

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## **Meeting Agenda - Final**

**August 18, 2016**

**1:00 PM**

**MODIFIED AGENDA**

**City Hall Auditorium**

## **City Commission**

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

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

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

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

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

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

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

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

**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**

[160235.](#)

**Firehouse Subs Public Safety Foundation Grant (NB)**

**This item requests that the City Commission authorize the City Manager to execute a grant, if awarded, from the 2016 Firehouse Subs Public Safety Foundation for the purchase of Thermal Imaging Cameras (TICs).**

*Explanation: The Firehouse Subs Public Safety Foundation provides local public safety agencies and their communities with grant funding dedicated to improving life-saving capabilities. The grants are awarded in 5 distinct areas: Life-saving Equipment; Prevention Education; Scholarships and Continued Education; Support for Members of the Military; and Disaster Preparedness and Disaster Relief.*

*The Gainesville Fire Rescue Department has established the goal to equip all first response vehicles with Thermal Imaging Cameras (TICS). The Firehouse Subs Grant request seeks the funds to update current TICS that have outdated technology. If awarded, the grant will allow for the replacement of five (5) TICs that have outdated technology. The new technology will enhance the safety of personnel and the capability of performing search and rescue operations in hazardous environments.*

*Fiscal Note: The total benefit is approximately \$20,000. There is no match required.*

RECOMMENDATION

*The City Commission authorize the City Manager to execute the grant award contract, if awarded, and other necessary documents, pending approval by the City Attorney as to form and legality.*

[160229.](#)

**Award of a Contract for Liability and Worker's Compensation Claims Adjusting Services to Underwriters Safety and Claims, Inc. (B)**

**This item involves the selection of a third-party administrator for the City's Self-Insured Liability and Worker's Compensation claims adjusting.**

*Explanation: Since 1979, The City's liability and worker's compensation coverage's have been managed through a modified self-insurance plan. To assist the City in adjusting these exposures, a third-party administrator is utilized. In May 2016, the City of Gainesville's Risk Management Department developed a Request for Proposal (RFP). It was distributed via Demand Star with three (3) vendors submitting proposals. An evaluation committee, made up of members of General Government evaluated the written proposals. The ranking of the written proposals were based on the below evaluative criteria:*

1. *Written proposal meeting the criteria of the RFP*
2. *Technical ability*
3. *Price*

*Based on these evaluations, the top three vendors were: Underwriters Safety and Claims, Inc., PGCS Claim Services, and Tristar Risk Management.*

*As a result of the written and technical proposals, the committee ranked the vendors in the following order:*

1. *Underwriters Safety and Claims, Inc.*
2. *PGCS Claim Services*
3. *Tristar Risk Management*

*Fiscal Note: Funds in the amount of approximately \$210,000 are available in the Fiscal Year 2016-2017 General Insurance Fund budget.*

RECOMMENDATION

*The City Commission: 1) approve the rankings of the responding third-party administrators; 2) authorize the City Manager or his designee to negotiate with the firms in the ranked order, and execute a contract, according to the terms in the Request for Proposals with the chosen firm subject to approval by the City Attorney as to form and legality; and 3) authorize the issuance of a purchase order in an amount sufficient to cover the estimated claims administration costs.*

[160229A Supplemental Vendors 20160818.pdf](#)  
[160229B RFP for Third Party Claims Adjusting Services 20160818.pdf](#)  
[160229C Addendum 1 20160818.pdf](#)  
[160229D Addendum 2 20160818.pdf](#)  
[160229E Signed Bid Record 20160818.pdf](#)  
[160229F PGCS Submittal 20160818.pdf](#)  
[160229G TriStar Submittal 20160818.pdf](#)  
[160229H Underwriters Submittal 20160818.pdf](#)  
[160229i Summary with Rankings 20160818.pdf](#)  
[160229j Evaluator 1 written ranking 20160818.pdf](#)  
[160229K Evaluator 2 written ranking 20160818.pdf](#)  
[160229L Evaluator 3 written ranking 20160818.pdf](#)  
[160229M Final Ranking for Recommendation 20160818.pdf](#)  
[160229N Bid Tab 20160818.pdf](#)  
[160229o Memo re Recordings 20160818.pdf](#)

[160241.](#)

**Settlement of Worker's Compensation Claim - Curtis Reese (NB)**

**This item involves the full and final settlement of Mr. Reese's workers' compensation claim(s), which will include all future medical and indemnity payments. The total settlement amount is \$24,900 and represents a significant cost advantage to the city.**

