGENCY, CONSENT ITEMS****END OF CONSENT AGENDA****ADOPTION OF THE REGULAR AGENDA****CHARTER OFFICER UPDATES**

[130625.](#)**Annual Hiring Report for FY13 (B)**

Explanation: During the March 6, 2014 City Commission Meeting, the Equal Opportunity Director presented the hiring report for the 2012-2013 fiscal year. At the conclusion of the report, the EO Director made the following recommendations: (1) Continue with training and education of hiring managers with Annual Affirmative Action Workplan Workshop with required attendance; (2) Continue with PRAF protocols; (3) Continue with aggressive recruitment strategies and plans including the hiring or a professional recruiter; (4) Interview all internal candidates meeting minimum qualifications; and (5) Create racially diverse panels for all interviews for supervisor positions and above. The EO Director indicated to the Commission that the City attorney objected to Recommendations #4 and 5. The City Commission then voted to request written recommendations from the City Attorney's office and other Charter Officers regarding the Annual Hiring Report Recommendations.

RECOMMENDATION

The City Commission: Hear recommendations from the City Attorney, Equal Opportunity Director, and other Charter Officers, and take action accordingly.

Legislative History

1/14/14	Equal Opportunity Committee	Heard
3/6/14	City Commission	Approved, as shown above
3/11/14	Equal Opportunity Committee	Approved as shown above (See Motion)

[130625 PPT 20140306.pdf](#)

[130625 MOD MemoCommission 20140417.pdf](#)

[130625 MOD memo comments 20140417.pdf](#)

[130625 Mod Comments to EO Rec 20140417.pdf](#)

CLERK OF THE COMMISSION**CITY MANAGER**[130869.](#)**Findings from the GCI Campus Visioning Session (B)**

The purpose of this item is to request that the City Commission receive a presentation on the findings of the public "GCI Visioning Session" held on January 11, 2014. *ESTIMATED STAFF PRESENTATION 15 MINUTES*

Explanation: This item supports the City Commission Strategic Initiative 3.1: Continue Implementation of the 10 Year Plan to End Homelessness.

Nearly ten years ago, the City of Gainesville (City) and the Alachua County Board of County Commissioners (County) began a mission to establish a One Stop Homeless Assistance Center (OSHAC). The establishment of an OSHAC was a major objective in the Ten Year Plan to End Homelessness. In recent months, several major milestones have been achieved while working to accomplish that mission.

On November 19, 2013, the City purchased the former Gainesville Correctional Institute (GCI) campus and an additional 95 acres of conservation land from the State for \$1.3 million. Construction and renovation work is now underway on the campus, and interim homeless services are scheduled to start on May 1, 2014. Although the complex has yet to be officially named, it is commonly being referred to as the "Empowerment Center."

On January 11, 2014, the City of Gainesville hosted the first Visioning Session to discuss the future development of the site for other uses. Ms. Debbie Mason was the facilitator for the session. Seventy-nine (79) participants attended the first Visioning Session. There were several common themes that emerged during the small group discussions at the session. Ideas to name the campus were also generated during the session. Ms. Mason is prepared to report the findings of the Visioning Session and submit the Visioning Session Summary Report for review and discussion.

City staff plans to hold another Visioning Session in the summer. Staff also wishes to solicit public input on the names for the campus and bring results back to the City Commission to officially name the campus.

RECOMMENDATION The City Commission: 1) receive the Visioning Session Summary Report; 2) hear a presentation the findings of the Visioning Session from facilitator, Ms. Debbie Mason; 3) authorize staff to solicit public input on names for the campus; and 4) discuss the future development of the campus.

[130869A Summary Report 20140717.pdf](#)

[130869B Presentation 20140417.pdf](#)

[130806.](#)

Charter County and Regional Transportation System Surtax (B)

Section 212.055, Florida Statutes allows charter counties to impose a discretionary sales surtax of up to 1 percent. The Alachua County Board of County Commissioners is considering a 2014 ballot initiative for a 1-cent Charter County Transportation System Surtax. *estimated staff presentation 20 minutes*

Explanation: Section 212.055, Florida Statutes allows charter counties to impose a discretionary sales surtax of up to 1 percent. By law, the proceeds from the surtax shall be applied to:

- 1) bus and fixed guideway systems;
- 2) on-demand transportation services; or
- 3) roads or bridges.

On February 18, 2014 the Board of County Commissioners approved a motion to distribute funds such that the City of Gainesville would receive 43.24% of revenues. This equates to approximately \$12,970,216 per year. This same motion included an eight year term; bringing the total revenue for Gainesville to approximately \$103,761,728. The County established a deadline of May 1 for municipalities to provide their list of projects as well as a summary of the calculations used in estimating the cost of each project.

To assist in developing a prioritized list of transportation projects, staff has compiled projects from the Transportation Improvement Plan, Transit Development Plan and the Long Range Transportation Plan. The projects are prioritized within categories i.e. transit, preservation of existing system, enhancement of existing system, enhancement to Bicycle/Pedestrian Network, and enhancements - new corridors. Staff has expanded the list and updated cost estimates since the list was originally submitted to the City Commission in September 2013. Roadway projects associated with economic development efforts in the Power District and GTEC area were also added to the list.

Staff is recommending a funding split of 40% on transit capital and operating costs and 60% for roads, bridges, bicycle and pedestrian facilities. In consideration of this split staff has developed an 8 year funding plan for the City Commission's consideration. The cost of this portion of the service is included in the 8 Year Funding Plan. The overall list of transportation priorities and a supplemental list of transit projects is included as backup for consideration.

Fiscal Note: There is no fiscal impact associated with this discussion.

RECOMMENDATION

The City Commission: 1) hear presentation; 2) approve staff's recommended 8 year Transportation Surtax Funding Plan; and 3) authorize the City Manager to forward a copy of the City's 8 Year Transportation Surtax Funding Plan to Alachua County.

