

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## **Meeting Agenda - Final-Revised**

**June 20, 2019**

**1:00 PM**

**City Hall Auditorium**

### **City Commission**

**Mayor Lauren Poe (At Large)**  
**Commissioner Helen Warren (At Large)**  
**Commissioner Gail Johnson (At Large)**  
**Commissioner Gigi Simmons (District 1)**  
**Mayor-Commissioner Pro Tem Harvey Ward (District 2)**  
**Commissioner David Arreola (District 3)**  
**Commissioner Adrian Hayes-Santos (District 4)**

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

**1:00pm - CALL TO ORDER - Afternoon Session****AGENDA STATEMENT**

*"Citizens are encouraged to participate in City of Gainesville meetings. In general, speakers will be limited to 3 (three) minutes per agenda item. Additional time may be granted by the Mayor or by the City Commission as directed. The City of Gainesville encourages civility in public discourse and requests that speakers limit their comments to specific motions and direct their comments to the Chair. Signs or Props are not permitted in the meeting room. Citizens are encouraged to provide comments in writing to the Clerk of the Commission before meetings and/or during meetings for inclusion into the public record. Citizens may also provide input to individual commissioners via office visits, phone calls, letters and e-Mail, that will become public record. In some instances, i.e., Quasi-Judicial Hearings, these particular contacts may be prohibited."*

**ROLL CALL****INVOCATION****ADOPTION OF CONSENT ITEMS - GRU, General Government, Audit & Finance Committee and General Policy Committee Items**[190057.](#)**City Commission Minutes (B)****RECOMMENDATION**

*The City Commission approve the minutes of June 3, June 5, and June 6, 2019.*

[190057\\_June 3 Minutes\\_20190620.pdf](#)

[190057\\_June 5 Minutes\\_20190620.pdf](#)

[190057\\_June 6 Minutes\\_20190620.pdf](#)

[190070.](#)**Appointments to City Commission Advisory Boards and Committees (B)****RECOMMENDATION**

*The City Commission appoint:  
Phimetto Lewis and April O'Neal to the Citizen Advisory Committee for Community Development for a term to expire 11/1/2022.*

*Bruce Blackwell, Kendall Kelly and April O'Neal to the City Beautification Board for a term to expire 11/1/2022.*

*Bruce Blackwell for a partial term to expire 11/1/2019 and Jon Reiskind for a full term to expire 11/1/2022.*

Carolyn Nath Komanski, a Non-Voting Post Secondary Administrator for Student Community Relations Advisory Board for a term to expire 9/30/2021.

[190070\\_Citizens Advisory Committee for Community Development Ballot\\_20190](#)

[190070\\_City Beautification Board Ballot\\_20190620.pdf](#)

[190070\\_Nature Centers Commission Ballot\\_20190620.pdf](#)

[190070\\_Student Community Advisory Board Ballot\\_20190620.pdf](#)

#### [181054.](#)

#### **Rental Housing Subcommittee Draft Recommendations (B)**

*Explanation:* At the May 28, 2019 Rental Housing Subcommittee meeting, there was a motion to discuss the draft recommendations at the July 25, 2019 General Policy Committee meeting.

**RECOMMENDATION**

The City Commission approve adding the Rental Housing Subcommittee draft recommendations to the July 25, 2019 General Policy Committee agenda.

[181054\\_GPC Referral List 2018-2019\\_20190623.pdf](#)

#### [190047.](#)

#### **Staffing Services Agreement with NAES (B)**

**AGENDA UPDATE - ADDED UAB'S RECOMMENDATION**

*Explanation:* In November 2017, the City acquired Deerhaven Renewable (DHR), formerly known as the Gainesville Renewable Energy Center (GREC). At the time of acquisition, GRU entered an Operation and Maintenance (O&M) Service Agreement with North American Energy Services (NAES) to continue operations of the DHR facility. In an effort to standardize operations at all four power plant sites, leverage the efficiency improvements of having one GRU staff, and make day-to-day operational decisions at the DHR plant, the utility intends to terminate the O&M service agreement with NAES and to hire their staff into City positions at DHR. For those positions not staffed on the initial transition to GRU employment, management will utilize NAES to provide continuity as we hire and train GRU employees to operate and maintain the site. This contract will be only for staffing services, not for managing the operations and maintenance of the plant. The staffing services agreement will begin on the termination of the O&M agreement. The City of Gainesville holds staffing services contracts that are utilized throughout the city for business purposes, and this will be an additional staffing services contract targeted with power generation expertise. Therefore this is in alignment with our practices. This item was presented to the UAB on June 13, 2019.

*Fiscal Note:* The proposed change versus the Energy Supply budget will reduce costs

by the amount of the NAES management fees and allow for direct control over the personnel.

