

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final

September 20, 2018

1:00 PM

MODIFIED AGENDA

City Hall Auditorium

City Commission

Mayor Lauren Poe (At Large)

Commissioner Helen Warren (At Large)

Commissioner Gail Johnson (At Large)

Commissioner Gigi Simmons (District 1)

Commissioner Harvey Ward (District 2)

Commissioner David Arreola (District 3)

Mayor-Commissioner Pro Tem 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**[180366.](#)**City Commission Minutes (B)****RECOMMENDATION**

The City Commission approve the minutes of September 4, September 6 (3), and September 7, 2018.

[180366_September 6 2018 Minutes_20180920.pdf](#)

[180366A_September 6 2018 Minutes_20180920.pdf](#)

[180366\(B\)_September 6 2018 Minutes_20180920.pdf](#)

[180366\(C\)_September 7, 2018 Minutes_20180920.pdf](#)

[180366\(D\)_September 4 2018 Minutes_20180920.pdf](#)

[180362.](#)**Resignation of Jason Diven, Jamie Bell and Kendrick Meek from the City Beautification Board Gracy Castine from the Gainesville Cultural Affairs Board and Amanda Kate (Preston) Vega from the Nature Centers Commission (B)**

MODIFICATION - CHANGED TEXT FILE LANGUAGE AND REVISED BACK-UP

RECOMMENDATION

The City Commission accepts the resignation of Jason Diven, Jamie Bell, Kendrick Meek, Gracy Castine, and Amanda Kate (Preston) Vega, effective immediately.

[180362_Resignation Diven Bell Vega Castine Meek_20180920.pdf](#)

[180372.](#)

**Appointments to City Commission Advisory Boards and Committees
(B)**

MODIFICATION - CHANGED TEXT FILE LANGUAGE AND NEW BACK-UP

RECOMMENDATION

*The City Commission appoint:
William Burger and Christine Larsen to the Public
Recreation and Parks Board for a term to expire
6/1/2021*

*Latonya Porter to the Gainesville Housing
Authority for a term to expire 8/1/2022*

*Robert Baird to the Fire Safety Board of
Adjustment for a term to expire 11/1/2021*

*Chelsey Cox to the Gainesville Art in Public
Places Trust for a term to expire 9/30/2021.*

[180372 Applications_20180920.pdf](#)

[180363.](#)

**2019 Joint City Commission/Board of County Commission Special
Meeting Dates (NB)**

RECOMMENDATION

*The City Commission approve the placeholder
dates of March 25, June 24, September 23 and
December 2, 2019 at 3:00pm for joint City/County
Commission special meetings.*

[180370.](#)

Special Meeting - Equal Opportunity Director Interviews (NB)

RECOMMENDATION

*The City Commission approve the special meeting
date of October 17, 2018, for Equal Opportunity
Director interviews.*

[180188.](#)

Adding Conduit Requirement for Developers

*Explanation: This item was discussed at the September Broadband Connectivity
Subcommittee meeting on September 10, 2018.*

RECOMMENDATION

*The City Commission refer this item to the General
Policy Committee.*

Legislative History

9/10/18	Broadband Connectivity Subcommittee	Approved, as shown above
9/11/18	Broadband Connectivity Subcommittee	Referred to the City Commission

[180312.](#)

Energy Supply Department of Gainesville Regional Utilities Request to Extend the Current NAES Contract to Operate and Maintain DHR (NB)

****This item was presented to the Utility Advisory Board on September 13, 2018.****

MODIFICATION - ADDED TEXT FILE LANGUAGE (UAB's Recommendation)

Explanation: Under the Power Purchase Agreement between GRU and the former Gainesville Renewable Energy Center (GREC), staffing for the plant was supplied by North American Energy Services (NAES). When GRU purchased GREC in November 2017, GRU continued the contract with NAES for staffing services. The City Commission gave GRU permission to enter a contract with NAES for one year, starting November 7, 2017.

The plant now known as Deerhaven Renewable (DHR) has continued to be operated by NAES. GRU is also actively reviewing the advantages of staffing DHR directly. Because employee benefits and compensation are a major component for retention of current plant employees, the City of Gainesville Human Resources department is tasked with many components of the potential conversion. Employee benefits and compensation are negotiated terms that fall under the Communication Workers of America (CWA) contract and the current contract negotiations will not be finished before the end of this calendar year.

In order to maintain continued reliable operations of the DHR facility, GRU has been negotiating with NAES to amend the contract, extending the current contract for one year with two additional one year extensions. Also, the amended contract includes the removal of the 7% markup on labor costs. GRU recommends the City Commission approve the amended contract for a one year extension that may be renewed for two additional one year extensions and removal of the 7% markup on labor costs. The contract does allow for termination of the contract with 60 days' notice to NAES.

This item was approved on the UAB's consent agenda on September 13, 2018.

Fiscal Note: Funds are available in the FY2018 Energy Supply budget and will be requested in subsequent year budgets as needed for the additional extensions.

RECOMMENDATION

Staff recommends that the City Commission: 1)

Authorize the General Manager or his designee to negotiate and execute up to three (3) years of contract amendments with North American Energy Services for operation and maintenance for the DHR facility, subject to the approval of the City Attorney as to form and legality; and 2) approve the issuance of purchase orders to NAES for each year of the contract amendment pending final appropriation of funds for each fiscal year.

The UAB approved this item on their consent agenda and recommends that the City Commission approve the staff recommendation.

[180312 DHR - OMA Amendment No 1 \(NAES signed copy 8-10-18\) 20180913](#)

[180312 GRU DHR OMA \(Redacted Execution Version 11-20-17\) 20180913](#)

[180313.](#)

2018-091 Request for Proposal, FileMaker Database Services (B)

****This item was presented to the UAB on September 13, 2018.****

MODIFICATION - ADDED TEXT FILE LANGUAGE (UAB's Recommendation)

Explanation: In the mid-1980's, GRU staff began using a product called FileMaker, a highly scalable Relational Database Management System software, to support several of GRU's operational functions. At that time, a small number of trained departmental staff provided development and support for GRU's FileMaker applications. Over the last 20 years, FileMaker has become a valuable tool for tracking and reporting data and is now used daily in most operational areas of the utility. Use of FileMaker has expanded today to over 100 active users in Water/Wastewater Treatment Operations, Water/Wastewater Engineering, Energy Supply, New Services, Real Estate, and soon GRUCom.