*Explanation: While employed by RTS, Mr. Reese received injuries to his back which led to ongoing medical treatment and surgery. As a result of his injuries, the present potential exposure to the City in future medical treatment, indemnity payments is significant given his life expectancy.*

*The City Attorney's Office, the Risk Management Department, RTS, Special Counsel and our Worker's Compensation servicing agent all concur as to the full and final settlement of this claim. The total amount \$24,900, includes future medical costs and future indemnity payments.*

*Fiscal Note: The settlement of this case in the amount of \$24,900 will be paid out of the General Insurance Fund.*

**RECOMMENDATION**

*The City Commission authorize Special Counsel to prepare and execute the appropriate documents for a lump-sum settlement of the Worker's Compensation claim of Mr. Reese in the amount of \$24,900.*

[160287.](#)

**Alachua County's Draft Stormwater Treatment Manual (NB)**

**This item is a request for the City Commission to refer the Alachua County Draft Stormwater Treatment Manual to the General Policy Committee.**

*Explanation: Alachua County has drafted a Stormwater Treatment Manual for potential application county-wide. Although all stakeholders are supportive of efforts to improve water quality; City staff, other municipalities and other stakeholders are expressing concerns with the scientific basis for the standards contained within the Draft Manual which would have significant cost ramifications to both public and private entities. In addition, City staff is concerned with the impact such standards would have on redevelopment within the City. City staff is finalizing a Staff Analysis and would like the City Commission to discuss the Draft Manual at the August 25, 2016 General Policy Committee prior to the Joint Water Policy Committee meeting scheduled for September 7, 2016 at 9:30 am.*

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

**RECOMMENDATION**            The City Commission refer the Alachua County Draft Stormwater Treatment Manual to the General Policy Committee.

[160286.](#)

**City Commission Minutes (B)**

**RECOMMENDATION**            The City Commission approve the minutes of July 27 and July 28, 2016 and August 4, 2016.

[160286\\_Minutes\\_20160818.pdf](#)

[160285.](#)

**Office of Equal Opportunity Policy Revisions (B)**

**MODIFICATION - CHANGED TEXT FILE LANGUAGE AND REVISED BACK-UP.**

*Explanation: The Equal Opportunity Director shared initial feedback on policy changes after releasing a 90 day review to the city commission on January 14, 2016 and in subsequent commission briefings. The initial 90 day assessment revealed various Equal Opportunity policies had not been revised since 1999 or 2008, depending on the policy and should be updated to reflect the current environment and current operations. Since then, the Equal Opportunity Director has received input and feedback from various stakeholders (OEO staff, city staff, community members, etc.). The proposed changes will create efficiencies, provides clarity on several initiatives, and rewrites the city's ADA policy specifying the process for accommodations, staff roles, compliance and reporting.*

*Here are a summary of the Office of Equal Opportunity policy changes:  
 § EO-1 Policy Statement: Technical clean-up; updates to roles; consolidating multiple OEO committees into one new committee and*

clarifying roles

§ EO-2 Charter Officers' Duties Related to Equal Opportunity Policy:

Adds one additional role

§ EO-3 Affirmative Action: Technical clean-up; adds clarifying language on role of diversity workforce plans

§ EO-4 Discrimination, Harassment and Conduct: No change

§ EO-5 Retaliation Policy: Technical clean-up

§ EO-6 Disability Policy: Policy name change; total re-write of policy to include specific references of Title I and Title II under the ADA; creates definitions; adds specific steps for accommodation request process, compliance and reporting (reviewed and supported by City Attorney's Office, Human Resources, Risk Management, Facilities, PRCA and GRU)

§ EO-7 Equal Employment Opportunity Policy: No change

§ EO-8 Equal Opportunity Complaint Policy: Technical clean-up based on City Attorney's Office recommendation

*Fiscal Note: There is no fiscal impact as a result of these changes.*

**RECOMMENDATION**

The City Commission approve recommended revisions by the Equal Opportunity Director to the Office of Equal Opportunity policies.