**RECOMMENDATION**

*Staff: Approve the contract for staffing services with NAES and authorize the General Manager to execute the contract, subject to approval of the City Attorney as to form and legality.*

*UAB: On June 13, 2019, the UAB voted 7-0 to advise the commission to approve the staff recommendation.*

[190047 NAES Service Contract 20190613](#)

[190061.](#)

**GRU Operational Update for the Month of May 2019 (B)**

*Explanation: Staff has prepared a report of data related to GRU's operations for the month of May 2019.*

*Fiscal Note: None.*

**RECOMMENDATION**

*Receive report.*

[190061 Ops Update May 2019 All Depts 20190613](#)

[181059.](#)

**Authorization for the Construction of Addition to the Mosquito Lab (B)**

This item is a request for the City Commission to approve the guaranteed maximum price of \$112,763 for the Demo and Construction of the addition to the Mosquito Lab Addition. Scherer Construction of North Florida, LLC

*Explanation: The City Commission approved a Capital Expense Increment for the purpose of adding 500 square feet to the Mosquito Control Lab. The Mosquito Control staff works in cooperation with scientists from the USDA, the US Navy, the University of Florida, the CDC and others to conduct identification, testing and research. The research capacity is limited by the size of the existing lab facilities which once expanded upon will allow the City to build upon its partnership relationships.*

*In order to add to the Mosquito Control Lab size it is necessary to enter into contract with a firm that can provide demolition and construction oversight services. The contract period will commence July 18, 2019 and end on October 03, 2019. The scope of work is described in the GMP. Maximum cost to the City of Gainesville is \$112,763.00.*

*The City has Construction Management at Risk (CMAR) contracts with 11 firms. These contracts are available for projects that fall below the construction threshold of \$300,000. The firm was selected based on their*

*local presence and their ability to provide pre-construction architectural services to the City. Being able to work closely with the architect prior to the development of bid documents allowed decisions to be made on what work could be performed by Public Works staff. It is the City's intent wherever possible to perform some of the construction activities such as site preparation, miscellaneous concrete and finishing work to control costs.*

*It is important to note that no less than 90% of the dollar value of the contract must be delivered through the use of sub-consultant firms; in other words, the CMAR firm must hire other firms (through a bidding process) to perform nearly all of the work. City staff will work closely with the CMAR firm to identify certified minority, women, or service-disabled veteran owned firms, and to ensure that the CMAR solicits bids from firms on the MBE/WBE/SBE/VBE list.*

*Fiscal Note: Funding for this project is available in the Public Works Department FY 2019 Operating budget.*

**RECOMMENDATION**

*The City Commission: 1) approve the project task; and 2) authorize the City Manager or designee to execute the appropriate construction documents subject to City Attorney approval to form and content.*

[181059A Mosquito Lab GMP Proposal 20190606.pdf](#)

[181059B Mosquito Lab Bid Form 20190606.pdf](#)

[181059C Continuing CM - Exhibits 20190606.pdf](#)

[181059D Mosquito Lab - Project Schedule 20190606.pdf](#)

[190043.](#)

**Request for a Strategic Planning Workshop on July 22, 2019 (NB)**

This is a request for the City Commission to approve a workshop on July 22, 2019, to discuss strategic planning priorities.

*Explanation: On December 15, 2016, the City Commission unanimously adopted the Strategic Plan Framework. The Strategic Framework, a lasting blueprint to guide us towards our best Gainesville, serves as a unified document to guide policy development, support management and decision making, align resources and budget, and evaluate performance.*

*The Framework resulted from the Gainesville Creative Series, a 12-month process to redesign the strategic plan processes and supporting documents. Throughout 2016, the Commission and staff lead 4 public forums, facilitated more than 10 collaborative workshops with department directors and organizational leaders, toured 20 service areas to better evaluate the impact of the strategic plan on the city's day-to-day operations, connected with citizens at 24 in-person outreach sessions*

*through community events and neighborhood meetings, conducted more than 40 interviews to enhance understanding of the strategic plan users' experiences and perspectives, and collected upwards of 450 big ideas to improve our city and design our best Gainesville. The Gainesville Creative Series facilitated connections with more than 2,400 citizens.*

*Staff has continued to engage with citizens and community stakeholders while leading efforts to gather data and information, build systems to support implementation, define desired goals and action plans, and align financial planning with strategic priorities.*

*During 2018, the Commission identified seven priority projects and began budgeting for these priorities in FY2019 - Wages, Affordable Housing, Youth Programming, Vision Zero, Zero Waste, Broadband, and the UF Partnership.*

*Beginning in January 2019, the Commission participated in several workshops to identify focus areas, prioritize desired outcomes, and establish financial planning guidelines for the FY2020+ budget cycle.*

*Staff requests the Commission host and participate in a workshop on July 22, 2019, to discuss continued implementation of the Strategic Framework.*

*Fiscal Note: None*

**RECOMMENDATION**

*The City Commission 1) approve a workshop on July 22, 2019, to discuss strategic planning priorities.*

[190041.](#)

**Ratification of Amendment to the Agreement between the Police Benevolent Association (PBA) Bargaining Unit and the City of Gainesville for October 1, 2017 through September 30, 2020 (B)**