FileMaker databases at GRU include:

- W/WW Systems databases to document important information
 - o Lift station attributes
 - o Fire flow testing data
 - o Tracking new development projects (used by W/WW Engineering, New Services and Real Estate)
 - o Calculation of Additional Developer Fees and Estimates (used by W/WW Engineering and New Services)
 - o Environmental incident tracking/reporting
 - o Capital budget tracking
 - o Purchase Order tracking, receipting, internal approvals and reporting
 - o W/WW Construction Daily Reports

- Environmental Programs for FDEP Environmental Compliance
 - o Database to implement GRU's Commercial Fats, Oil and Grease program

- o Online Grease Hauling database for external grease haulers to input pumping data for compliance
 - o Database to implement GRU's Residential and Commercial Cross Connection Control database
 - o Online Cross Connection Control database for external testers to input compliance data
 - o Industrial Pretreatment database - tracking and reporting
 - o Industrial Pretreatment Calculations for annual reporting
 - o Industrial Pretreatment Calculations for Local Limit development
 - o Operation and Maintenance Performance Reports for MWTP and WRFs
- Water/Wastewater Treatment Operations
 - o Timesheet input, tracking, reporting
 - o Leave requests approvals and calendar
 - o Project planning and tracking
 - o Work order tracking and management
 - Energy Supply / Energy Delivery
 - o Document control / Drawings database for Energy Supply and Energy Delivery (Substation/Relay)
 - New Services Department
 - o Estimates for New Development Projects
 - o Invoicing for Developer Fees
 - o Tracking Demolitions
 - o Tracking Service Orders
 - o Reporting for New Development Projects
 - o Tracking Deferred Meters
 - o Tracking Electric Inspections
 - o Tracking Real Estate permits

For many years, FileMaker was supported in-house by employees with expert knowledge. However, as most of those employees have retired, staff has increasingly relied on consultants for support with custom script development and debugging. It has become clear to staff that a professional services agreement is needed to provide development and support services for GRU's existing and future FileMaker needs.

On June 28, 2018, GRU Purchasing issued an RFP for FileMaker support services and notified 160 vendors that the solicitation was available. Of that number, eleven (11) vendors requested the solicitation documents. Two responses were submitted and one of them was deemed non-responsive because they didn't meet the requirement that the vendor be FileMaker certified. An "Intent to Award" was issued on August 2, 2018, recommending Soliant Consulting, Inc. as the most responsive, responsible vendor upon approval of the City Commission.

This item was approved on the UAB's consent agenda on September 13, 2018.

Fiscal Note: Approximately \$200,000 per year, depending on amount of services

used. Funds for these as-needed services are included in individual departments' approved budgets and will also be requested in future year budgets.

RECOMMENDATION

Staff recommends that the City Commission authorize the General Manager, or his designee, to execute a multi-year contract with the top ranked firm, Soliant Consulting Inc., for FileMaker Database services, subject to approval of the City Attorney as to form and legality, and final appropriation of funds.

The UAB approved this on their consent agenda and recommends that the Commission approve the staff recommendation.

[180313 FileMaker Bid Record 20180913](#)

[180313 FileMaker Evaluation Meeting Notice 20180913](#)

[180313 FileMaker Vendor List 20180913](#)

[180313 FileMaker Intent to Award 20180913](#)

[180209.](#)

Approval of the Regional Transit System (RTS) Ten-Year Transit Development Plan (TDP) Annual Update for FY 18/19 (B)

This item involves a request for the City Commission to approve the RTS Ten-Year TDP Annual Update for FY 18/19.

Explanation: To maintain eligibility for Florida Department of Transportation (FDOT) transit block grant funding, RTS must develop and maintain a TDP. FDOT requires agencies to update their TDP annually with major updates every five years. The City Commission approved the last major update to the RTS TDP on August 21, 2014. The TDP outlines the development of transit in a community over a ten-year period.

Fiscal Note: During FY17/18, RTS received \$1,843,539 in FDOT transit block grant funds.

RECOMMENDATION

The City Commission approve the RTS Ten-Year Transit Development Plan Annual Update for FY 18/19.

[180209A_Draft TDP 18-19 Annual Update_20180920.pdf](#)

[180271](#)

Authorization for the Construction of Replacement Boardwalks at Duval Park (B)

Explanation: This item is a request for the City Commission to approve the Guaranteed Maximum Price in the amount of \$476,226 for the construction of replacement boardwalks at Duval Park with Akea, Inc. The boardwalks at Duval Park have been closed to the public since Hurricane Irma. Fallen trees coupled with severe wood rot created a safety hazard that was beyond the capacity of staff to repair.

Akea, Inc. is one of the City's approved construction management firms for small projects (under \$2M). Akea, Inc. is a local, minority, certified service disabled veteran owned small business. Akea, Inc. has experience facilitating similar projects for the U.S. Fish and Wildlife Service.

The Wild Spaces & Public Places Department recommends authorizing this contract to Akea, Inc. in the amount of \$476,226, so Duval Park's boardwalks can reopen to the public Spring 2019. The Duval Park Boardwalk Replacement project is funded through the Wild Spaces & Public Places ½ cent sales tax and a Boardwalk Replacement CIP fund.

Fiscal Note: Funds in the amount of \$476,226 are available for the Duval Park Boardwalk Replacement Project; \$25,000 from a Boardwalk Replacement CIP fund and \$451,226 from the Wild Spaces & Public Places ½ cent sales tax.

RECOMMENDATION

The City Commission: 1) approve the project task; and 2) authorize the City Manager or designee to execute all contract documents and other necessary documents, subject to approval by the City Attorney as to form and legality.

[180271 A Duval Park Boardwalk Replacement GMP Proposal 20180920](#)

[180271 B Duval Park Boardwalk Replacement Akea Inc. CM Exhibits 20180](#)

[180271 C AKEA Fully Executed CM Agreement 20180920](#)

[180271 D Continuing CM General Terms and Conditions 20180920](#)

[180294.](#)

Human Resources Policy G-7: Use of Information Technology Systems (B)

MODIFICATION - REMOVE ITEM (Will be placed on 10/4/18 agenda)

Explanation: The pace at which technology changes requires policy and procedures be routinely reviewed and modified as the evolution of technology dictates.

As cloud/Software as a Service technology become more common place, it is necessary to revisit the G7- Use of Technology Policy to reflect the introduction of these offerings. The policy as written contains language that would inhibit the City's flexibility to engage such services.

The rewrite of the G7 policy has a direct impact to the project efforts

currently underway which introduces a cloud based experience for the Microsoft product suite. The first phase of the implementation is targeted to begin October 2018, with the rollout of Office 365 (O365) and OneDrive capability to the organization.

Fiscal Note: There is no fiscal impact.

RECOMMENDATION Approve revision to Human Resources Policies G-7: Use of Information Technology Systems.

[NEW 180294 G-7 Use of Technology Policy revised 10.04.18 \(clean\) 2018100](#)

[NEW 180294 G-7 Use of Technology Policy revised 10.04.18 \(striketthrough\) 2](#)

[180303.](#)

Stormwater Utility Revenue Enhancement Services (B)

Explanation: This item is a request for City Commission approval for payment to Water Company of America for performance of Stormwater Utility Revenue Enhancement Services.

The City of Gainesville executed an agreement with Water Company of America on June 23, 2016. Since that time Water Company of America has identified approximately \$258,520 in annual found revenue.

Approximately 4,750 utility accounts have been adjusted as a result of this work.

Under this agreement Water Company of America will receive a portion of the found revenue in quarterly payments over a period of three years. Due to the large number of finds and the difficulty in reviewing invoices the parties have agreed to waive interest payments included in the agreement and settle the account in full.

Fiscal Note: A lump sum payment of \$330,651.36 is due to the Water Company of America. The balance funds will be allocated from the undesignated Stormwater Utility Fund balance.