Alternative Recommendation:

The City Commission provide the City Manager with input on development of an 8 year Transportation Surtax Funding Plan.

Legislative History

4/3/14 City Commission Continued

[130806A_SalesTaxProposal_20140403.pdf](#)
[130806B_OverallProjectList_20140403.pdf](#)
[130806C_Map_20140403.pdf](#)
[130806D_Transportation_20140403.pdf](#)
[130806E_ProjectCosts_20140403.pdf](#)
[130806F_Presentation_20140403.pdf](#)
[130806A_MOD_SalesTaxProposal_20140403.pdf](#)
[130806G-MOD_Summary List-20140417.pdf](#)
[130806H-MOD_Maps and Tables_20140417.pdf](#)
[130806I-MOD_Presentation_20140417.pdf](#)

[130855.](#)

Discuss Hosting a Telephone Town Hall Meeting (NB)

This item provides a brief description of Telephone Town Hall meetings and requests direction from the City Commission on the logistics of holding a Telephone Town Hall Meeting in Gainesville.

****ESTIMATED STAFF DISCUSSION 10 MINUTES****

Explanation: As part of the City of Gainesville FY 15/16 Biennial Budget Calendar, the City Commission approved dates for a series of public meetings to gather feedback from residents on the City's strategic priorities. The first Town Hall Meeting was held on February 10th at the Senior Recreation Center and approximately 70 residents attended. To reach out to a greater number of residents, the following Town Hall Meeting was scheduled to be conducted over the phone on March 18th, when the City would call out to approximately 30,000 residents. The Telephone Town Hall Meeting scheduled for March 18th was cancelled to give staff an opportunity to share the logistics of the proposed Telephone Town Hall Meeting with the City Commission.

Staff has identified six government entities in Florida that conduct Telephone Town Hall Meetings, including the City of Fort Lauderdale, the City of North Port, Pinellas County, TBARTA, the Sarasota County School Board and the City of Palm Bay. In these Town Hall Meetings, the format is typically as follows:

- A list of residential home phone numbers is obtained and calls are placed at the beginning of the meeting;*
- The vendor moderates the call and welcomes participants to the public meeting, inviting them to press zero if they would like to ask a question;*
- The Mayor and City Commission give opening remarks;*
- The vendor provides screeners, who take the questions and comments from residents on the line throughout the call and enter them into a queue, with a number that indicates the relevancy of the question to the focus of the meeting;*
- As calls are selected to go on the air, the moderator introduces the*

caller and brings them on the line to ask a question, then turns it over to the Mayor and City Commission to respond;

- Callers are brought on the air in this manner for one hour, with the goal of hearing and responding to as many questions as possible;
- At the end of the call, the moderator thanks everyone for their participation and invites those who were not able to ask a question on the air to stay on the line to leave a voice mail;
- The Mayor and City Commission then give closing comments;
- After the meeting, staff responds to those questions left as a voice mail; and
- Following the meeting, a complete recording of the call and all dialog during the call are provided to the City.

Staff is requesting direction from the City Commission on a few key logistics with respect to Gainesville's Telephone Town Hall Meeting, more specifically:

- Should the call focus on a certain topic, such as those addressed at the Town Hall Meeting in February or should the meeting be open to all business of the City?
- Should calls be selected based on a given criteria or should all calls be taken in the order they are received?
- Should there be any parameters to the length of time a caller is on the air?

Fiscal Note: The cost of a Telephone Town Hall meeting is approximately \$4,500 for a one-hour call.

RECOMMENDATION

The City Commission: 1) receive a presentation from staff on the logistics of a Telephone Town Hall Meeting; 2) provide direction to the City Manager on the preferred logistics of a Telephone Town Hall for the City of Gainesville; and 3) direct the Clerk of the Commission to reschedule a Telephone Town Hall Meeting.

GENERAL MANAGER FOR UTILITIES

[120883.](#)

RUC Recommendations on Customer Deposits (B)

Explanation: On January 17, 2013, the City Commission referred an item (#120883) to the RUC to discuss late fees and delinquent disconnection practices, including deposits. Staff presented information to the RUC at meetings between September 2013 and February 2014 on the residential and non-residential billing cycles along with late fees, disconnection practices, utility deposits, and associated recommendations. Recommended changes to billing cycles were approved by the City Commission on February 20, 2014. On March 13, 2014 the RUC additionally approved deposit, late payment, and satisfactory payment history definition recommendations to be presented to the City Commission.

Fiscal Note: The anticipated fiscal impact of making the proposed changes to the deposits will be a reduction in the amount of residential revenue referred to collections, estimated at \$90,000 annual and a refund of non-residential deposits, estimated at \$940,000.

RECOMMENDATION

The City Commission:

- 1) receive a brief presentation from staff on items pertaining to customer deposits, late payments, and satisfactory payment history definition;*
- 2) approve recommendations from the RUC; and*
- 3) direct the City Attorney to draft and the City Clerk to advertise ordinances.*

Legislative History

1/17/13	City Commission	Referred to the Regional Utilities Committee
2/20/14	City Commission	Approved as Recommended

[2013.09.12 Item 120883 - Attach 1](#)

[2013.09.12 Item 120883 - Attach 2](#)

[Item 120883 Late Fees-Utility Terminations 20131217](#)

[Item 120883 CY11-13 worked delinquent disconnects 20131217](#)

[Item 120883 IOU Deposit Study 20131217](#)

[120883_RUC Recommendations on Cust Billing and Deposits MOD_20140220.r](#)

[120883 RUC Presentation Deposits 20140313](#)

[120883 - Satisfactory Pymt Hist - Cust Deposits 20140417](#)

130871.**Rate Stabilization Fund, Utility Plant Improvement Fund and Debt Service (B)**

Explanation: The Commission requested staff provide information regarding use of the Rate Stabilization Fund (RSF), Utility Plant Improvement Fund (UPIF) and Debt Service and how these impact budget decisions. Staff has prepared a presentation to cover these subjects, and how each are used in the FY14 budget.