*Explanation: Historically, the SWAT unit commander held the rank of Sergeant. For carrying out that role, an assigned Sergeant was provided a stipend of \$60 for each full month of such assignment. During the fall of 2018, the then-SWAT unit commander resigned from this part-time specialty role. In the wake of that resignation, the Gainesville Police Department (GPD) made the decision to assign a Lieutenant as SWAT unit commander. The PBA agreement did not provide for specialty pay for this role, so the union demanded to bargain over the impact of that change. Those negotiations resulted in an agreement (subject to ratification) to provide an assigned Lieutenant the same stipend.*

*The Mobile Field Force was developed during planning for the October 19, 2017 speaking event at the University of Florida. This unit will train and utilize special equipment for managing large crowds and/or riotous behavior, in order to preserve life, protect property, allow safe ingress*

and egress throughout the City, and to facilitate restoration of normal operations. Mobile Field Force will be commanded by a Lieutenant, and agreement was reached (subject to ratification) to provide an assigned Lieutenant a \$60 per month stipend.

A copy of the Amendment to the Agreement is on file in the Office of the Clerk of the Commission. After June 20, 2019, the Agreement will be on file in the Human Resources Department.

*Fiscal Note:* The FY19 cost of approximately \$780 is available in the General Fund.

**RECOMMENDATION**            The City Commission ratify the Amendment to the Agreement between the PBA Bargaining Unit and the City of Gainesville.

[190041A Amendment to Art. 18 - Miscellaneous Employee Benefits - PBA 2017](#)

[190012.](#)

**City of Gainesville Fiscal Year 2018 Comprehensive Annual Financial Report, Audited Financial Statements, Auditors' Reports, Auditors' Management Letters and Single Audit Reports (B)**

AGENDA UPDATE - REVISED RECOMMENDATION

*Explanation:* In accordance with the City's contracts for external auditing services with Purvis Gray & Company, LLC the following reports are presented for review by the City Commission:

*The Basic Financial Statements, Supplemental Information and Independent Auditors' Report, Management Letters, Reports on Compliance, and Single Audit Reports of the City of Gainesville, Florida as of and for the fiscal year then ended September 30, 2018; which are presented in the attached Comprehensive Annual Financial Report.*

*In the opinion of the independent auditors, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate discretely presented component unit and remaining fund information of the City as of September 30, 2018, and the respective changes in financial position, and where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.*

**RECOMMENDATION**            The Audit and Finance Committee recommends that the City Commission accept the subject financial reports, financial statements, auditors' reports, single audit reports, auditor's communication to those charged with governance and management, and management's representations.

[190012A\\_CAFR18\\_Final\\_City\\_of\\_Gainesville\\_Financial\\_Statements\\_FY18\\_20190620](#)  
[190012B\\_Letter\\_CAFR18Final\\_SAS114\\_20190620](#)

[180762.](#)

**GTEC Management Services Agreement between the City and Santa Fe CIED (B)**

AGENDA UPDATE - MOVE TO REGULAR AGENDA, REVISED FISCAL NOTE AND NEW BACK-UP

*Explanation:* On February 21, 2019, this item was included on the Regular City Commission consent agenda for discussion at the March 14, 2019, General Policy Committee as the "GTEC Lease Agreement (NB)." Staff renamed Legistar Item #180775 with this item, "GTEC Management Services Agreement between the City and Santa Fe CIED (B)." The item was rather extensive and covered the lease agreement as there is an existing Interlocal Agreement between City of Gainesville and Santa Fe College for GTEC Incubator Management Services that expires on June 30, 2019. This agreement can be renewed for periods of time up to five years if both parties concur and shall renew automatically for one-year terms up to five times, unless either party submits a cancellation notice in writing to the other party by a date no later than 90 days prior to expiration.

The question deliberated upon by the General Policy Committee and the City Commission was the direction to staff on the Interlocal Agreement in light of the current status of GTEC, the pending expiration, the intent of Santa Fe College, the pending expiration of obligations to the EDA and the discussion around the Gainesville Community Redevelopment Agency relocating to the GTEC Building.

At the March meeting the Commission approved moving forward with a revised agreement that will extend the current arrangement with facility/lease management responsibilities shifting to the City/CRA. SFC will continue to run the incubator program and the CRA will work as a partner with SFC and collocate at GTEC.

Staff will outline the terms of the revised Agreement, the proposed changes in the programming and management of the GTEC facility and the fiscal impact to the City and CRA.

*Fiscal Note:* College will invoice the City/CRA annually \$150,000 to be paid from the CRA Trust Fund for Incubator Services per the Agreement. Services for July through December 2020 will be prorated for the six months of the contractual term.

**RECOMMENDATION**

The City Commission 1) Approve the revised Agreement between City of Gainesville and Santa Fe College for GTEC Incubator Management Services Agreement effective July 1, 2019 and 2) Authorize the City Manager to execute the Agreement once approved by the City Attorney as to form and legality.