[160285\\_Office of Equal Opportunity Policy Changes\\_081816.pdf](#)

## ADOPTION OF REGULAR AGENDA

**GENERAL CITIZEN 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.**

[150568.](#)

### Citizen Centered Gainesville Quarterly Update (B)

**This item is a request for the City Commission to receive a presentation on implementation efforts related to Citizen Centered Gainesville.**

**\*\*ESTIMATED STAFF PRESENTATION 20 MINUTES\*\***

*Explanation: The purpose of this item is to share a quarterly update on the progress of Citizen Centered Gainesville initiatives. The Commission will hear an update from project team members regarding the following initiatives: the Gainesville Business Portal, the Talent to Win, and the Thomas Center B Redesign.*

*Noteworthy occurrences since the last update to the Commission include:*

· The launch of safeGNV.org <<http://www.safegnv.org/>> - a website that connects citizens with real-time event and emergency information.

*During Tropical Storm Colin, the most significant weather event that has occurred since the website's launch, we saw activity of over 550 sessions in a 24 hour period. Analytics demonstrate that the site continues to draw predominately new users that are located in Gainesville.*

- The Code for Gainesville brigade debuted in conjunction with National Civic Day of Hacking on June 4, 2016 to bring the Gainesville Business Portal and other civic/government innovations to our community.*
- Work continues in redesigning the city's budget and strategic plan with the first session of the Gainesville Creative Series: Inspiration Session being held with the Commission, Charter Officers and staff at the Prioria Catalyst building.*
- Information and educational outreach related to Citizen Centered Gainesville and Design Thinking has begun across the city's functional areas and is expected to be completed by early fall.*
- The city's proposed budget was released through a new medium, OpenBudget, at [budget.cityofgainesville.org](http://budget.cityofgainesville.org) <<http://www.budget.cityofgainesville.org>>. In addition to increasing the transparency and accessibility of the city's budget, Gainesville is the first government in the state of Florida to publish FY17 budget data and make it API available.*
- A national search for the first Department of Doing Director in the country is in progress. An article written by the American Planning Association highlighted this unique position to a national audience.*

*Looking ahead to forthcoming projects, the first meeting of a City Hall design team was recently held to begin assessing the needs and potential scope of City Hall improvements. It is also expected that work surrounding the Department of Measuring, and communicating with the public regarding our citizen centered platform, will be priorities in the next quarter.*

*Fiscal Note: None*

**RECOMMENDATION**            *The City Commission receive a presentation from staff.*

[150568A-MOD\\_Memo\\_20151203.pdf](#)

[150568B-MOD\\_Draft Report\\_20151203.pdf](#)

[150568-MOD\\_Citizen Centered Gainesville Roadmap PPT\\_20151217.pdf](#)

[150568-MOD\\_PPT\\_20160218.pdf](#)

[150568\\_Presentation\\_20160519.pdf](#)

[150568\\_PPT\\_20160818.pdf](#)

[100607.](#)

**Purchase and Sale Agreement with Phalanx Defense Systems for Reuse/Development of the Former U.S. Army Reserve Property (B)**

**This item seeks City Commission approval of a Purchase and Sale**

**Agreement between the City and Phalanx Defense Systems, including financial and business terms, for the Reuse/Development of the Former U.S. Army Reserve Property. \*\*ESTIMATED STAFF PRESENTATION 5 MINUTES\*\***

*Explanation: On May 19, 2016, the City Commission approved the ranking of proposals for the "Reuse/Development of the Former U.S. Army Reserve Property" and authorized City staff to begin negotiations with the top proposer Phalanx Defense Systems.*

*On June 16, 2016, the City Commission approved the financial framework for a deal with Phalanx Defense Systems for the Reuse/Development of the Former U.S. Army Reserve Property.*

*Negotiations with Phalanx Defense Systems on the broader business terms of the deal have continued and are contained within the proposed Purchase and Sale Agreement for City Commission consideration.*

*Fiscal Note: An appraisal of the property conducted in February 2016 indicated an appraised market value of \$635,000 for the northern portion of the property with building and \$85,100 for the southern portion of the property (less mitigation costs). The Property Appraiser recently adjusted their value for the entire property to \$749,000 which included a reduction of 20% based on the observed condition of the building.*

**RECOMMENDATION**

*The City Commission: 1) hear a brief presentation on the proposed business terms included in the proposed Purchase and Sale Agreement and 2) authorize the City Manager to execute the proposed Purchase and Sale Agreement subject to approval of the City Attorney as to form and legality.*