Fiscal Note: None.

RECOMMENDATION

The City Commission receive a presentation from staff.

[130871 RSF, UPIF, Debt Service-Financial Risk Mgt Program 20140417](#)

[130871 GRU RSF UPIF and DS presentation 20140417](#)

130272.**Purchase of Innovation Energy Center Site at Innovation Square (B)**

Executive Summary: Staff is requesting direction to either purchase, or enter into a lease-to-purchase agreement for, the Innovation Square Energy Center (IEC) site together with associated easements, located at

200 SW 7th Terrace. Staff is also requesting approval to draft and execute all documents related to either a purchase or lease-to-purchase agreement of the site, subject to the terms approved by the City Commission.

Explanation: In 2010, GRU worked with UF Health (formerly Shands Teaching Hospital and Clinics, Inc.) to determine if Innovation Square would be a suitable site for chilled water and back-up power, in addition to traditional utilities. After review, and based on the success of the South Energy Center that provides chilled water and backup power to UF Health Cancer Hospital, GRU pursued this opportunity.

In 2010, UF Health owned the Innovation Square property and was acting as developer of the site. Since GRU would potentially be making a significant capital investment in infrastructure and equipment to provide chilled water and backup power to the buildings within Innovation Square, GRU needed assurance that its investment would be recovered. As such, GRU was given exclusive provider status for chilled water and backup power within Innovation Square. All buildings built within Innovation Square are required to connect to GRU's chilled water and backup power network; in addition, GRU is obligated to serve all buildings within Innovation Square with chilled water and backup power. The agreement (hereafter referred to as "Agreement") granting this exclusive provider status is provided in the backup.

At the time the Agreement was crafted, UF Health and GRU identified a site previously used as parking for Shands at Alachua General Hospital as a suitable site for the IEC. The property was desirable for siting the IEC due to its ownership by UF Health, close proximity to the Innovation Square development, size, and availability at fair market value. Both UF Health and GRU believed that the site was owned by UF Health. In addition, all research of ownership at the time (Property Appraiser and Tax Collector) indicated UF Health was the owner of record.

As such, GRU and UF Health included a provision in the Agreement (Section 3.0) in which UF Health would make the land available to GRU, and in which GRU and UF Health would commission independent appraisals of the site to determine the purchase price of the land. GRU's and UF Health's appraisals were within 3% of each other, so the two appraisals were averaged to determine the purchase price of the land.

While GRU was negotiating with UF Health, GRU was also negotiating with the University of Florida (UF) for pricing and schedule to serve the Florida Innovation Hub at UF ("I. Hub" building, as it now frequently called) with chilled water and backup power. To meet the I. Hub's construction schedule, GRU began work on the IEC site immediately after the agreement with UF Health was signed.

On February 7, 2011, GRU entered into a service agreement with UF for chilled water and backup power service to the I. Hub building (this service agreement is included in the backup). Under the terms of this agreement, UF elected to prepay 25 years' worth of chilled water and backup power contract demand charges for \$450,000 and \$126,811,

respectively.

As construction on the Innovation Hub continued, projections for the potential of Innovation Square's ultimate build-out were received from consultants and land developers. The projections for total square footage of buildings to be constructed within Innovation Square came in higher than what GRU had originally estimated, and it was clear that GRU would require more space to build a chiller and back-up power plant to serve Innovation Square than was originally allotted in the Agreement with UF Health. As a result, GRU and UF Health agreed to expand the footprint that GRU would need to purchase. Rather than pay for new appraisals for the now slightly larger site, GRU and UF Health agreed to use the average of the dollars per square foot cited in the original appraisals and apply those figures to the new larger site. This new larger area is shown in the survey attachment.

On October 22, 2012, UF Health recorded a deed in the public records transferring ownership of its properties in and around the Innovation District from UF Health to Innovation Square, LLC, a company created by the University of Florida and UF Health. This new company was created to facilitate the efficient development of the Innovation District. As a result of the new deed, Innovation Square, LLC, became the successor to UF Health as it pertains to the GRU/UF Health Agreement.

A Purchase and Sale Agreement was drafted between GRU and Innovation Square, LLC in accordance with the terms of the original Agreement. Subsequently, staff was notified by a local Real Estate Title Attorney associated with the properties in the Innovation District, and the University of Florida, that past Agreements and Declarations between UF Health and the Ayer's Medical Plaza indicated that the IEC site was owned by the Clarence T. Ayers Condominium Association, Inc., a non-profit corporation. The condominium association is comprised of the Suite owners in the Ayer's Building (Innovation Square, LLC, the University of Florida Foundation, etc.). GRU and Innovation Square, LLC revised the Purchase and Sale Agreement to reflect the real estate company's results and the same was executed by the condominium association. The Purchase and Sale Agreement was then presented to the City Commission for approval at its September 5, 2013 meeting.

On September 5, GRU presented an agenda item with the purpose to purchase the IEC site. At that September 5th City Commission meeting, the City Commission passed the following motion:

"Direct the General Manager to re-negotiate with Clarence T. Ayers Condominium Association, Inc., a new lease-to-purchase option to include a five-year lease at a mutually agreeable purchase price and refer the city attorney to review all associated agreements within the next 60 days."

Questions regarding ownership of the property were also raised at the September 5th meeting. Following the meeting, GRU staff and

Innovation Square, LLC, commissioned independent title searches for the site. The title searches are in agreement that Innovation Square, LLC; University of Florida Foundation, Inc.; Gainesville Historic Properties, LLC; FT 720 Building Suite 250, LC; and FT 720 Building Suite 252, LC are the rightful owners of the site.

The property owners' representative and GRU staff met to negotiate in accordance with the City Commission's motion. As a result of these negotiations, staff is providing two options for the City Commission to consider:

(a) GRU receives the perpetual ingress/egress and public utility easement at no charge, purchases the perpetual maintenance easement for \$140,818 (15,840sq.ft. x \$35.55/sq. ft. x 75% discount), and purchases the Property for \$557,495 (15,682 sq. ft. x \$35.55/sq. ft.) prior to July 31, 2014, for a total purchase price of \$698,313.