RECOMMENDATION The City Commission: 1) authorize the City Manager, or designee to approve a purchase order to be issued to the Water Company of America for the total balance due.

[180303A Contract FINAL 20180906.pdf](#)

[180303B Exhibit A 20180906.pdf](#)

[180311.](#)

Voluntary Annexation Petition For 1.8+/- Acre Parcel on SW 43rd Street (B)

Explanation: This is the submission of a petition for voluntary annexation of parcel 06800-006-000, which is owned by Jai Sachchidanand Hospitality Inc.

There is one commercial building on the parcel. The total annexation area is approximately 1.8+/- acres and is located on SW 43rd Street, near SW Archer Road, and adjacent to Interstate 75. Nilesch Patel, Managing Member of Jai Sachchidanand Hospitality Inc has submitted a petition to the City of Gainesville for voluntary annexation of parcel 06800-006-000.

This parcel is located south of parcel 06800-006-001, west of Interstate 75 and the City of Gainesville Boundary, north of SW Archer Road, and east of SW 43rd Street.

In order to annex these parcels into the City limits, the owner must submit a petition to the City of Gainesville for voluntary annexation. Staff has reviewed the requirements of the the Municipal Annexation or Contraction Act (Chapter 171, Florida Statutes). This area meets the requirements of the Act and is appropriate for annexation.

Fiscal Note: The current taxable value of the parcel is approximately \$6,737,900. The cost of providing municipal services has not been determined at this time, but will continue to be assessed as the development moves forward.

RECOMMENDATION

The City Commission: 1) receive the petitions for annexation and make findings that it contains the signature of the property owners or authorized agents; 2) authorize the Mayor to provide notice to the Board of County Commissioners; and 3) authorize the City Attorney to prepare and the Clerk of the Commission to advertise ordinances relating to the annexation of the area, if appropriate.

[180311A Annexation Petition- country inn 20180920.pdf](#)

180343.

Domestic Violence Grant Application (NB)

Explanation: This is a request for City Commission approval for the Gainesville Police Department to accept a continuation grant awarded from the U.S. Department of Justice, Office on Violence Against Women (OVW). In 2015 the City of Gainesville was awarded a “domestic violence grant” from the U.S Department of Justice, Office on Violence Against Women (OVW), which provided three years of funding for the project.

Through the grant, the Gainesville Police Department has continued to work with partner agencies to impact the number and effect of domestic violence incidents within our community and to provide both short and long term support to victims of intimate partner and sexual violence as well as community awareness through outreach programs.

On January 4th, 2018 the Office on Violence against Women (OVW) released a solicitation for the “OVW Fiscal Year 2018 Improving Criminal

Justice Responses to Sexual Assault, Domestic Violence, Dating Violence and Stalking Grant Program". The City of Gainesville was eligible to request a continuation of funding for the already awarded grant program. The grant program is designed to support cooperative projects such as the project the Gainesville Police Department implemented in 2015, partnering with the State Attorney's Office, Alachua County Office of Victim Services, Peaceful Paths, and the Black on Black Crime Task Force. The Police Department will utilize funds from the grant to provide victims with the advocacy, support and long term recovery services they need to pursue safe and healthy lives, while improving communities' capacity to hold offenders accountable for their crimes.

The continuation grant application was submitted on February 22nd, 2018 and notification of the award was received on August 30th, 2018.

Fiscal Note: The grant allows for funding requests to be continued for a 36-month period up to the awarded amount of \$433,797.00. The grant does not require any local matching funds. Acceptance of the funds has no significant impact to the Gainesville Police Department's budget. The grant continuation period is October 1, 2018 through September 30, 2021.

RECOMMENDATION

The City Commission authorize the City Manager to: 1) accept the grant and; 2) execute any other necessary documents, pending review by the City Attorney as to form and legality.

[180354.](#)

Federal Lobbying and Advocacy Services for the City of Gainesville and Gainesville Regional Utilities (B)

This item is to request renewal of the Federal Lobbying Services contract with Van Scoyoc Associates, Inc.

Explanation: On October 1, 2017, the City retained the services of Van Scoyoc Associates, Inc. as a Federal Lobbyist in Washington, D.C., in connection with matters concerning the City on behalf of its General Government and its Utility. The current contract will expire on September 30, 2018, and should be extended through September 30, 2019.

The consultant provides lobbying and advocacy services and monitors important legislative matters that could affect the city in areas of housing, utilities, water projects, economic redevelopment, transportation, and other areas. The contract extension for the City of Gainesville's agreement for Federal Lobbying and Advocacy Services will start on October 1, 2018 and will end on September 30, 2019 in order to bring it in line with our fiscal calendar.

Fiscal Note: Consultant services not-to-exceed \$75,600 or 70% of annual contract for the City's General Government; and a maximum amount not-to-exceed \$32,400 or 30% of annual contract for Gainesville Regional Utilities, for a combined maximum amount not to

exceed \$108,000.

RECOMMENDATION

The City Commission authorize the City Manager to execute a contract extension with Van Scoyoc Associates, Inc. for Fiscal Year FY19, subject to approval by the City Attorney as to form and legality.

[180354A_Van_Scoyoc_Associates_1st_Amendment_20180920.pdf](#)

[180354B_RFP_Federal_Lobby_Advocacy_Svcs-CONTRACT_Vanscoyoc_20180920.pdf](#)

[180355.](#)

State Lobbying and Advocacy Services for the City of Gainesville and Gainesville Regional Utilities (B)

This item is to request renewal of the State of Florida Lobbying Services contract with Peebles, Smith & Matthews, Inc. (dba Peebles & Smith, Inc.)

Explanation: On October 1, 2017, the City retained the services of Peebles and Smith, Inc. for state lobbying and advocacy services in Tallahassee, FL, in connection with matters concerning the City on behalf of its General Government and its Utility. The current contract will expire on September 30, 2018, and should be extended through September 30, 2019.

The consultant provides lobbying and advocacy services and monitors important legislative matters that could affect the city in areas of housing, utilities, water projects, economic redevelopment, transportation, and other areas.

Fiscal Note: Consultant services not-to-exceed \$36,000 or 50% of annual contract for the City's General Government; and a maximum amount not-to-exceed \$36,000 or 50% of annual contract for

Gainesville Regional Utilities, for a combined maximum amount not to exceed \$72,000. Approved travel costs shall be billed monthly and shall not exceed three (3) percent of the total contract.

RECOMMENDATION

The City Commission authorize the City Manager to execute a contract extension with Peebles, Smith & Matthews, Inc. (dba Peebles & Smith, Inc.) for Fiscal Year FY19, subject to approval by the City Attorney as to form and legality.

[180355A_PEEBLES,_SMITH_&_MATTHEWS,_INC._1st_Amendment_20180920.r](#)

[180355B_RFP_State_Lobby_Advocacy_Svcs-CONTRACT_executed_Peebles_20180920.pdf](#)

[180302.](#)

SW 62nd Blvd Reconstruction (B)

Explanation: This item is to obtain approval for the Design Scope and Fee Proposal as it relates to the SW 62nd Blvd Reconstruction project between SW 20th Avenue and Newberry Road. Background - The SW 62nd Blvd project proposed to reconstruct the roadway between SW 20th Avenue and Newberry Road as included in the City Manager's Proposed Budget FY 2018 and 2019 for Fund 341.