[100607\\_Draft Letter\\_20110224.pdf](#)  
[100607A\\_Letter to Stearns-Brown NE Veterans Park\\_20110707.pdf](#)  
[100607B\\_Letter to Secretary of Defense\\_20110707.pdf](#)  
[100607C\\_Photo W Parking looking SE 9\\_20110707.pdf](#)  
[100607D\\_Photo SW Portion looking SE 9\\_20110707.pdf](#)  
[100607A\\_Site Map\\_20120924.pdf](#)  
[100607B\\_ECP Report\\_20120924.pdf](#)  
[100607C\\_Estimated Operation Costs Report\\_20120924.pdf](#)  
[100607A\\_Army Reserve Property Action Plan\\_20141113.pdf](#)  
[100607B\\_Oct 2012 Army Reserve PPT\\_20141113.pdf](#)  
[100607C\\_Nov 2012 CHW Draft Report\\_20141113.pdf](#)  
[100607A\\_Army Reserve Property Action Plan\\_20141218.pdf](#)  
[100607B\\_Draft Nov 13 2014 RCAPW Minutes\\_20141218.pdf](#)  
[100607C\\_USAR Action Plan PPT\\_20141218.pdf](#)  
[100607\\_Army Reserve Property Action Plan\\_20150514.pdf](#)  
[100607\\_Reserve Park Presentation\\_20150813.pdf](#)  
[100607\\_Reserve Park Presentation\\_20150820.pdf](#)  
[100607A\\_Real Property Policies\\_20151210.pdf](#)  
[100607B\\_Visioning Session Report\\_20151210.pdf](#)  
[100607C\\_Draft RFP Parameters\\_20151210.pdf](#)  
[100607A\\_Real Property Policies\\_20151217.pdf](#)  
[100607B\\_Visioning Session Report\\_20151217.pdf](#)  
[100607C\\_Draft RFP Parameters\\_20151217.pdf](#)  
[100607A\\_Boundaries of Reserve Park\\_20160201.pdf](#)  
[100607B\\_Reserve Property RFP Evaluative Criteria\\_20160201.pdf](#)  
[100607\\_Boundaries of Reserve Park\\_20160204.pdf](#)  
[100607\\_MOD\\_Reserve Property RFP Evaluative Criteria\\_20160204.pdf](#)  
[100607A\\_US Army Reserve Property-BID TAB\\_20160519.pdf](#)  
[100607B\\_RFP for U.S. Army Reserve Property\\_20160519.pdf](#)  
[100607C\\_RFP for U.S. Army Reserve Property-Add#1, 2\\_20160519.pdf](#)  
[100607D\\_Alachua County Housing Authority proposal\\_20160519.pdf](#)  
[100607E\\_Phalanx proposal\\_20160519.pdf](#)  
[100607F\\_Written Evaluations\\_20160519.pdf](#)  
[100607G\\_ACHA Presentation\\_20160519.pdf](#)  
[100607H\\_Presentation-Phalanx\\_20160519.pdf](#)  
[100607I\\_Oral Evaluations\\_20160519.pdf](#)  
[100607J\\_RFP Memo re Audio from evaluation proceedings\\_20160519.pdf](#)  
[100607-MOD\\_Phalanx Deal Structure\\_20160616.pdf](#)

[100607A\\_Phalanx Letter of Intent\\_20160721.pdf](#)

[100607\\_Letter of Intent\\_20160818.pdf](#)

[110541.](#)

**Proposed FY2017 Water and Wastewater Infrastructure Improvement Area Fees (B)**

**MODIFICATION - CHANGED TEXT FILE LANGUAGE**

*Explanation:* On December 15, 2011, the City Commission authorized the City Attorney to draft, and the Clerk of the Commission to advertise an ordinance designating infrastructure improvement areas (IIA) for water and wastewater, and adding capital recovery connection user fees for new and existing customers who construct new structures or construct new additions to existing structures within a designated IIA.

At its meeting on December 5, 2013, the City Commission heard a presentation from GRU staff on the proposed Innovation District IIA for constructing and funding water and wastewater system capacity improvements in the Innovation District area. At the meeting, it was explained that the costs for these improvements will be recovered through the Innovation District IIA user fees which will apply to new development and certain redevelopment within the designated Innovation District IIA.

Since that time, GRU staff worked with stakeholders and the City Attorney's Office to refine the approach to infrastructure improvement areas. Based on input from the stakeholders, GRU also designed and constructed infrastructure improvements in the Innovation District IIA. These improvements are currently benefitting customers in the area. The IIA user fees for the water and wastewater gravity collection systems are calculated and assessed based on the total heated and cooled building square footage, number of hotel rooms, number of motel rooms, or number of bedrooms of the new structure, and/or any addition to an existing structure.