(b) GRU leases the Property and associated maintenance easement for a term of five (5) years. GRU pays \$210,000 for lease payments due from February 7, 2011 (effective date of original UF Health/GRU Agreement), through February 6, 2013. (In the appraisal, lease rates were valued at an annual rate between nine and twelve percent of the purchase price of the land; GRU and the owner's representative settled on ten percent. The current purchase price is \$698,313; ten percent of the current purchase price is \$69,831.30. This figure was rounded to \$70,000 per year in negotiations. \$70,000/yr x 3 yrs = \$210,000.) GRU continues to lease the Property for a term of five (5) years, effective on February 7, 2014, at an annual rate of \$70,000. At the end of the five (5) year lease term, GRU purchases the Property and associated maintenance easement for the then-current market price, less all lease payments made.

The then-current market price will be determined by appraisals. The parties will commission independent appraisals of the Property and associated maintenance easement. If these appraisals are within 15 percent of each other, the value of the Property and associated maintenance easement will be determined by averaging the two (2) appraisal prices. If the appraisals are more than 15% apart, the Parties will mutually agree on a third appraiser and the basis for the purchase price of the Property and associated maintenance easement will be the average of all three appraisal prices (GRU's appraisal, the current owners' appraisal, and the appraisal conducted by the mutually agreed-upon third party appraiser). GRU will purchase the Property and associated maintenance easement at the appraised value, less all lease payments made.

Fiscal Note: If the City Commission directs staff to purchase the property now, the total purchase price of the property is \$698,313.00 plus closing costs. Funds were approved in the FY 2012 capital budget and are currently available.

If the City Commission directs staff to enter into a five-year

lease-to-purchase option, lease costs will be \$70,000 per year for five years, plus \$210,000 for lease payments in arrears. The purchase price of the property will be determined by appraisals commissioned approximately four years from today, less all lease payments made through the date of purchase. The lease-to-purchase option will be treated as a capital lease, and thus lease costs will be paid out of the capital budget. Funds that were budgeted in the FY 2012 capital budget will be available for the \$210,000 lease payment due in arrears and the \$70,000 per year lease payment for five years.

RECOMMENDATION

The City Commission:

- 1) hear a presentation by staff;*
- 2) direct staff to proceed with either:
 - a) the purchase of the IEC site as outlined in the agenda item explanation and accompanying presentation: or*
 - b) the lease-to-purchase of the IEC site as outlined in the agenda item explanation and accompanying presentation; and**
- 3) authorize the Interim General Manager, or her designee, to execute all documents necessary to complete either the purchase or the lease-to-purchase of the property, in accordance with City Commission-approved terms, and subject to approval by the City Attorney as to form and legality.*

Legislative History

9/5/13 City Commission Approved, as shown above - See Motion(s)

[130272_agmt_09052013](#)

[130272_ppt_20130905](#)

[130272 Emerson Appraisal of Site 20140417](#)

[130272 IEC Land Valuation Calculations 20140417](#)

[130272 IEC Survey 20140417](#)

[130272 Map of IEC Site 20140417](#)

[130272 Purchase of Innovation Energy Center Site at Innovation Square - 2014](#)

[130272 Santangini Appraisal of Site 20140417](#)

[130272 Shands Innovation Square Contract, Executed 20140417](#)

[130272 Title Commitment from First American 20140417](#)

[130272 UF Innovation Hub Contract, Executed 20140417](#)

CITY ATTORNEY

CITY AUDITOR

EQUAL OPPORTUNITY DIRECTOR

COMMITTEE REPORTS (PULLED FROM CONSENT)**RECREATION, CULTURAL AFFAIRS AND PUBLIC WORKS COMMITTEE****PUBLIC SAFETY COMMITTEE****AUDIT, FINANCE AND LEGISLATIVE COMMITTEE**[130831.](#)**City of Gainesville Fiscal Year 2013 Comprehensive Annual Financial Report, Audited Financial Statements, Auditors' Reports, Auditors' Management Letters and Single Audit Reports (B)**

Explanation: In accordance with the City's contracts for external auditing services with Carr, Riggs & Ingram, LLC and Ernst and Young, Certified Public Accountants, the following reports are presented for review by the Audit, Finance and Legislative Committee:

1. *The Basic Financial Statements, Supplemental Information and Independent Auditors' Report, Management Letters and Single Audit Reports of the City of Gainesville, Florida for the Fiscal Year Ended September 30, 2013; which are presented in the attached Comprehensive Annual Financial Report;*
2. *The Financial Statements, Supplemental Information and Independent Auditors' Report of Gainesville Regional Utilities for the Fiscal Year Ended September 30, 2013;*
3. *The Financial Statements and Independent Auditors' Report on the Wild Spaces and Public Places (WSPP) Funds of the City of Gainesville, Florida for the Fiscal Year Ended September 30, 2013;*
4. *The Financial Statements and Independent Auditors' Report on the Community Redevelopment Agency (CRA) Funds of the City of Gainesville, Florida for the Fiscal Year Ended September 30, 2013;*
5. *The Financial Statements and Independent Auditors' Report on the Employees' Pension Fund of the City of Gainesville, Florida for the Fiscal Year Ended September 30, 2013;*
6. *The Financial Statements and Independent Auditors' Report on the Consolidated Police Officers and Firefighters Retirement Plan of the City of Gainesville, Florida for the Fiscal Year Ended September 30, 2013;*
7. *The Financial Statements and Independent Auditors' Report on the Disability Pension Fund of the City of Gainesville, Florida for the Fiscal Year Ended September 30, 2013; and*
8. *The Financial Statements and Independent Auditors' Report on the Other Postemployment Benefits Fund of the City of Gainesville, Florida for the Fiscal Year Ended September 30, 2013.*

In the opinion of the independent auditors, the financial statements referred to in items 1 through 4 above present fairly, in all material respects, the financial position and changes in financial position of the

City, GRU, and the City's WSPP and CRA Funds for the year ended September 30, 2013, in conformity with generally accepted accounting principles.