**Legislative History**



2/21/19	City Commission	Approved as Recommended
3/7/19	City Commission	Approved as Recommended
3/14/19	General Policy Committee	Discussed

[180762 GTEC Interlocal Agreement20190620.pdf](#)

[181047](#)

**Bid Award - Temporary Agency to Provide Reichert House Kitchen Positions. Bid # GPDC-190037-MS (B)**

This is a request for the Gainesville City Commission to authorize the ITB award to Sunshine Enterprise USA.

*Explanation: The Reichert House program provides services designed to give youth opportunities to learn about themselves and to assist them in achieving a lifestyle that is free from substance abuse, violent crime and incarceration. The afterschool portion of the program offers youth mentoring, homework and educational tutoring, as well as recreational activities. A critical component of the afterschool program is providing the participants with a nutritional sound snack on arrival and dinner prior to departure. A Kitchen Manager and Kitchen Assistant are needed to prepare and serve the meals and maintain a food service area in compliance with health and safety standards.*

*On March 22, 2019 the City's Purchasing Division solicited an Invitation to Bid for Temporary Agency to Provide Reichert House Kitchen Positions. The ITB was broadcast to 53 vendors, of which 7 were small/minority vendors. 2 Temporary Agencies submitted bids by April 22, 2019. Bids were reviewed and rank ordered on April 23rd, 2019. Notice of Intent to award was posted on April 23, 2019.*

*The final ranking of the agencies is as follows:*

- 1. Sunshine Enterprise USA - \$77,230.40/yr.*
- 2. Vinali Staffing \$88,670.40/yr.*

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

*Fiscal Note: The kitchen staff positions to be provided through this arrangement are currently funded; however, the positions cannot be provided under the temporary services contract with TempForce because they are unable to provide workers within the required job classification. There is adequate funding available to cover the staff positions.*

**RECOMMENDATION**

*The City Commission: 1) authorize the City Manager (or designee) to award bid to Sunshine Enterprise USA to serve as the temporary agency to provide Reichert House Kitchen positions in the*

amount of \$77,230.40/yr.; 2) authorize the City Manager (or designee) to execute any related documents, subject to approval by the City Attorney as to form and legality.

Legislative History

5/16/19 City Commission Withdrawn

[181047a Award Notification 20190620.pdf](#)

[181047b Bid Record 20190620.pdf](#)

[181047c bid document 20190620.pdf](#)

[181047d Sunshine 20190620.pdf](#)

[181047e Vinali Proposal 20190620.pdf](#)

[181047f Introduction and Pricing 20190620.pdf](#)

[181047g Proof of Insurance 20190620.pdf](#)

[181047i Exhibit G - Affidavit of Non-Collusion 20190620.pdf](#)

[181047j Exhibit H - Certification Regarding Debarment 20190620.pdf](#)

[181047L Exhibit B - Qualified Local Small Business Unavailability Form 20190](#)

[181047L Exhibit B - Qualified Local Small Business Unavailability Form 20190](#)

[181047m Exhibit F - Drug Free Workplace 20190620.pdf](#)

[181047o Business References 20190620.pdf](#)

190036.

Wells Fargo Bank Building Lease Agreement for Gainesville Police Department Internal Affairs Division (B)

*Explanation: The Internal Affairs Division of the Gainesville Police Department handles all internal and external complaints filed against the Gainesville Police Department. As a part of their responsibilities, they interview and conduct investigations which include interviewing witnesses and complainants with allegations of misconduct. In accordance to the Department of Justice recommendations that the Internal Affairs Division be located offsite to ensure that citizens feel comfortable in expressing their concerns about the allegations being investigated. An offsite location will also ensure employee confidentiality adhere to. After being made aware of the need to relocate Internal Affairs, we spent the last few weeks checking several potential lease locations that meet the office requirements and identified criteria. The location that has been identified that most suits these needs is an office suite on the third floor at the Wells Fargo Building, 104 N. Main Street. The suite has adequate office space that would give an opportunity for expansion, if needed, and is within location parameters. The costs are comparable to other locations checked. Comparables are listed on attached spreadsheet. On May 21, 2019, Dr. Shefali Tripathi presented to the City Commission the Gainesville Police Department Three Year Strategic Plan (reference Commission Agenda Item Number 181006) which included the Internal*

*Affairs Division being located offsite. This agenda item was review and approved by all present members of the City Commission.*

*This is a five year lease with a two percent annual increase. The lease amount includes parking and utilities.*

*Fiscal Note: The amount per year is as follow:*

*June 1, 2019 the sum of \$2,502.50 per month (\$30,030 per year)*

*June 1, 2020-May 31, 2021 the sum of \$2,552.55 per month (\$30,630.60 per year)*

*June 1, 2021-May 31, 2022 the sum of \$2,603.60 per month (\$31,243.20 per year)*

*June 1, 2022-May 31, 2023 the sum of \$2,655.67 per month (\$31,868.04 per year)*

*June 1, 2023-May 31, 2024 the sum of \$2,708.79 per month (\$32,505.48 per year)*