Analysis - The asphalt pavement in on the SW 62nd Blvd corridor within the project limits has failed beyond minor treatment methods. It is in the best interest of the City to reconstruct the pavement as soon as possible. The preferred procurement method is to supplement the existing contract with HNTB to include this scope of work. HNTB is uniquely qualified in that they possess years of experience in evaluating this corridor in preparation of the associated Project Development and Environmental report. Additionally, the Project Manager from HNTB has extensive experience with "Smart Plans", a type of construction drawing that expedites design to allow for the failing pavement to be corrected sooner than traditional construction drawings.

Alternatively, the City could prepare a Request for Qualifications document to procure these services. This is not preferred as it would add approximately 4 months to the project.

Fiscal Note: There is \$2,679,200 available in Fund 341 as approved in the City Manager's Budget for FY 2018 and FY 2019. The scope and fee proposal from HNTB is for an amount of \$357,313.27.

RECOMMENDATION

The City Commission: 1) approve the Design Scope and Fee Proposal from HNTB 2) authorize the City Manager (or designee) to execute any related documents, subject to approval by the City Attorney as to form and legality; and 3) issue a purchase order in an amount not to exceed \$357,313.27.

[Scope and Fee Proposal HNTB.pdf](#)

[180347.](#)

Ratification of Agreement between the Amalgamated Transit Union (ATU) Bargaining Unit and the City of Gainesville for October 1, 2018 through September 30, 2021 (B)

Explanation: This Agreement has been reached through negotiations between the ATU Bargaining Unit and the City of Gainesville, and was ratified by the ATU Bargaining Unit on September 5, 2018. This Agreement extends the current Collective Bargaining Agreement through September 30, 2018.

A copy of the Agreement is on file in the Office of the Clerk of the

Commission. After September 20, 2018, the Agreement will be on file in the Human Resources Department.

Fiscal Note: The cost impact of the FY 19 raises is approximately \$575,000. Funding for these raises will be derived from FY 19 budgeted payroll for RTS (\$240,000) and a portion of the General Fund budget for compensation adjustments (\$335,000).

RECOMMENDATION The City Commission ratify the Agreement between the ATU Bargaining Unit and the City of Gainesville, extending the Agreement through September 30, 2021.

[NEW 180347A ATU 2015-2018 Tentative Agreement 20180920.pdf](#)

[NEW 180347B Changes to ATU Agreement \(2018-2021\) Legislative Item Attar](#)

[180377.](#)

Hazard Mitigation Grant Program for Hurricane Irma Disaster Declaration FEMA 4337-DR-FL(B)

This item is a request for City Commission approval to apply for Hazard Mitigation Grants.

MODIFICATION - ADDED ITEM

Explanation: FEMA has estimated that \$2,044,645 will be allocated to Alachua County for Hazard Mitigation Program (HMGP) grants under Hurricane Irma Disaster Declaration, FEMA-4337-DR-FL. The City of Gainesville identified six potential projects and submitted them to the Alachua County Local Mitigation Strategy (LMS) working group for review and ranking. Three of the six projects were given funding priority by the LMS. A fourth Gainesville project was placed on the Secondary project list. The secondary projects are eligible for funding if projects on the Priority list are determined by FEMA to be ineligible. Gainesville's priority projects include the Florida Park Berm, the Mason Manner Flood Wall and the Clear Lake Buyout. Gainesville's Secondary project is City of Gainesville Airport Runway Creek Stabilization.

Fiscal Note: The total estimated cost of the HMGP projects is \$2,560,000. The estimated Federal cost share will be 75% or \$1,920,000. The City cost share is estimated to be 25% or \$640,000. The source of the City cost share will be the undesignated Stormwater Utility Fund balance.

RECOMMENDATION The City Commission: 1) authorize staff to complete applications for HMGP grant funding; and 2) authorize the Mayor to sign the HMGP grant applications.

[180377B Irma HMGP 6-Month Estimate 20180920.pdf](#)

[180377A Alachua County HMGP Support Letter 20180920.pdf](#)

[180384.](#)

Nomination by the Alachua County Board of County Commissioners of Commissioner Robert Hutchinson as a Non-Voting Member of the Utility Advisory Board (NB)

MODIFICATION - ADDED ITEM AND MOVED TO THE REGULAR AGENDA

Explanation: On August 2, 2018, the City Commission passed on second reading Ordinance 170808, which amends the Utility Advisory Board Code Provisions. Among the changes was inclusion of a provision to invite the Alachua County Commission and the Alachua County School Board to each nominate a representative to sit as a non-voting member on the Utility Advisory Board. The City Commission sent a letter of invitation to both bodies during the week of August 27, 2018.

The Alachua County Board of County Commissioners (BOCC) responded to staff that they want Commissioner Robert Hutchinson to represent the BOCC.

Fiscal Note: None

RECOMMENDATION

Accept the nomination of Alachua County Commissioner Robert Hutchinson as a non-voting member of the Utility Advisory Board.

[180383.](#)

Nomination by the Alachua County School Board of Gunnar Paulson as a Non-Voting Member of the Utility Advisory Board (NB)

MODIFICATION - ADDED ITEM AND MOVED TO THE REGULAR AGENDA

Explanation: On August 2, 2018, the City Commission passed on second reading Ordinance 170808, which amends the Utility Advisory Board Code Provisions. Among the changes was inclusion of a provision to invite the Alachua County Commission and the Alachua County School Board to each nominate a representative to sit as a non-voting member on the Utility Advisory Board. The City Commission sent a letter of invitation to both bodies during the week of August 27, 2018.

The School Board responded to the UAB and staff that they want Gunnar Paulson to represent the School Board.

Fiscal Note: None

RECOMMENDATION

Accept the nomination of Alachua County School Board member Gunnar Paulson as a non-voting member of the Utility Advisory Board.

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.

[180374.](#)

Regular Seat Appointments to the City Commission Advisory Board and Committee (B)

MODIFICATION - REMOVE ITEM

Explanation: The City Commission previously received Advisory Board and Committee Packets. After the votes were tallied further discussion is needed.

RECOMMENDATION

The City Commission discuss and appointment applicants to the Pension Review Committee (One (1) full term to expire 7/31/2023 and Two (2) partial terms to expire 7/31/2020).

[180374 Appointment to PRC 20180920.pdf](#)

[180315.](#)

Broadband Feasibility Analysis Invitation to Negotiate (B)

Explanation: In February 2017, the General Policy Committee directed the Charter Officers to develop a framework for a study to examine the potential for broadband expansion in Gainesville. Subsequently, the Gainesville City Commission established the Broadband Connectivity Subcommittee (BCS) to explore broadband availability, affordability, and performance and development opportunities in our community. Since then, the BCS has reviewed a number of issues related to broadband delivery, with an emerging goal of "Expanding Affordable Internet in Gainesville".