In the independent auditors' opinion, the financial statements referred to in items 5 through 8 above present fairly, in all material respects, the net assets and changes in net assets held in trust for benefits for the year ended September 30, 2013, in conformity with generally accepted accounting principles.

As part of the audit process the independent auditors issue "management letter comments" along with several other reports related to internal control structure; compliance with certain provisions of laws, regulations, contracts and grants, and internal control structure and certain requirements applicable to federal and state financial assistance programs. These reports are presented within item 1 above under the heading of "Single Audit Section."

The auditors' management letters and internal control reports over financial reporting related to General Government and Gainesville Regional Utilities both indicate that there were no recommendations in the current year. The auditors' also reported no recommendations related to their review of the City's federal grant programs.

In accordance with Section 6(b) of Resolution 970187, City Auditor Responsibilities and Administrative Procedures, the City Auditor has reviewed the attached statements and reports to ensure that contractual terms have been fulfilled and transmits these reports with a recommendation for City Commission acceptance.

RECOMMENDATION

The City Commission accept the subject financial report, financial statements, auditors' reports, management letters and single audit reports; and management's written response.

[130831_CompAnnualFinancialReport1_20140331.pdf](#)

[130831_GRUAuditedFinancialStatements2_20140331.pdf](#)

[130831_WSPPAuditedFinancialStatements3_20140331.pdf](#)

[130831_CRAAuditedFinancialStatements4_20140331.pdf](#)

[130831_EmployeesPensionAuditedFinancialStatements5_20140331.pdf](#)

[130831_ConsolidatedRetirementFinancialStatements6_20140331.pdf](#)

[130831_DisabilityPensionFinancialStatements7_20140331.pdf](#)

[130831_PostemploymentBenefitsFinancialStatements8_20140331.pdf](#)

[130831_CRICityFY2013SAS114Letter_20140331.pdf](#)

[130831_EYGRUFY2013AuditResults_20140331.pdf](#)

COMMUNITY DEVELOPMENT COMMITTEE

[130599.](#)

Historic Tax Exemption Criteria (B)

This item involves a recommendation from the Community Development Committee (CDC) to the City Commission to: a) retain the current method ad valorem tax exemption for historic properties based on committee findings; and, b) remove the item from the CDC referral list;

The CDC also discussed the possibility of the City Commission discussing the following items for further discussion: 1) direct the historic preservation staff to have neighborhood meetings to discuss expanding the districts; and, 2) direct the Community Redevelopment Agency (CRA) to consider a micro TIFF program in specific areas. *ESTIMATED STAFF PRESENTATION 5 MINUTES*

Explanation: On February 19, 2014, staff presented a report which provided responses to issues raised by City Commissioners and additional background information including adopted State law and City Code concerning enabling legislation and eligible properties and data on revenue abatement related to ad valorem tax exemptions for historic structures.

The Community Development Committee discussed the report and associated presentation and voted to continue the ad valorem tax exemption program for historic structures in its current format based on the following seven findings:

- 1) That the preservation of mixed income, mixed use, walkable neighborhoods with irreplaceable character has value;*
- 2) This program is the tipping point to make improvements affordable;*
- 3) Some historic structures are improved that would not be affordable without the tax exemptions;*
- 4) The ad valorem tax exemption for historic properties is the only incentive available in the downtown area;*
- 5) The exemption encourages high quality design and architecture matters;*
- 6) It is a very efficient way to provide these incentives because there are no upfront costs to the City; and,*
- 7) Private investment spurred by the incentive begets additional private investment.*

The CDC heard favorable comments from several citizens who had used

the ad valorem tax reduction for historic properties.

After hearing comments, the CDC also voted to direct the historic preservation staff to have neighborhood meetings to discuss expanding the historic districts and directed the CRA to consider a micro TIFF program in specific areas that would be similar to the ad valorem tax program for historic structures.

Fiscal Note: The City would continue to have reduced ad valorem tax collections related to the incremental value of improvements on historic properties for 10 years. There would be additional staffing responsibilities necessary to conduct the studies and implement items A and B in the recommendation outlined below relative to exploring the expansion of historic districts and having the CRA consider a micro TIFF program

RECOMMENDATION

Community Development Committee to City Commission - 1) remove this item from the Community Development Committee referral list; and, 2) accept the seven findings listed in this memo;

Community Development Committee to City Commission - Recommend that the City Commission consider the following:

A) direct the historic preservation staff to have neighborhood meetings to discuss expanding the districts; and, B) direct the CRA to consider a micro TIFF program in specific areas.

Alternative Recommendation

Community Development Committee to City Commission - Not to pursue A or B or one or the other.

Legislative History

12/5/13	City Commission	Referred to the Community Development Committee
2/19/14	Community Development Committee	Approved, as shown above - See Motion(s)

[130599_Historic Properties AVT Exemption_20140219.pdf](#)

[130599_Historic Ad Val Tax Exempt_20140417.pdf](#)

ADVISORY BOARDS/COMMITTEES (APPOINTMENTS/REPORTS)

OUTSIDE AGENCIES

MEMBERS OF THE CITY COMMISSION

**CLERK'S NOTE: THIS ITEM IS ANTICIPATED TO BE HEARD FIRST AFTER
CITIZEN COMMENT IN THE EVENING.**

[080183.](#)

**Commissioner Lauren Poe - Gainesville Regional Utilities
Coal Procurement Policies (B)**

Explanation: At the July 10, 2008 GRU budget meeting the City Commission referred the issue of GRU's coal acquisition policy to the Regional Utilities Committee for their consideration.

Staff presented information to the Committee over the course of several meetings, regarding the principles of fuel supply economics, coal market strategy, procurement strategy, transportation economics and operational cost considerations that combine to form the basis for GRU Energy Supply's coal procurement policy.