The IIA fees are designed to be adjusted annually in order to ensure that the revenues collected from these fees will recover GRU's costs for water distribution and wastewater collection system capacity improvements constructed to serve development projects in the Innovation District IIA.

The ordinance was heard on second reading on April 7, 2016.

This item was presented to the Utility Advisory Board at their August 17, 2016 meeting.

*Fiscal Note:* The recommended FY2017 rates are necessary to ensure that GRU's expenditures for capacity improvements in the Innovation District IIA will be recovered over time.

**RECOMMENDATION**

The City Commission hear a brief staff

*presentation on the proposed FY2017 Innovation District Infrastructure Improvement Area (IIA) fees and direct the City Attorney to draft and the Clerk of the Commission to advertise an ordinance to adopt the recommended FY2017 fees effective October 2, 2016.*

*The Utility Advisory voted 6-0 (one member absent) to recommend that the Commission approve staff's recommendation.*

[110541A Innovation Square District 20111215.pdf](#)

[110541B GRU PPT 20111215.pdf](#)

[110541 Draft Ordinance 20150604.pdf](#)

[110541 Proposed iDistrict ISIA Presentation 20150604](#)

[110541 Draft Ordinance 20150820.pdf](#)

[110541 Proposed iDistrict IIA Presentation 20150820](#)

[110541 iDistrict IIA Presentation 1st Reading 20160317](#)

[110541 Draft Ordinance 20160317](#)

[110541 Ordinance 20160407.pdf](#)

[110541 iDistrict IIA FY 2017 Fees UAB 20160817](#)

[110541 iDistrict IIA FY 2017 Fees CCom 20160818](#)

**COMMITTEE DISCUSSION ITEMS - Items placed on the agenda by the Audit & Finance Committee or General Policy Committee or moved from Consent**

**OTHER POLICY DISCUSSION ITEMS - If the Commission does not get to these items, they are continued to the next regular Commission meeting or such other regular or special meeting or workshop, as the Commission directs**

**INFORMATIONAL PRESENTATIONS - Items that do not request or require any Commission action. If the Commission does not get to these items, they are continued to the next regular Commission meeting or such other regular or special meeting or workshop, as the Commission directs.**

**4:30 - 5:30pm Dinner Break**

**5:30 - Call to order Evening Session**

**PLEDGE OF ALLEGIANCE**

**PROCLAMATIONS/SPECIAL RECOGNITIONS**

**- September 2-4, 2016 (B)****RECOMMENDATION**

*Muscular Dystrophy Association Fundraiser Coordinator Jasmyne Stanley, Lieutenant Billie Jackson and Union President Tracey Higdon to accept the proclamation.*

[160293\\_FilltheBoot\\_20160818.pdf](#)

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

**PUBLIC HEARINGS****RESOLUTIONS - ROLL CALL REQUIRED**

[120977.](#)

**Resolution for a County Incentive Grant Program (CIGP) Agreement for the SW 40th Blvd Extension Project (B)**

**This item is associated with a Resolution authorizing the Mayor to execute the County Incentive Grant Program (CIGP) Agreement between the City of Gainesville, Alachua County, and the Florida Department of Transportation for the SW 40th Blvd Extension Project.**

*Explanation: The County Incentive Grant Program was created to provide financial assistance to counties to improve transportation facilities on the State Highway System or relieve traffic congestion on the State Highway System. This Agreement provides joint participation agreement funding up to the amount of \$1,357,871 to Alachua County for use by the City of Gainesville for improvements related to new roadway construction on SW 40th Boulevard from SR 121 (SW 34th St) to SR 24 (Archer Road). The County will assign all of its interests and obligations, financial and otherwise, in the oversight and management to the City. The City will perform construction of the project in accordance with all applicable federal, state and local statutes, rules and regulations, and standards.*

*Fiscal Note: This CIGP Agreement requires the City of Gainesville to provide a 50% local match up to the amount of \$1,357,871. The match sources are Transportation Mobility Program Area (TMPA) contributions from developments in the project area and the Local Option Gas Tax.*

**RECOMMENDATION**

*The City Commission: 1) hear a project presentation from staff; 2) approve a roadway cross-section; 3) adopt the Resolution; and 4) authorize the Mayor to execute a CIGP Agreement for the SW 40th Blvd Extension Project, subject to approval by the City Attorney as to form and legality.*