*5 year total of \$156,277.32*

**RECOMMENDATION**

*The City Commission: 1) authorize the City Manager (or designee) to award contract to WFG Office Building LLC to serve as the housing for the Gainesville Police Department Internal Affairs Division; 2) allow the City Manager (or designee) to execute any related docuemtns, subject to approval by the City Attorney as to form and legality.*

[190036A WFG, LLC Contract 20190620.pdf](#)

[190036B\\_IOC Recommendation of Location 20190620.pdf](#)

[190036C Lease Comparisons 20190620.pdf](#)

[190051.](#)

**Gainesville Regional Utilities Unaudited Internally Prepared Financial Statements for the Period Ended March 31, 2019 (B)**

**AGENDA UPDATE - ADDED ITEM**

*Explanation: The following item is presented for review:*

*Unaudited Internally Prepared Financial Statements for the period ended March 31, 2019, including management's discussion and analysis*

*Fiscal Note: Unaudited Internally Prepared Financial Statements*

**RECOMMENDATION**

*The Audit and Finance Committee review and recommend the City Commission accept the GRU Unaudited Internally Prepared Financial Statements for the period ended March 31, 2019.*

[190051 Interim Financials Unaudited 2nd Qtr 20190618](#)

[190052.](#)**Gainesville Regional Utilities Internally Prepared Budget to Actuals for the Period Ended March 31, 2019 (B)**

AGENDA UPDATE - ADDED ITEM

*Explanation:* The following item is presented for review: Budget to Actuals for the period ended March 31, 2019, internally prepared.

*Fiscal Note:* Internally prepared Budget to Actuals.

**RECOMMENDATION**

The Audit and Finance Committee review and recommend the City Commission accept the GRU Internally Prepared Budget to Actuals for the period ended March 31, 2019.

[190052 GRU Budget-Actuals 2nd Qtr 20190618](#)

[190053.](#)**Gainesville Regional Utilities Internally Prepared Supplementary Data for the Period Ended March 31, 2019 (B)**

AGENDA UPDATE - ADDED ITEM

*Explanation:* The following item is presented for review: Supplementary Data for the period ended March 31, 2019, internally prepared

*Fiscal Note:* Internally prepared Supplementary Data

**RECOMMENDATION**

The Audit and Finance Committee review and recommend the City Commission accept the GRU Internally Prepared Supplementary Data for the period ended March 31, 2019.

[190053 Supplementary Data 2nd Qtr 20190618](#)

[190076.](#)**Authorization to Mill & Resurface NW 16th Terrace (behind Gainesville HS) from NW 16th Ave to NW 23rd Avenue (B)**

This item is a request for the City Commission to approve the Guaranteed Maximum Price (GMP) of \$505,823 from Oelrich Construction Inc., to mill and resurface the existing pavement. Contract per Agreement for Construction Management for Minor Projects with Oelrich Construction Inc. dated March 22, 2018.

AGENDA UPDATE - ADDED ITEM

*Explanation:* This project will mill approximately 2" of existing asphalt and resurface NW 16th Terrace with new asphalt. In addition to the new pavement, upgrades to signing and markings are included to meet current FDOT

requirements. Two existing loops at the intersection of NW 16th Ave and NW 16th Terrace will also be replaced. The existing pavement is in poor condition and has been patched in several areas. If left unrepaired, damage to the base material would occur which would require more extensive and costly repairs. Construction is scheduled to occur during July and early August with substantial completion by August 9, 2019. Total length of roadway resurfacing is approximately 0.5 miles. Scope of Work is described in the GMP. Maximum cost to the City of Gainesville is \$505,823.

*Fiscal Note:* Funding for this project is available in the Public Works Department FY 2019 Operating budget.

**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.

[190076A\\_GMP\\_NW\\_16th\\_Terrace\\_Resurfacing\\_20190620.pdf](#)

[190076B\\_NW\\_16th\\_Terrace\\_Exhibits\\_20190620.pdf](#)

## ADOPTION OF REGULAR AGENDA

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

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

**TIME CERTAIN - 3:00 PM**

[180315.](#)

**Broadband Feasibility Analysis Report (B)**

AGENDA UPDATE - ADDITIONAL BACK-UP

*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, 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 completing the broadband feasibility 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

*On September 20, 2018 the Commission directed staff to work with CCG Consulting to complete a Broadband Feasibility Analysis designed to include projected engineering 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.*

*With additional funding from Alachua County, the City Commission expanded 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 included in the analysis:*

- 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)
- CCG has completed the initial research as a first step in determining the general feasibility of meeting the Commissions stated goals. The resulting data outlines the risks and potential benefits of expanding the current fiber-optic network to offer residential broadband services across the various selected expansion areas. CCG will present the data and a number of recommended next steps that will require funding in order to move forward if the Commission desires.*

*Fiscal Note: Projected costs to expand the existing network range from \$113 million to build fiber in the city limits of Gainesville up to \$213 million to build fiber to reach all of the populated parts of the county. The preliminary estimate for completing next steps ranges up to \$630,000, plus any litigation expenses associated with expected legal challenges.*