The item was removed from the RUC referral list by vote of the City Commission on January 16, 2014.

Fiscal Note: The fiscal impact varies by policy directive and has not been determined at this time.

RECOMMENDATION

The City Commission 1) Direct the city attorney to draft a resolution stating that the Gainesville City Commission opposes extraction of natural resources by using any technique associated with mountain top removal (MTR) and the resulting environmental, social and economic devastation incurred by such practices. 2) Direct the general manager of Gainesville Regional Utilities (GRU), in cooperation with the city attorney's office, to draft a policy that states that GRU will no longer purchase coal sourced from mountain top removal (MTR) operations, and will from the effective date forward only purchase performance or compliance coal from the Central Appalachian region from deep mine operations. GRU may also purchase coal from the Illinois Basin region. Furthermore, if GRU feels that after receiving bids for a coal purchase and the price differential for deep mine coal is greater than 5% than that of MTR coal, the purchase will be brought before the city commission for a vote to temporarily suspend the policy and allow for the purchase of surface-mined coal. The commission will need to approve the suspension of the policy by a 5/7th vote of the full commission.

**CLERK'S NOTE: THIS ITEM IS ANTICIPATED
TO BE HEARD AFTER CITIZEN COMMENT IN
THE EVENING.**

Legislative History

7/10/08 City Commission Referred to the Regional Utilities Committee
 10/20/08 Regional Utilities Discussed
 Committee

[Item #080183 Back Up for 1-23-12.pdf](#)

[Item #080183 Laws & Regulations Applicable to Mountain Top Mining RUC Nov](#)

[RUC Item 080183 Citizen Submittal 8-16-11.pdf](#)

[RUC Agenda Back-Up-Item 080183.pdf](#)

[#080183 Coal Aquisition Policy 2-19-13](#)

[080183 proposed ordinance 20130912](#)

[080183 illinois coal program 20130912](#)

[080183 coal inventory 091213](#)

[080183 MTR Policy 20140417.pdf](#)

[080183 Economics Impacts of Restricting Coal Mining 20140417.pdf](#)

[080183 Mountaintop Removal 20140417.pdf](#)

[080183 Mountain Top Removal powerpoint 20140417.pdf](#)

[130879.](#)

Commissioner Susan Bottcher - Mail in Ballots for City Elections (NB)

RECOMMENDATION

The City Commission discuss the legality of changing City elections to all mail in ballots for City elections and take appropriate action.

COMMISSION COMMENTS (if time available)

RECESS

RECONVENE

PLEDGE OF ALLEGIANCE (5:30pm)

PROCLAMATIONS/SPECIAL RECOGNITIONS

[130842.](#)

City of Gainesville's Citizens' Academy Spring 2014 Graduates (NB)

Explanation: The City of Gainesville Communications Office offers the Citizens' Academy, dubbed "Gainesville 101," to educate Gainesville citizens on the diverse services their city government provides and inform them on how they can become more involved in their local government.

Participants in this session's Citizens' Academy went behind the scenes of city government operations, met with government officials, toured facilities and asked questions at six weekly sessions. The Citizens' Academy places an emphasis on sustainability, fiscal responsibility and increased interaction via the Citizens' Academy webpages. This is the 15th graduating class of the City of Gainesville's Citizens' Academy.

RECOMMENDATION *The City Commission: 1) recognize accomplishments of Gainesville 101 Spring 2014 City of Gainesville Citizens' Academy graduates; and 2) hear brief comments from the class speaker on what they have learned.*

[130870.](#)

Recognition of Students who Participated in Camp EmPower (NB)

Explanation: As part of its succession planning to address an aging workforce, GRU staff developed Camp EmPower, a spring break camp designed to expose middle school-aged students to careers in the utility industry. From March 24th through March 28, 2014, GRU held its 2nd annual camp. Eighteen (18) students from local schools spent their spring break with GRU staff, learning about a different area of the utility each day. The students were given hands-on experience with different jobs and participated in mock job interviews at the end of the week, followed by graduation.

RECOMMENDATION *The City Commission hear a short presentation by staff and Camp EmPower students.*

[130864.](#)

National Public Safety Telecommunications Week - April 13-19, 2014 (B)

RECOMMENDATION *Combined Communications Center to accept the proclamation.*

[130864_Telecommunications_20140417.pdf](#)

[130865.](#)

Cultivating the Future Day - April 17, 2014 (B)

RECOMMENDATION *Miss Gainesville Scholarship Pageant Public Relations Chair Tavares Kettles-Jones to accept the proclamation.*

[130865_Proc_20140417.pdf](#)

[130875.](#)

Fair Housing Month (B)

RECOMMENDATION *Cecil Howard to accept proclamation.*

[130875_FairHousing_20140417.pdf](#)

[130880.](#)

Occupational Therapy Month (B)

RECOMMENDATION *Deborah Hill to accept proclamation.*

[130880_OT_20140417.pdf](#)

[130908.](#)

National Child Abuse Prevention Month - April, 2014 (B)

RECOMMENDATION *Advocate/Author of "Don't Dare Touch Me There!"
Kandra Albury, Child Advocacy Center CEO
Sherry Kitchens and Child Abuse Prevention Task
Force Board Director Cathy Winfrey to accept the
proclamation.*

[130908_ChildAbuse_20140417.pdf](#)

CITIZEN COMMENT (6:00pm)

PUBLIC HEARINGS

RESOLUTIONS- ROLL CALL REQUIRED

[130799.](#)

**Resolution for Regional Transit System (RTS) Program of Projects
(POP) FY 2014 (B)**

**This item is a request to adopt a Resolution authorizing the filing of
an application with the Federal Transit Administration (FTA) and
Florida Department of Transportation (FDOT).**

RECOMMENDATION *The City Commission adopt the Resolution.*

[130799A_Resolution_20140417.pdf](#)

[130799B_Program_20140417.pdf](#)

[130823.](#)

**FIRST AMENDMENT TO THE FY 2013-2014 GENERAL
GOVERNMENT FINANCIAL AND OPERATING PLAN (B)**

Resolution No. 130823

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF
GAINESVILLE, FLORIDA; RELATING TO ITS GENERAL

GOVERNMENT BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2013 AND ENDING SEPTEMBER 30, 2014; AMENDING RESOLUTION NO. 130274, ADOPTED SEPTEMBER 19, 2013, BY MAKING CERTAIN ADJUSTMENTS TO THE GENERAL OPERATING AND FINANCIAL PLAN BUDGET; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE.