[120977A\\_Map\\_20130418.pdf](#)

[120977B\\_Maps\\_20130418.pdf](#)

[120977C\\_Resolution\\_20130418.pdf](#)

[120977\\_Resolution\\_20130418.pdf](#)

[120977A\\_PowerPoint-SW\\_40th\\_Blvd\\_20160818.pdf](#)

[120977B\\_Resolution\\_20160818.pdf](#)

[160142.](#)

### **Qualified Target Industry (QTI) Resolution - Project Generation (B)**

**This item seeks City Commission approval for a QTI Resolution associated with prospective job creation for the location within the City of Gainesville of Project Generation.**

*Explanation: A company seeking approval of a Qualified Target Industry (QTI) has requested confidential treatment of information concerning plans, intentions, or interests of such company in relocating its business activities to Gainesville. The Gainesville Area Chamber of Commerce is referring to the company as "Project Generation" to protect the identity of the company pursuant to Section 288.075, Florida Statutes. The information will remain confidential and exempt for twelve months after the date the City received the request for confidentiality or until the information is otherwise disclosed whichever occurs first. The City received the request for confidentiality on June 27, 2016.*

*Project Generation (a life science company) has indicated that it will create up to 35 net new jobs beginning in Fiscal Year 2017-2018 at an average wage of approximately \$73,882 (with benefits) within the City of Gainesville. In addition to the creation of jobs this firm has pledged a capital investment of approximately \$1.425 million.*

*The QTI incentive is a state tool available to Florida communities to encourage job growth in targeted, high value added businesses. Pre-approved applicants creating jobs in Florida receive refunds on the various State taxes they pay including corporate, sales, ad-valorem, insurance premium and other taxes. The QTI incentive is performance based and the firm will only receive funds based upon jobs created and meeting other criteria as required by Florida statute.*

*Due to the incentive calculated per job (\$3,000 per job per QTI incentive, \$2,000 for 200% of the Alachua County Private Sector Wage and \$2,000 for jobs located in an Enterprise Florida designated High Impact Business Sector) the total incentive would be \$ 245,000. Of this, the City would be asked to provide a 10% match (\$24,500) with an equal 10% match (\$24,500) coming from Alachua County for a total local match of \$49,000.*

*The Gainesville Area Chamber of Commerce and its economic*

development arm, the Council for Economic Outreach (CEO) have worked with Enterprise Florida and Project Generation and recommends approval of this request.

*Fiscal Note: If this item is approved, the City Commission agrees to budget and appropriate up to \$24,500 in the event that tax refunds are approved by the state.*

**RECOMMENDATION**

*The City Commission: 1) adopt the QTI Resolution; 2) authorize the Mayor to execute and the Clerk to attest to the QTI Resolution regarding Project Generation; and 3) direct the City Manager to forward the executed QTI Resolution to Enterprise Florida.*

[160142\\_Resolution QTI Project Generation\\_20160818.pdf](#)

[160143.](#)

**Resolution for a Joint Participation Agreement - State Block Grant Funds for RTS Operating Assistance for FY 2017 (B)**

**This item is a request to adopt a Resolution authorizing the City Manager to execute a Joint Participation Agreement between the City of Gainesville and Florida Department of Transportation (FDOT) to accept the allocation for Gainesville of \$1,843,539 from the State Block Grant Funds for FY 2017.**

*Explanation: FDOT allocates state block grant funds for public transit systems each year. The allocations are based on a three-part formula that includes population, ridership, and vehicle miles operated. For FY 2017, the allocation for Gainesville is \$1,843,539.*

*FDOT requires the governing board of each public transit system to adopt a resolution authorizing the acceptance of these funds.*

*Fiscal Note: The Joint Participation Agreement requires the City of Gainesville to match the funding. Funds in the amount of \$1,843,539 for this match are available in the FY 2017 RTS operating budget.*

**RECOMMENDATION**

*The City Commission adopt the Resolution.*

[160143A\\_FDOT FY17 Block Grant Resolution\\_20160818.pdf](#)

[160143B\\_FDOT FY17 Block Grant JPA\\_20160818](#)

**ORDINANCES, 1ST READING - ROLL CALL REQUIRED**

[160156.](#)