**RECOMMENDATION**

*The Gainesville City Commission hear a presentation from CCG Consulting.*

**Legislative History**

9/20/18      City Commission      Approved as Recommended

[180315 ITN 20180913](#)

[180315 CGC Proposal 20180913](#)

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

[180315 Broadband Study Presentation 20190620](#)

[180315 Broadband Study Report 20190620](#)

[180315 Feb2017 GPC Presentation 20190620](#)

[180315 Broadband Survey Results 20190620](#)

[180315 Survey Area Map 20190620](#)

[190071.](#)

### **Appointments to the Citizens Advisory Committee for Community Development (B)**

**RECOMMENDATION**

*The City Commission discuss appointments to the Citizens Advisory Committee for Community Development and take appropriate action.*

[190071\\_CACCD ballot\\_20190620.pdf](#)

[190071\\_Citizens Advisory Committee for Community Development Applications](#)

[190056.](#)

### **Affordable Housing Property Donation Pilot Program (B)**

*Explanation: The purpose of this agenda item is to request that the City Commission authorize the City Manager to implement a Pilot Program for the donation of City-owned residential parcels located within a specific geographic area, to non-profit organizations that develop affordable housing.*

*As approved by the City Commission, the Housing Element of the Comprehensive Plan states that, where feasible, the City will make City-owned parcels available for affordable residential units. In addition, over the next several years, the City may implement several non-residential City initiatives in Northeast Gainesville (e.g., renovation and upgrades to the Clarence R. Kelly Community Center, Duval Park and the Martin Luther King, Jr. Recreation Complex). The City recognizes that these types of projects complement each other when they are located in close proximity.*

*In an effort to continue addressing the City's affordable housing goals, staff is proposing a pilot program. As part of the pilot program, staff has identified several City-owned residential parcels in the Greater Duval Area. Those parcels are depicted on the map in the back-up. The development of those properties, in coordination with the area's other redevelopment initiatives, could create positive, visible change and momentum in that location. For that reason, staff proposes that the City issue a Request for Proposals (RFP) for the development of those parcels; and that the City donate the parcels to the entity, or entities, with*

*the highest scoring proposals. Before publishing the RFP, the City Commission must declare that the parcels are Surplus Property. Staff has initiated that process, and soon will schedule it for City Commission consideration.*

*As currently proposed, in exchange for the land, the nonprofit organization must meet several requirements. The first requirement is to build single-family residences that meet all of the City housing program's standards for health, safety, accessibility, aging in place, structural integrity, storm resistance and the efficient use of energy and water. Another requirement is to sell the home to a household that qualifies as Low-Income, as defined by the United States Department of Housing and Urban Development (HUD). The sales price of the units cannot exceed HUD Limits for the Gainesville Area. Finally, the nonprofit organizations will be required to receive a Certificate of Occupancy or a Certificate of Completion from the City's building department within two years of receiving the parcels. In the event that the nonprofit organization is not able to complete that task, the ownership of the parcels will revert back to the City.*

*Applicants' proposals will be evaluated based on several criteria, such as development timeframes, developer experience, financial resources, compatibility with the area, etc.*

*Staff proposes that the City's Affordable Housing Advisory Committee (AHAC) will review all the proposals and make a recommendation to the City Manager or designee, who will make a final determination.*

*Fiscal Note: None.*

**RECOMMENDATION**

*The City Commission: 1) hear a presentation from staff; 2) authorize the City Manager or designee to develop and implement an Affordable Housing Property Donation Pilot Program; 3) authorize the City Manager or designee to identify City-owned properties that are suitable for affordable housing and issue Requests for Proposals to donate those properties to eligible nonprofit organizations, contingent upon those properties being declared surplus by the City Commission; 4) authorize the City Manager or designee to execute agreements with those nonprofit organizations that are designated to receive donated City-owned properties, subject to approval by the City Attorney as to form and legality; and 5) authorize the City Manager or designee to execute all program documents and other necessary documents, subject to approval by the City Attorney as to form and legality.*

[190056A Presentation 20190620](#)

[190056B Parcel Donation Map 20190620](#)



[190063.](#)**Gainesville Regional Utilities Energy Risk Management Hedging Program (B)**

AGENDA UPDATE - ADDED UAB'S RECOMMENDATION AND ADDITIONAL BACK-UP

*Explanation: In accordance with Gainesville Regional Utilities Energy Risk Management Policy and the purchase of financially traded instruments along with the exit of our current Futures Commission Merchant (FCM) from the governmental entities segment of the futures market, Gainesville Regional Utilities is in need of a new FCM to transact trades to hedge fuel and electric energy prices. After evaluation of potential FCM firms, Gainesville Regional Utilities has selected to use the services of ADM Investor Services, Inc. This item was presented to the UAB on June 13, 2019.*