Specifically, the BCS developed the following goals as a framework for developing a broadband expansion study:

Primary Goals:

- Lower prices and increased speeds for residents*
- Lower prices and increased speeds for businesses*
- Everyone has access to municipal network in designated areas*

Secondary Goals:

- Lowest priced gigabit internet for residential service in the United States*
- Lowest priced internet for businesses in the United States*
- Universal free service to all residents served*

The sub-committee also recognizes that some other areas throughout Alachua County are also underserved. Therefore, the City is interested in forming partnerships that may expand research to include; what it would mean to provide broadband service, not only within the city limits, but within the urban service area (which includes the Gainesville Regional Utilities service area) and in other municipalities in Alachua County.

Potential areas for expansion of the analysis include:

- GRU Service Area*
- Urban Reserve with consideration for density*
- Municipal areas within the county where GRUCom has infrastructure (Newberry, Hawthorne, Archer, High Springs, Waldo and Alachua)*

On February 12, 2018, the BCS approved a motion to have staff proceed with an Invitation to Negotiate (ITN) process for a broadband feasibility analysis. The ITN process requires approval from the commission before contracting with a vendor for the project. In accordance with that initiative, the City of Gainesville invited qualified vendors to negotiate an agreement for services that can help us determine the best scope-specific approach, execution and provision of a feasibility analysis to determine how we can make Gainesville the "Most Connected City in America". What we expect to learn through this process is how we might best connect every household and business in Gainesville. Answers we will seek include: how might this necessary infrastructure project be rolled out, how long might it take, how much will it cost, and how might it be paid for?

Six vendors submitted proposals for the ITN. After review, the evaluation team invited three of the vendors to continue discussions before eventually requesting and receiving a best and final offer from CCG Consulting to provide a broadband feasibility analysis.

The negotiated feasibility analysis is designed to include engineering feasibility cost estimates for several coverage options, financial feasibility and forecasting models for various market-based levels of products and services, a competitive market analysis, a report of the study's findings, and recommendations for solutions to achieve the City Commission's goals.

Fiscal Note: The negotiated cost of the study is \$101,500 to \$105,500. The project is partially funded in the FY18 and FY19 General Governmental and GRU budgets.

RECOMMENDATION

The Broadband Subcommittee recommends the Commission direct staff to move forward with CCG Consulting, upon successful completion of agreements, to complete a broadband expansion feasibility analysis.

Staff recommends that the City Commission:

- 1) Authorize the General Manager, or his designee, to negotiate and execute a contract with CCG Consulting to complete a broadband expansion feasibility analysis, subject to approval by the City Attorney as to form and legality;*
- 2) Approve funding, as requested by the*

subcommittee, to be split evenly between General Government and GRU.

[180315 ITN 20180913](#)

[180315 CGC Proposal 20180913](#)

[180315 broadband expansion feasibility Analysis Pres 20180920](#)

[180338.](#)

Fire and Emergency Services Staffing and Deployment and the Staffing for Adequate Fire and Emergency Response Grant (B)

This item recommends the Commission hear a presentation on the staffing and deployment of Gainesville Fire Rescue (GFR) resources and the FY2017 Staffing for Adequate Fire and Emergency Response (SAFER) Grant.

MODIFICATION - REVISED POWERPOINT

Explanation: On April 19th, 2018, the Commission authorized the Manager to submit and accept if awarded an application for funding of firefighter positions to staff a four-person aerial apparatus through the FY2017 Federal SAFER Grant. On August 24th, 2018 the Department of Homeland Security notified Gainesville Fire Rescue (GFR) that the City has been awarded \$1.9 million in SAFER funding for a three-year period of performance.

On May 31st, 2018, the Fire Services Assistance Agreement (FSAA) between the City of Gainesville and Alachua County expired. The short-term Automatic Aid Agreement (AAA) became effective June 13th, 2018 and will expire September 30th, 2019. The FSAA provided many years of automatic aid for nearly all types of calls for service within the city limits and a limited area of Alachua County surrounding the City. The AAA increased GFR's responses and limited the responses into each other's jurisdictions to a specific group of high-risk, high-consequence incident types. It also addressed Alachua County Fire Rescue (ACFR) Station 80, formerly known as Station 19, at 2000 SW 43rd Street. It has been inside the city limits since a June 2009 annexation and the AAA assured the relocation of the apparatus from this station into the County jurisdiction by the end of Fiscal Year 2019 which will increase the response demand on GFR resources. Responses by city and county units primarily serving the southwest area from September 2017 through August 2018 totaled more than 4,600 which exceeds the sustainable annual response capacity for a single unit of 3,000 by 53%.

GFR is an all-hazards department providing fire suppression, medical response, hazardous materials mitigation, technical rescue, and other services. Demand has experienced a steady period of growth through annexation and increased population density for many years which not only increases the need for depth in resources to meet daily call loads,

but also the need for additional locations to distribute the available resources effectively.

The guidelines for deployment of resources to effectively respond to emergencies are provided by several nationally recognized entities. Of foremost consideration for these standards is the element of time: The National Fire Protection Association (NFPA) guidelines for engaging in structural firefighting and providing advanced life support measures call for a four-minute travel benchmark. The Department of Labor Occupational Health and Safety Administration (OSHA) guidelines include the expectation that a minimum of four personnel are required to initiate firefighting tasks with one team of two firefighters attacking the fire and a second team of two firefighters to support and rescue the first team while awaiting the arrival of additional personnel (known as "two-in/two-out"). The Insurance Services Office (ISO) evaluates the City's ability to engage in effective firefighting by considering the relationship in distance between available engine and aerial apparatus and the multi-story building stock requiring protection (known as "needed fire flow"), and the number of firefighters that can be assembled.

The primary factor affecting positive outcomes for emergency responses is rapid intervention. This requires the immediate availability of appropriately trained personnel on adequately staffed and properly equipped apparatus. Staffing apparatus with four personnel rather than three has been proven to improve the functional capability of the unit to immediately and safely engage in structural firefighting and to also accomplish the many tasks required for advanced cardiac life support and achieve increasingly successful return of spontaneous circulation (ROSC) rates. The data support that adequate staffing saves more lives.

For fire suppression response the City of Gainesville staffs six (6) engines and three (3) aerials; the third aerial is staffed with overtime funding which would be offset by the SAFER grant personnel. One commercial or multi-family structure fire requires a minimum of three engines and two aerials as well as a squad and two district chiefs. There is also a significant amount of time commitment before any fire company can return to service after engaging in firefighting. Two structure fires within overlapping or close time periods could effectively deplete the entire on-duty GFR resources. Without adequate resources and without an automatic aid agreement, the City would experience lower availability and significant time delays attempting to secure additional resources through mutual aid requests.

The City has 30 days after the notice of award to accept the grant. SAFER funding must be accepted by September 21st, 2018 and the hiring process should begin as soon as possible to meet the target of February 20th, 2019 to comply with the grant requirements.

Fiscal Note: The total estimated additional personnel cost for FY19 is \$1.1 million. The grant will provide funding at 75% of the personnel costs for FY19 and FY20. It will drop to 35% in FY21. The City will need to bear the full costs

of the program starting in FY22. The matching portion of the grant for FY19, estimated to be \$277,000, will be covered within the FY18-19 available budgets. The costs related to the balance of the grant term will need to be appropriated as part of future budgets.