**VOLUNTARY ANNEXATION - 0.91 ACRES OF PROPERTY OWNED BY NORTH CENTRAL FLORIDA REGIONAL MEDICAL CENTER (B)**

**Ordinance No. 160156**

An ordinance of the City of Gainesville, Florida, annexing approximately 0.91 acres of property identified as Tax Parcel No. 06340-007-000, which is generally located north of W Newberry Road, south of NW 10th Place, east of NW 69th Terrace and Interstate 75, and west of NW 66th Street, as more specifically described in this ordinance, as petitioned for by the property owner(s) pursuant to Chapter 171, Florida Statutes; making certain findings; providing for inclusion of the property in Appendix I of the City Charter; providing for land use plan, zoning, and subdivision regulations, and enforcement of same; providing for persons engaged in any occupation, business, trade, or profession; providing directions to the Clerk of the Commission; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

*Explanation: This ordinance will annex into the corporate limits of the City of Gainesville approximately 0.91 acres of property generally located north of W Newberry Road, south of NW 10th Place, east of NW 69th Terrace and Interstate 75, and west of NW 66th Street. The subject property is unincorporated, compact, and contiguous to the current boundaries of the City. On July 7, 2016, the City Commission received and accepted a petition for voluntary annexation of the property at the request of the property owners.*

*The adoption of an annexation ordinance is the final stage in the annexation process set forth in the Municipal Annexation or Contraction Act in Chapter 171, Florida Statutes. Because this is a voluntary annexation, no referendum is required.*

**CITY ATTORNEY MEMORANDUM**

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

**RECOMMENDATION**      *The City Commission adopt the proposed ordinance.*

[160156 Signed Petition 20160707.pdf](#)

[160156A draft ordinance 20160818.pdf](#)

**ORDINANCES, 2ND READING - ROLL CALL REQUIRED**

[150845.](#)

**QUASI-JUDICIAL - REZONING - 2200 NE WALDO ROAD (B)**

Ordinance No. 150845; Petition No. PB-16-28 ZON

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 3.7 acres of property generally

located at 2200 NE Waldo Road, as more specifically described in this ordinance, from Mobile Home Residential District (MH) to Educational Services District (ED); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT REPORT*

*This ordinance will amend the Zoning Map Atlas of the City of Gainesville by rezoning the subject property from Mobile Home Residential District (MH) to Educational Services District (ED). The subject property is 3.7 acres located at 2200 NE Waldo Road, on the west side of Waldo Road and the south side of NE 23rd Avenue. The subject property, which is vacant but was previously developed and used for mobile home sites, comprises the northeastern corner of the approximately 20.75-acre University of Florida East Campus.*

*The proposed rezoning is appropriate for use as part of UF's East Campus and will result in the entire East Campus being zoned Educational Services District (ED). The current zoning district does not allow institutions of higher learning.*

*At a public hearing on March 24, 2016, the City Plan Board recommended approval to the City Commission by a vote of 6-0.*

**CITY ATTORNEY MEMORANDUM**

*This ordinance requires two hearings. This ordinance shall become effective immediately upon adoption; however, the rezoning implemented by this ordinance shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 150844 becomes effective as provided therein.*

**RECOMMENDATION**            *The City Commission adopt the proposed ordinance.*

[150845\\_Staff report and Appendices A-C\\_20160324.pdf](#)

[150845\\_draft ordinance\\_20160804.pdf](#)

[150845B\\_Staff report and Appendices A-C\\_20160804](#)

[150845C\\_CPB minutes\\_20160804](#)

[150845D\\_Staff ppt\\_20160804](#)

[150942.](#)

**UPDATE OF THE 5-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS IN THE CITY OF GAINESVILLE COMPREHENSIVE PLAN (B)**

Ordinance No. 150942; Petition No. PB-16-26 CPA  
An ordinance updating Table 14: 5-Year Schedule of Capital



Improvements in the Capital Improvements Element of the City of Gainesville Comprehensive Plan; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT REPORT*

*This ordinance is the state-required annual update of the City's 5-Year Schedule of Capital Improvements, which is found in the Capital Improvements Element of the Comprehensive Plan. This update will reflect the City's capital improvements projects that are scheduled through FY 2019/2020. Capital improvements are defined as: land, non-structural improvements to land, and structures (including the costs for design, permitting, construction, furnishings and equipment) with a unit cost of \$25,000 or more and that have an expected life of at least two years. The capital improvements in the 5-Year Schedule are primarily related to levels of service (LOS) adopted in the Comprehensive Plan and are needed to: correct existing deficiencies in LOS; maintain existing LOS; or deal with projected LOS deficiencies that will occur during the 5-year planning period of FYs 2015/2016 - 2019/2020. Planning staff finds that the proposed 5-Year Schedule is consistent with the various elements of the Comprehensive Plan.*