*Fiscal Note: None.*

**RECOMMENDATION**

*The City Commission authorize the General Manager, or his designee, to:*

*Staff: 1) Approve the purchase of financial instruments on the New York Mercantile Exchange to hedge fuel and electric energy prices; and 2) Enter into such agreement(s) as may be necessary to affect transactions with ADM Investor Services, Inc. by adoption of Corporate Resolution and/or a similar financial brokerage firm through the Credit and Risk Control Department of The Energy Authority, subject to approval of the City Attorney as to form and legality.*

*UAB: On June 13, 2019, the UAB voted 6-0, with Member Alford absent, to advise the commission to approve the staff recommendation.*

[190063 Fuel Hedging Presentation 20160620](#)

[190063 Proposed Agrmt 20190620](#)

[190063 GRU Admin Guideline 20190620](#)

[190063 ADMIS Fee Schedule 20190620](#)

[190079.](#)**Mayor Lauren Poe - Amicus Brief (NB)****RECOMMENDATION**

*The City Commission discuss and take action deemed necessary.*

[180684.](#)**Budget Planning Workshop (B)**

**AGENDA UPDATE - ADDITIONAL BACK-UP**

*Explanation: This budget meeting is to discuss and provide direction to staff for preparation of the City's General Government FY20/21 Budget.*

*Fiscal Note: None*

**RECOMMENDATION**

*The City Commission hear presentations from staff and take action as appropriate.*

**Legislative History**

2/7/19 City Commission Approved as Recommended

5/7/19 City Commission Heard

[180684A General Government Possible Cuts 20190620.pdf](#)

[180684B General Government Optional Expenditure Cuts 20190620.pdf](#)

**COMMISSION COMMENT****4:30 - 5:30pm DINNER BREAK****5:30 - CALL TO ORDER - Evening Session****PLEDGE OF ALLEGIANCE****PROCLAMATIONS/SPECIAL RECOGNITIONS**[190073.](#)**Judge Not! Get Tested. National HIV Testing Day - June 27, 2019 (B)****RECOMMENDATION**

*Let's Talk About it Natalie Davis Douglas, Angela Pretto, Leslie Howell and Angelisa Austin to accept the proclamation.*

[190073 Judge Not Get Tested National HIV Testing Day 20190620.pdf](#)

[190074.](#)**Plastic Free Month - July 2019 (B)****RECOMMENDATION**

*Santa Fe College Teaching Zoo Director Jonathan Miot to accept the proclamation.*

[190074 Plastic Free Month 20190620.pdf](#)

**TIME CERTAIN - 6:30 PM**[180999.](#)**Living Wage Requirements for Contractors (B)**

*Explanation: At the City Commission meeting on June 6, 2019, the Commission (during Afternoon Commission Comment) requested the City Attorney prepare a draft ordinance regarding living wage requirements for contractors that mirrors the County's ordinance and place it on the agenda for discussion on the June 20th City Commission Meeting. The City Attorney's Office consulted with City staff (both General Government and GRU) and prepared this informational item to assist the Commission in providing direction to staff regarding what the Commission is seeking to accomplish.*

*Since 2003, the City has had its own Living Wage Requirements for Contractors codified in Sections 2-615 through 2-617 of the City Code. In summary, the Code applies to all for-profit service contractors/subcontractors who employ 50 or more persons and who provide "covered services" purchased by the City under a single contract over \$100,000. The living wage is based on the federal poverty guidelines for a family of four as determined by the U. S. Department of Health and Human Services (DHHS) and is adjusted annually upon publication of the new federal poverty guidelines. The living wage rate as of March 1, 2019 is \$12.3798/hour (health benefit wage) and \$13.6298/hour (non-health benefit wage).*

*In July 2015, the City Commission amended the Code to add Section 2-618 to codify the City's practice of providing a living wage (set at the same rate as the living wage requirement for contractors) to regular employees of the City.*

*At the July 6, 2017 City Commission meeting, the Commission referred a "Discussion of Applying the Living Wage to Contract Workers" to the General Policy Committee. At the October 12, 2017 General Policy Committee Meeting (under Agenda Item No. 170199), staff presented a staff report on a range of options for the Committee's consideration. The Committee requested staff bring back a fiscal impact at various rates/levels (as well as information for the FY2019 budget).*

*At the April 18, 2019 City Commission meeting, during Agenda Item No. 180949, the City Commission discussed the status of the staff work on the living wage requirements for contractors, including concern over the validation/enforcement processes, the exemptions in the current code and the budget/cost impacts if the City were to amend the living wage requirements in some manner. The Commission referred the matter to the General Policy Committee. The matter was scheduled to be heard by the General Policy Committee on June 13th; however, the Commission instead directed the City Attorney to place an item on the June 20th City Commission Meeting.*

*In the back-up for this agenda item, staff has included a copy of the current County Code and the City Code regarding living wage requirements for contractors, a staff prepared document that summarizes and compares the key provisions in both Codes and a copy of the staff report dated October 12, 2017.*

**RECOMMENDATION**

*City Commission discuss and provide direction to staff.*

**Legislative History**

4/18/19 City Commission Referred to the General Policy Committee

[180999A\\_Alachua County Code\\_20190620.pdf](#)