RECOMMENDATION

The City Commission: 1) hear the presentation; and 2) provide any additional guidance prior to formal acceptance of the grant.

[180338 SAFER and Automatic Aid 20180920](#)

[180314.](#)

Sanitary Sewer Overflow Education - Flushable Slogan Contest for Customers (B)

MODIFICATION - CHANGED TEXT FILE LANGUAGE

Explanation: Residential grease and toiletries (e.g., flushable wipes) are the leading cause of sanitary sewer overflows in GRU's service area. Flushables are a growing challenge to utilities worldwide and create a significant impact on operation and maintenance costs. Personal care products should not be flushed down the toilet, as they can create blockages in personal and utility pipes. Clogged pipes lead to sanitary sewer overflows, which in our city can quickly drain into the creek system.

GRU is asking our customers to partner with us to prevent these blockages and reduce sanitary sewer overflows.

GRU is running a contest on social media for our customers to select a new slogan to replace our "Think Before You Flush" campaign. Customers will be given a chance to vote on their favorite slogan out of three pre-selected campaigns: Your Toilet Is Not a Trashcan, The Unflushables and Flush Responsibly. The slogan with the most votes will be chosen as the theme for our FY19 Flushable campaign.

This item was presented to the UAB on September 13, 2018.

Fiscal Note: \$1,000 from approved Communications budget:

RECOMMENDATION

City Commission hear a presentation for the flushable slogan contest. We also ask for the Commission's full support to advocate responsible flushing behavior.

[180314 FlushablesContest Pres 20180913](#)

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

[180369.](#)

Public Works Road-E-O Winner (B)

Explanation: Each year, the American Public Works Association (APWA) holds an annual equipment rodeo. Participants qualify for the national competition by winning their respective state competition. Public Works Labor Crew Leader II Richard Nancarrow competed and won the Florida state equipment rodeo championship. He earned the right to compete in the APWA National Championship in Kansas City on August 28th. These competitions allow our employees to demonstrate the skills of the trade as well as an opportunity to compete against similar equipment operators from around the state and around the Country. Mr. Nancarrow finished first overall and won the APWA National Rodeo Championship.

Fiscal Note: None

RECOMMENDATION

The City Commission recognize Public Works Labor Crew Leader II Richard Nancarrow for winning the APWA National Rodeo Championship, and showcasing the City of Gainesville.

[180369A_Nancarrow Trophy_20180920.pdf](#)

[180369B_Nancarrow Additional Trophy_20180920.pdf](#)

[180369C_Nancarrow Rodeo Videos_20180920.pdf](#)

[180375.](#)

Inclusion Award (NB)

MODIFICATION - ADDED ITEM

RECOMMENDATION

The City Commission accept the Inclusion Award from Trinity MCC Gainesville.

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

BUDGET

ORDINANCES, 2ND READING - ROLL CALL REQUIRED

[180282.](#)

Revisions to Chapter 27 Utilities and Appendix A - Schedule of Fees, Rates, and Charges for Utilities (B)

Ordinance No. 180282

An ordinance of the City of Gainesville, Florida, amending the Code of Ordinances, relating to Utilities; amending section 27-31 relating to electric system fuel and purchased power for public streetlight and rental outdoor light services; amending Appendix A, Schedule of Fees, Rates and Charges, to revise fees, rates and charges for electricity, water, and sewerage; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: GRU BUDGET AND FINANCE DEPARTMENT MEMORANDUM

In the proposed budget for the combined utilities system, the General Manager for Utilities made recommendations to revise electric, water and sewerage fees, rates and charges as required to meet system revenue requirements for Fiscal Year 2019. This ordinance is necessary to implement the changes to the fees, rates and charges for the combined utilities system which shall be applied to all monthly bills which are for the first time rendered and postmarked after 12:01 AM, October 1, 2018. Additionally, changes are included in the proposed ordinance to amend provisions of Chapter 27 to reflect those corresponding changes in the code.

CITY ATTORNEY MEMORANDUM

During the budget process in July 2018, the City Commission authorized the City Attorney to draft and the Clerk of the Commission to advertise an ordinance revising the fees, rates and charges for the combined utilities system as required to meet system revenue requirements for Fiscal Year 2019.

This ordinance requires two readings. The first reading is scheduled for September 6, 2018. The second reading is scheduled for September 20, 2018. The new and amended fees, rates, and charges shall be applied to all monthly bills which are for the first time rendered and postmarked after 12:01 AM, October 1, 2018.

RECOMMENDATION

The City Commission adopt the proposed ordinance.

Legislative History

9/6/18 City Commission Adopted on First Reading (Ordinance)

[180282 draft ordinance 20180906](#)

PUBLIC HEARING**RESOLUTIONS - ROLL CALL REQUIRED**

[180368.](#)

Final Millage Rate for Fiscal Year 2018-2019 (B)

Resolution No. 180368

A resolution of the City Commission of the City of Gainesville, Florida; relating to the levy of general municipal purpose Ad Valorem Taxes for the 2018-2019 fiscal year beginning October 1, 2018 and ending September 30, 2019; adopting the Final Millage Rate; directing the transmittal of certified copies; authorizing a specified adjustment to the final millage rate; and providing an immediate effective date.

Explanation: The City Commission is required by Florida Law to adopt a final millage rate to fund the budget for fiscal year 2018-2019.

RECOMMENDATION

The City Commission: 1) hear presentation from City staff regarding the final millage rate; 2) hear testimony from all interested person; and 3) adopt the proposed resolution.

[180368A Resolution-Final Millage Rate 20180920.pdf](#)

[180289.](#)

Gainesville Regional Utilities Budget - Fiscal Year 2018-2019 (B)

Resolution No. 180289

A Resolution of the City Commission of the City of Gainesville, Florida, relating to the budget for the City of Gainesville d/b/a Gainesville Regional Utilities for the fiscal year beginning October 1, 2018 and ending September 30, 2019; projecting revenues and adopting a budget to pay for personal services expenses, operating and maintenance expenses and other expenses, for capital outlay, and for debt service requirements; and providing an immediate effective date.

Explanation: The proposed resolution adopts a budget for the City of Gainesville d/b/a Gainesville Regional Utilities for the fiscal year beginning October 1, 2018 and ending September 30, 2019, to pay for personal services

expenses, operating and maintenance expenses and other expenses, for capital outlay and for debt service requirements. The proposed resolution is submitted for adoption by the City Commission.

RECOMMENDATION *The City Commission adopt the proposed resolution.*

[180289_draft resolution GRU Budget_20180920](#)

[180364.](#)

Final General Government Financial and Operating Plan for Fiscal Year 2018-2019 (B)

Resolution No. 180364

A resolution of the City Commission of the City of Gainesville, Florida; relating to its General Government Budget for the 2018-2019 fiscal year beginning October 1, 2018 and ending September 30, 2019; adopting the Final General Government Financial and Operating Plan Budget; and providing an immediate effective date.

Explanation: The Final General Government Budget for fiscal year 2018-2019 is submitted for approval by the City Commission.