Explanation: The purpose of this amendment is to accurately reflect and incorporate into the City's FY 2013-2014 General Government budget those transactions and activities that were not anticipated during the budget process.

Fiscal Note: All of the recommended changes are funded either by increases in revenue budgets, decreases in expenditure budgets, or decreases in appropriate fund balances.

RECOMMENDATION The City Commission adopt the proposed resolution.

[130823 - FY14 1st Amendatory Budget Resolution.pdf](#)

[130823 -A-FY2014 Amendatory 1st Quarter-Final.pdf](#)

[130852.](#)

Resolution to Establish a General Fund Transfer formula for the Combined Utility System FY15 - FY19 (B)

This item involves a request for the City Commission to adopt the proposed resolution establishing a General Fund Transfer formula for the period FY15-FY19.

Explanation: FY14 represents the final year of the current four year fixed dollar transfer agreement between General Government and GRU. At the FY15 - FY19 Five Year Financial Forecast workshop on January 27, staff presented a proposed General Fund Transfer (GFT) methodology for the years FY15 - FY19. The following primary features of the methodology are incorporated in the proposed Resolution, which formalizes the agreement:

- The base amount of the Transfer shall be established at a level equal to the dollar amount of
the FY14 Transfer that would have been generated under the Formula in effect from FY00 through FY10;
- This base amount shall be increased by 1.5% per year over the period FY15 through FY19;
- and
- From this amount, the actual amount of ad valorem revenue received each year by the City related to the GREC Biomass Facility will be deducted.

Included as backup are materials addressing questions raised by the City Commission during the January 27th workshop:

- Trend data, historical and prospective, on the GFT as a percentage of GRU operating revenues, including and excluding fuel;
- A side-by-side comparison of the GFT features from FY00 through FY19; and
- A comparison of the GFT dollar level for FY10 - FY14 vs what would have been generated under the formula in place between FY00 through FY10.

Fiscal Note: Upon adoption of the proposed Resolution, FY15 GFT budgets for both General Government and GRU will reflect the revised formula components.

RECOMMENDATION The City Commission adopt the proposed resolution prescribing the revised General Fund Transfer methodology for the years FY15 - FY19.

[130852A Resolution GFT 20140417.pdf](#)

[130852B GFT comparison four year agreement to previous formula 20140417.](#)

[130852C GFT Formulal Buletpoints 20140417.pdf](#)

[130852D Copy of GFT as percentage of operating revenues with and without fu](#)

[130852E Presentation 20140417.pdf](#)

[130847.](#)

Resolution to Declare as Surplus and Dispose of City Owned Property (B)

A request to declare as surplus and dispose of City owned property, City Parking Lot # 10, Tax Parcel # 14574-000-000, ORIG GAINESVILLE DB H-383-BK 1 RG 2 OR 345/1, and located at 115 SW 1st Avenue.

Explanation: On December 19, 2013, the City Commission, on Consent Agenda, approved making City owned Lot #10 available for development. This property, known as City Parking Lot #10, Tax Parcel # 14574-000-000, ORIG GAINESVILLE DB H-383-BK 1 RG 2 OR 345/1, located at 115 SW 1st Avenue, is approximately 0.91 acres located in the heart of downtown Gainesville, and is 3/5 of a mile from the main campus of the University of Florida. This site consists of a full city block and has primary frontage on the prominent SW 2nd Avenue corridor as well as on SW 1st Avenue, SW 1st Street, and SW 2nd Street, which are retail/office/service streets. SW 2nd Avenue is a major connector between the University of Florida and downtown. This corridor extends from the entrance gates of the University of Florida, through the University Heights neighborhood through the Downtown, where Parking Lot #10 is located. SW 2nd Avenue is an important transportation corridor that is highly utilized by automobile, transit, bicycle, and pedestrian traffic.

In accordance with the Real Property Policies adopted by the City Commission on April 18, 2013 (Resolution No. 100630), this item requests the City Commission adopt a resolution finding and declaring that the property is surplus. As defined in the Policies, surplus means "property which no longer serves a public purpose, or is in excess of the City's needs, or the sale of which would serve a greater public purpose than the retention of the property." If the Commission adopts the resolution, the City Manager and/or designee will dispose of the property in a competitive manner.

The property was recently appraised at \$760,000 by Andrew V. Santangini, Jr, MAI (a copy is attached). City Parking Lot #10 must be developed in compliance with the underlying land use; zoning and development; and building codes regulations. It is anticipated the property will be disposed of in a competitive manner in early May, 2014.

Fiscal Note: An updated property appraisal for City owned Parking Lot #10 indicated a value of \$760,000.

RECOMMENDATION

The City Commission adopt the Resolution declaring as surplus property, City Parking Lot #10, Tax Parcel # 14574-000-000, ORIG GAINESVILLE DB H-383-BK 1 RG 2 OR 345/1, located at 115 SW 1st Avenue to be disposed of in a competitive manner.

[130847A_3-10-14 Appraisal Lot10_20140417.pdf](#)

[130847B_Resolution for Lot 10_20140417.pdf](#)

[130847C_Exhibit A to Resolution_20140417.pdf](#)

[130847D_Exhibit B to Resolution_20140417.pdf](#)

[130847C-MOD_Exhibit A - Legal Description for Lot 10_20140417.pdf](#)

[130873.](#)

RESOLUTION ACCEPTING REPORT OF BOARD OF CANVASSERS' RUN-OFF ELECTION 2014 (B)

A resolution of the City Commission of the City of Gainesville, Florida, accepting the report of the Board of Canvassers for the City of Gainesville, Florida, run-off election held April 8, 2014; and providing an immediate effective date.