*The City Plan Board held a public hearing on April 28, 2016, where it voted to recommend approval of Petition PB-16-26 CPA.*

#### **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.*

[150942\\_Staff report and Exhibits A-1 thru Exhibit A-3\\_20160428.pdf](#)

[150942A\\_draft ordinance\\_20160804.pdf](#)

[150942B\\_Staff report and Exhibits A-1 thru Exhibit A-3\\_20160804](#)

[150942C\\_CPB minutes\\_20160804](#)

[150942D\\_Staff ppt\\_20160804](#)

## **PLANNING PETITIONS**

[160134.](#)

### **Special Use Permit Review to Construct a Gas Station with 12 Fueling Positions and a Convenience Store (B)**

**Petition PB-16-34 SUP.** Greenberg Farrow (John Vecchio, P.E.) agent for Walmart Stores East, owner. A special use permit with an intermediate development plan to allow construction of a gas station with

a convenience store. Zoned: MU-2 (12-30 units/acre mixed use medium intensity). Located at 1800 NE 12th Avenue.

**\*Estimated presentation time 15 minutes\***

*MODIFICATION - ADDITIONAL BACK-UP.*

*Explanation: This petition is a request to grant a special use permit at the above referenced site to allow construction of a gasoline station with 12 fueling positions and a retail/convenience store. Per the Comprehensive Plan, Policy 10.4.9 of the Transportation Mobility Element, gasoline service stations with more than six fueling positions must meet a specific set of conditions with final approval by the City Commission. The development must comply with Sections 30-233 of the Land Development Code and the Concurrency Management Element, Policy 10.4.9 of the Comprehensive Plan.*

*The project site is located at 1800 NE 12th Avenue and includes a portion of tax parcel 10859-010-003 which is currently in the subdivision review process to create a separate lot of approximately 2.188 acres (95,316 square feet). The site has a land use designation of Mixed use Medium (MUM) and a zoning of MU-2 (Mixed use medium intensity 12-30 units per acre). The development proposal includes a free-standing building of approximately 1,200 square feet, a gas canopy, twelve fueling positions, an off-street parking area, paved access to the pumps, landscape areas, and a stormwater management system.*

*The petition was submitted to the City Plan Board for review on May 26, 2016 but was continued after neighbors stated that they did not receive notice of the petition or the neighborhood meeting. Staff reviewed the notice process and determined that proper notice procedures were followed; the item was presented to the City Plan Board for review on June 23rd, 2016. After considering testimony presented by staff, the applicant, neighborhood residents and the general public, the board voted unanimously to approve the development with the conditions included in the staff report plus two conditions listed below in the City Plan Board recommendation to the City Commission.*

*In considering the petition, the City Commission is required to review the City Plan Board's recommendation, evidence presented in the public hearing, City staff report, the findings of Sections 30-233, the review standards of Policy 10.4.9 of the Comprehensive Plan and the development plan review process found in Article VII.*

*Public notices were published in the Gainesville Sun on May 10th and June 7th, 2016. The Plan Board held a public hearing on May 26, 2016 and on June 23, 2016.*

*Fiscal Note: None.*

**RECOMMENDATION**

*City Plan Board to City Commission- Approve Petition PB-16-34 SUP with staff conditions, Technical Review Committee (TRC) comments, the associated development plan , and two*

*additional conditions: 1)relocate the underground tanks from the south side to the west side of the development and; 2) add an oil/water separator to the stormwater management system of the site.*

*Staff to City Commission - Approve the City Plan Board's recommendation.*

*Staff to City Plan Board - Approve Petition PB-16-34 SUP with conditions, TRC comments and the associated development plan.*

[160314 Staff report and Attachments A-C 20160623](#)

[160134A Staff report and Attachments A-C 20160818](#)

[160134B CPB minutes draft 20160818](#)

[160134C Staff ppt 20160818](#)

[160134 QJ Form 20160818.pdf](#)

[160134 MOD petition form 20160818.pdf](#)

[160134 MOD Greater Duval Neighborhood Assoc 20160818.pdf](#)

**CITIZEN 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**