RECOMMENDATION *The City Commission adopt the proposed resolution.*

[180364A_Resolution-Final General Government_20180920.pdf](#)

[180364B_Staff Presentation_20180920.pdf](#)

[180346.](#)

Annual Audit Plan (B)

Resolution 180346

A resolution of the City Auditor Responsibilities and Administrative Procedures, Section 6(B) requires the City Auditor to submit an Annual Audit Plan to the Commission for approval; and providing an immediate effective date.

Explanation: The process of preparing the Annual Audit Plan includes defining auditable units, obtaining input from City Commissioners and Charter Officers, evaluating information gained from previous audits and assessing the relative risks involved in different City programs and operations.

Each potential project is weighed against other planned or required

projects resulting in Exhibit A, which represents a compilation of proposed audits for the City Auditor's work plan for Fiscal Year 2019.

RECOMMENDATION

The Audit and Finance Committee recommend the City Commission approve the Fiscal Year 2019 Annual Audit Plan by resolution.

[180346_Annual Audit Plan 2019_20180920.pdf](#)

PUBLIC HEARINGS

RESOLUTIONS - ROLL CALL REQUIRED

ORDINANCES - 1ST READINGS - ROLL CALL REQUIRED

[171006.](#)

Voluntary Annexation - 3.85 Acres of Property Located at 5200 SW 41st Boulevard (B)

Ordinance No. 171006

An ordinance of the City of Gainesville, Florida, annexing approximately 3.85 acres of privately-owned property that is generally located at 5200 SW 41st Boulevard, west of Interstate 75 and north of SW Williston Road, 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: Municipal annexation in Florida is governed by the Municipal Annexation or Contraction Act, which is found in Chapter 171, Florida Statutes. Section 171.044, F.S., sets forth the requirements and procedure for voluntary annexation, whereby property owners may voluntarily request a municipality to include their property within the corporate limits of that municipality. Besides various procedural requirements, Section 171.044, F.S., sets forth the following substantive requirements for voluntary annexations: 1) the proposed annexation area must be "contiguous" to the municipality; 2) the proposed annexation area must be "reasonably compact"; and 3) the annexation must not create any "enclaves."

This ordinance, at the request of the property owner of the subject property, will annex into the corporate limits of the City of Gainesville approximately 3.85 acres of privately-owned property that is generally located at 5200 SW 41st Boulevard, west of Interstate 75 and north of SW Williston Road. On May 3, 2018, the City Commission received and

accepted a petition for voluntary annexation of the property and directed the City Attorney to prepare this annexation ordinance.

CITY ATTORNEY MEMORANDUM

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

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

5/3/18 City Commission Approved as Recommended

[171006_Moore Annexation Application_20180503](#)

[171006B_Staff PPT_20180920.pdf](#)

[171006A_draft ordinance_20180920](#)

[171037.](#)

Voluntary Annexation - 1.36 Acres of Property east of North Florida Regional Medical Center (B)

Ordinance No. 171037

An ordinance of the City of Gainesville, Florida, annexing approximately 1.36 acres of privately-owned property that is generally located on the NW corner of W Newberry Road and NW 61st Terrace and east of the North Florida Regional Medical Center, 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: Municipal annexation in Florida is governed by the Municipal Annexation or Contraction Act, which is found in Chapter 171, Florida Statutes. Section 171.044, F.S., sets forth the requirements and procedure for voluntary annexation, whereby property owners may voluntarily request a municipality to include their property within the corporate limits of that municipality. Besides various procedural requirements, Section 171.044, F.S., sets forth the following substantive requirements for voluntary annexations: 1) the proposed annexation area must be "contiguous" to the municipality; 2) the proposed annexation area must be "reasonably compact"; and 3) the annexation must not create any "enclaves."

This ordinance, at the request of the property owners of the subject property, will annex into the corporate limits of the City of Gainesville approximately 1.36 acres of privately-owned property that is generally

located on the NW corner of W Newberry Road and NW 61st Terrace, east of the North Florida Regional Medical Center. On May 17, 2018, the City Commission received and accepted a petition for voluntary annexation of the property and directed the City Attorney to prepare this annexation ordinance.

CITY ATTORNEY MEMORANDUM

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

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

5/17/18 City Commission Approved as Recommended

[171037A_PetitionVoluntaryAnnxtn-NFLRMC_20180517.pdf](#)

[171037B_Staff PPT_20180920.pdf](#)

[171037A_draft ordinance_20180920](#)

[180199](#)

Comprehensive Plan Amendment - Amending Future Land Use Element to Incentivize Affordable Housing (B)

Ordinance No. 180199

An ordinance of the City of Gainesville, Florida, amending Objective 1.1 and its policies and Policy 4.1.1 of the Future Land Use Element of the City of Gainesville Comprehensive Plan to address and incentivize the provision of affordable housing; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: **STAFF REPORT**

This ordinance amends Objective 1.1 and its policies and Policy 4.1.1 of the Future Land Use Element of the Comprehensive Plan to incentivize the provision of affordable housing by providing density bonus allowances. Specifically, this ordinance amends the Comprehensive Plan to state that the Land Development Code must include regulations that incentivize the provision of affordable housing by providing density bonus allowances, which may allow densities that exceed the maximum limit of units/acre otherwise established and may regulate density through building form (such as height and lot coverage) for multi-family or mixed-use buildings or through the allowance of additional lots within subdivisions. These amendments to the Comprehensive Plan support the changes being made in the Land Development Code update. The City Plan Board held a public hearing on July 26, 2018, where it voted to recommend approval of this amendment to the Comprehensive Plan.

CITY ATTORNEY MEMORANDUM

Section 163.3184, Florida Statutes, sets forth the procedure for amending the Comprehensive Plan. The first hearing is the transmittal stage and must be advertised at least seven days prior to the hearing. The second hearing is the adoption stage and must be advertised at least five days prior to the hearing. Within ten working days after the first hearing, the City must transmit the amendment to the reviewing agencies and to any other local government or state agency that has filed a written request for same. These agencies have 30 days after receipt of the amendment to forward comments to the City. The City must consider any written comments received during the second hearing. If adopted on second reading, the City will forward the amendment within ten working days to the state land planning agency and any party that submitted written comments.