Explanation: On April 8, 2014, a run-off election for the election of the Commissioner for the At Large 2 Seat was held.

The Report of the Board of Canvassers for the City of Gainesville, showing that Helen K. Warren was elected to the At Large 2 Seat, is accepted by this resolution of the City Commission.

RECOMMENDATION

The City Commission adopt the proposed resolution.

[130873_Resolution Accepting Board of Canvassers Report_20140417.pdf](#)

ORDINANCES, 1ST READING- ROLL CALL REQUIRED

[120908.](#)

TEXT CHANGE - OFF-STREET UNPAVED PARKING IN THE COLLEGE PARK AND UNIVERSITY HEIGHTS AREAS (B)

Ordinance No. 120908; Petition No. PB-12-19 TCH

An ordinance of the City of Gainesville, Florida, amending the Land Development Code to regulate off-street unpaved parking, as further described in this ordinance, by amending Sections 30-328, 30-329, and 30-330 of Article IX. - Additional Development Standards, Division 2. - Off-Street Parking and Loading Regulations; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT REPORT

This ordinance will amend the Land Development Code to regulate off-street unpaved parking in the College Park and University Heights areas. The proposed regulations are summarized as follows:

Applicability and Exemptions

The proposed regulations are applicable only to properties with unpaved parking areas within either College Park or University Heights, but exempt properties where these regulations would impose an inordinate burden on the property owner due to design constraints.

Access and the Parking Plan

The proposed regulations require that any parking area must be accessed via a legal driveway connection. Non-existent or substandard driveway access connections to parking areas can result in automobiles unlawfully driving over the curb to reach a parking space (LDC Sec. 26-51), and thereby damaging curbs, sidewalks, and landscaping and decreasing pedestrian, bicycle, and vehicular safety.

The proposed regulations require a parking plan that clearly depicts the proposed parking areas, how the parking area will be accessed from the driveway connection, and the types and distribution of the parking area borders and coverage materials.

Borders and Parking Area Coverage Materials

The proposed regulations require all unpaved parking areas to be delineated with borders and covered with approved materials. The borders and coverage materials are intended to improve the aesthetics of the unpaved parking areas consistent with the intent of the Special Area Plans and to reduce damage to vegetated groundcover and root systems. The borders must contain the coverage materials onsite to

reduce the run-off of materials into the stormwater system. Smaller parking areas (1-4 spaces) may opt to use mulch, wood chips, or leaves. Larger areas (more than 5 spaces) are limited to gravel or pavers.

Administration

The proposed regulations will be administered by the Code Enforcement Division. The Division currently administers the off-street parking regulations for single-family zoned parcels located in the context area and staff anticipates the administration of the proposed regulations will closely mirror the single-family parking program format. The proposed regulations will not affect game day parking or parking on major university-related event days.

After public notice was published in the Gainesville Sun on February 12, 2013, the City Plan Board held a public hearing on February 28, 2013, and by a vote of 6-0 recommended approval of this petition with certain revisions. On May 16, 2013, the City Commission approved the petition by a vote of 6-1.

CITY ATTORNEY MEMORANDUM

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

RECOMMENDATION

The City Commission adopt the proposed ordinance.

Legislative History

4/4/13	City Commission	Continued (Petition)
5/2/13	City Commission	Continued (Petition)
5/16/13	City Commission	Approved (Petition)

[120908A Staff and Plan Board Recommended Changes 20130404.pdf](#)
[120908B Staff report 20130404.pdf](#)
[120908C CDC Background Materials.20130404.pdf](#)
[120908D SAP District College Park SAP University Heights SAP 20130404.p](#)
[120908E Map 1 College Park SAP 20130404.pdf](#)
[120908F Map 2 University Heights SPA 20130404.pdf](#)
[120908G Application 20130404.pdf](#)
[120908H CPB Minutes draft 20130404.pdf](#)
[120908I staff ppt 20130404.pdf](#)
[120908A Staff and Plan Board Recommended Changes 20130502.pdf](#)
[120908B Staff report 20130502.pdf](#)
[120908C CDC Background Materials.20130502.pdf](#)
[120908D SAP District College Park SAP University Heights SAP 20130502.p](#)
[120908E Map 1 College Park SAP 20130502.pdf](#)
[120908F Map 2 University Heights SPA 20130502.pdf](#)
[120908G Application 20130502.pdf](#)
[120908H CPB Minutes draft 20130502.pdf](#)
[120908I staff ppt 20130502.pdf](#)
[120908A Staff and Plan Board Recommended Changes 20130516.pdf](#)
[120908B Staff Report 20130516.pdf](#)
[120908C CDC Background Materials.20130516.pdf](#)
[120908D SAP District College Park SAP University Heights SAP 20130516.p](#)
[120908E Map 1 College Park SAP 20130516.pdf](#)
[120908F Map 2 University Heights SPA 20130516.pdf](#)
[120908G Application 20130516.pdf](#)
[120908H CPB Minutes draft 20130516.pdf](#)
[120908I Staff PPT 20130516.pdf](#)
[120908 Pearcepics 20130516.pdf](#)
[120908A draft ordinance 20140417.pdf](#)
[120908B staff ppt 20140417.pdf](#)

ORDINANCES, 2ND READING- ROLL CALL REQUIRED

PLAN BOARD PETITIONS

DEVELOPMENT REVIEW BOARD PETITIONS

SCHEDULED EVENING AGENDA ITEMS

UNFINISHED BUSINESS

COMMISSION COMMENT

CITIZEN COMMENT (If time available)

ADJOURNMENT (no later than 11:00PM - Mayor to schedule date and time to continue meeting)