Within 30 days following the City's adoption of this amendment to the Comprehensive Plan, any affected person may file a petition with the State Division of Administrative Hearings to request a hearing to challenge the amendment's compliance with Chapter 163, Florida Statutes. If not timely challenged, this amendment shall become effective 31 days after the state land planning agency notifies the City that the amendment package is complete. If timely challenged, this amendment shall become effective when the state land planning agency or the Administration Commission issues a final order determining that this amendment is in compliance with Chapter 163, Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this amendment has become effective.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

[180199_Staff report_20180726.pdf](#)

[180199B_Staff report_20180816.pdf](#)

[180199C_CPB minutes draft_20180816.pdf](#)

[180199A_draft ordinance_20180920](#)

[180028.](#)

Quasi-Judicial - Historic Property Tax Exemption - 410 SE 7th Street (B)

Ordinance No. 180028

An ordinance of the City of Gainesville, Florida, finding that property located at 410 SE 7th Street, Gainesville, Florida, as more specifically described in this ordinance, qualifies for an ad valorem tax exemption for historic properties; granting an exemption from ad valorem tax for certain improvements beginning January 1, 2019, and continuing for 10 years under certain conditions; authorizing the Mayor and the Clerk of the Commission to sign the Historic

Preservation Property Tax Exemption Covenant between the property owner and the City; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: Chapter 25, Article IV, of the Code of Ordinances authorizes the City Commission to grant ad valorem tax exemptions for historic properties pursuant to Florida law. In order to approve a property for such exemption, the Historic Preservation Board (HPB) and the City Commission must determine that a particular property is eligible for the property tax exemption (i.e., historical designation or contributing property) and that it has been improved consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

The process for a property owner to receive a historic preservation property tax exemption entails two steps. First, the property owner submitted Part 1 (Preconstruction Application) of the Historic Preservation Property Tax Exemption Application for the restoration, renovation, or rehabilitation of a contributing residential building in the Southeast Residential Historic District. Part 1 was approved by the HPB on November 7, 2017, with a finding that the property was eligible for the exemption and that the improvements met the required standards.

Second, the applicant completed the improvements and submitted Part 2 of the property tax exemption application (Final Application for Review of Completed Work). Staff inspected the completed work and found the work meets the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as well as the City's Guidelines for Rehabilitating Historic Buildings. On June 5, 2018, the HPB approved Part 2 with a finding that the eligible property has been improved consistent with the required standards; the HPB recommended the City Commission approve same. The renovations eligible for the tax exemption total \$85,000.00. However, pursuant to City Code and State Statute, the actual amount of the exemption will be determined by the County Property Appraiser.

The property is located at 410 SE 7th Street and includes a residential home constructed in 1927 that is a contributing structure to the Southeast Residential Historic District. This project included interior work in all rooms, a new kitchen, exterior masonry repair, installation of two new windows and wood fencing.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and shall become effective immediately upon adoption; however, the ad valorem tax exemption shall be effective as of January 1, 2019, in accordance with Section 196.1997(10), Florida Statutes.

RECOMMENDATION

The City Commission: 1) approve Part 2 of the Historic Preservation Property Tax Exemption Application; and 2) adopt the proposed ordinance.

[180028_Staff Report w Exhibits 1 - 3_20180605.pdf](#)

[180028B_180605 minutes_20180920.pdf](#)

[180028C_Staff PPT_201800920.pdf](#)

[180028A_draft ordinance_20180920](#)

ORDINANCES, 2ND READING - ROLL CALL REQUIRED

[170749.](#)

Comprehensive Plan Amendment - Water Supply Planning Per State Law (B)

Ordinance No. 170749

An ordinance of the City of Gainesville, Florida, amending the Comprehensive Plan of the City of Gainesville to provide for water supply planning by adding Policy 2.3.12 to the Conservation, Open Space and Groundwater Recharge Element; amending Objective 1.1 and its policies of the Potable Water and Wastewater Element; amending Objective 1.5 and its policies of the Potable Water and Wastewater Element; amending Policy 1.6.2 of the Intergovernmental Coordination Element; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: STAFF REPORT

Update since first reading: On May 17, 2018, the City Commission approved this ordinance on first reading. City staff then transmitted this ordinance to the state reviewing agencies in accordance with the statutory expedited review process for comprehensive plan amendments. During the 30-day comment period, the City received letters from the Florida Department of Economic Opportunity, St. Johns River Water Management District, Suwannee River Water Management District, and Florida Department of Transportation. The comments received did not identify any adverse impacts to important state resources and facilities within the scope of review of the respective state agencies, and therefore did not necessitate any changes to the ordinance.

This ordinance amends the City of Gainesville Comprehensive Plan to provide for water supply planning as required by state law. The St. Johns River Water Management District and the Suwannee River Water Management District, which are the two water management districts with jurisdiction in Alachua County and the City of Gainesville, began water supply planning efforts in 2005 that led to the designation of Water Resource Caution Areas for the region. Water Resource Caution Areas are geographic areas identified as having existing water resource problems or areas in which water resource problems are projected to develop during the next 20 years. As a result, the Water Management

Districts prepared the North Florida Regional Water Supply Plan (NFRWSP), which was adopted on January 17, 2017. The NFRWSP is a regional framework for water supply planning based on projected population growth and associated water demand, and also identifies essential water resource, water conservation, and water supply development options that need to be implemented to address future water demand and water supply goals.

Within 18 months of the adoption of the NFRWSP, local governments within the Water Management Districts are required to prepare a Water Supply Facilities Work Plan to cover a minimum 10-year planning period, and to amend their comprehensive plans to adopt the Water Supply Facilities Work Plan and to implement the NFRWSP. The City of Gainesville and Alachua County together developed the Joint Alachua County/City of Gainesville Water Supply Facilities Work Plan (2018-2028). The plan will be adopted by both the City and the County together with associated comprehensive plan amendments.

The City Plan Board held a public hearing on February 22, 2018, where it voted to recommend approval of this amendment to the Comprehensive Plan.

CITY ATTORNEY MEMORANDUM

Section 163.3184, Florida Statutes, sets forth the procedure for amending the Comprehensive Plan. The first hearing is the transmittal stage and must be advertised at least seven days prior to the hearing. The second hearing is the adoption stage and must be advertised at least five days prior to the hearing. Within ten working days after the first hearing, the City must transmit the amendment to the reviewing agencies and to any other local government or state agency that has filed a written request for same. These agencies have 30 days after receipt of the amendment to forward comments to the City. The City must consider any written comments received during the second hearing. If adopted on second reading, the City will forward the amendment within ten working days to the state land planning agency and any party that submitted written comments.

Within 30 days following the City's adoption of this amendment to the Comprehensive Plan, any affected person may file a petition with the State Division of Administrative Hearings to request a hearing to challenge the amendment's compliance with Chapter 163, Florida Statutes. If not timely challenged, this amendment shall become effective 31 days after the state land planning agency notifies the City that the amendment package is complete. If timely challenged, this amendment shall become effective when the state land planning agency or the Administration Commission issues a final order determining that this amendment is in compliance with Chapter 163, Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this amendment has become effective.

RECOMMENDATION

The City Commission: (1) receive letters from the Florida Department of Economic Opportunity, St. Johns River Water Management District, Suwannee River Water Management District, and Florida Department of Transportation; and (2) adopt the proposed ordinance.

Legislative History

5/17/18 City Commission Approved (Petition) and Adopted (Ordinance) on Transmittal Hearing

[170749 Staff report continued 20180125.pdf](#)

[170749 Staff Report with Appendices A-B 20180222.pdf](#)

[170749A draft ordinance 20180517.pdf](#)

[170749B Staff Report with Appendices A-B 20180517.pdf](#)

[170749C Joint Alachua County-City of Gainesville WSWF 20180517P.pdf](#)

[170749D CPB 180222 minutes 20180517.pdf](#)

[170749E Staff PPT 20180517.pdf](#)

[170749A state review letters.20180920](#)

PLANNING PETITIONS

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