[180999B\\_Gainesville City Code\\_20190620.pdf](#)

[180999C\\_Staff Comparison of Codes\\_20190620.pdf](#)

[180999D\\_Staff Report Dated October 2017\\_20190620.pdf](#)

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

**RESOLUTIONS - ROLL CALL REQUIRED**

[181031.](#)

**Fire Assessment - Preliminary Rate Resolution (B)**

Resolution No. 181031

A resolution of the City of Gainesville, Florida, relating to the provision and funding of fire services, facilities and programs in the City of Gainesville; providing for the imposition and computation of fire services special assessments; providing for legislative determinations of special benefit and fair apportionment; describing the method of assessing fire services assessed costs against assessed property located within the City of Gainesville; establishing the estimated assessment rate for fire assessments for the fiscal year beginning October 1, 2019; directing the preparation of an assessment roll; providing for hardship assistance; providing for method of collection; authorizing a public hearing and directing the provision of notice thereof; providing for application of assessment proceeds; providing for severability; and providing an immediate effective date.

*Explanation: On June 9, 2008, the City Commission adopted Ordinance 070623 which establishes the authority to implement a Fire Services Special Assessment each year if the Commission chooses to do so.*

*The Preliminary Rate Resolution, if adopted, would establish a maximum assessment rate for the Fire Services Special Assessment and provide for notice to affected property owners of the proposed rates. The Preliminary Rate Resolution also provides for notice of a public hearing on the Annual Rate Resolution to be held on the date as set forth in the Resolution.*

*In adopting the Preliminary Rate Resolution the Commission will have to*

determine the Preliminary Rate to be sent in the notice to affected property owners. The City Manager has recommended the rate change for FY 2019-20 from \$101.00 per Net Factored Fire Protection Unit to \$133.00 per Net Factored Fire Protection Unit. This new rate will fund approximately 50% of the assessable costs to provide fire services. If the Commission decides to change that rate, the change will be made in the Preliminary Rate Resolution. (See page 4 of the Resolution). The Preliminary Rate can be anywhere from 100% of the assessable costs to provide fire services, or less. It must be noted, however, that while the Preliminary Rate can change at the final hearing, it cannot be increased, but can only be decreased. In other words, if the Commission establishes the Preliminary Rate at \$133.00 per Fire Protection Unit and notices that as the Preliminary Rate, at the Final Hearing the \$133.00 Assessment can decrease, but it cannot go above \$133.00.

In adopting the Preliminary Rate Resolution, the Commission will have to set the date for a public hearing. The City Manager has recommended that date be September 12, 2019 at 6:00 pm (see page 7 of the Resolution). If the Commission decides to change that date, changes will be made to the Resolution.

**RECOMMENDATION**

The City Commission: 1) establish a Preliminary Rate of \$133.00 per Net Factored Fire Protection Unit for the Fire Services Special Assessment; 2) set the public hearing on the Annual Rate Resolution at 6:00 pm (or as soon thereafter as may be heard) on September 12, 2019; and 3) adopt the proposed Preliminary Rate Resolution.

[181031\\_Fire Assessment Preliminary Rate Reso\\_20190620.pdf](#)

[190034.](#)

**Second Quarter Amendment through March 31, 2019 to the FY 2019 General Government Financial and Operating Plan Budget (B)**

**Resolution No. 190034**

A Resolution of City Commission of the City of Gainesville, Florida; relating to its general government budget for the fiscal year beginning October 1, 2018 and ending September 30, 2019; amending Resolution No. 180364, as amended by resolution No. 180771, by making certain adjustments to the General Government Financial and Operating Plan Budget; and providing an immediate effective date.

**AGENDA UPDATE - ADDED ITEM**

*Explanation: The purpose of this amendment is to accurately reflect and incorporate into the City's FY 2019 General Government budget those transactions*

and activities that were not anticipated during the budget process.

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

**RECOMMENDATION** City Commission adopt the proposed resolution.

[190034A\\_2nd Budget Amendment Resolution\\_20190618.pdf](#)

[190034B\\_FY2019 2nd QTR Amendatory and Summary\\_20190618.pdf](#)

## PUBLIC HEARINGS

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

[180901.](#)

#### **Ordinance Setting 2020 Election Dates, Early Voting Dates and Qualifying Dates (B)**

Ordinance No. 180901

An ordinance of the City of Gainesville, Florida, setting March 17, 2020 as the date for the 2020 regular City election and April 28, 2020 as the date for the 2020 run-off election, if necessary; setting the early voting dates for the 2020 regular city election and 2020 run-off election, if necessary; setting the dates for qualifying for the 2020 regular election; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

*Explanation: The City Commission, at its meeting of May 2, 2019, approved the dates for the 2020 regular city election, run-off election and early voting dates. Section 9-2 of the City Code of Ordinances requires that the dates be set by ordinance adopted no later than July 1 of each year. This ordinance sets forth the actual calendar dates for 2020 as follows:*

*Regular election - Tuesday, March 17, 2020*

*Run-off election (if necessary) - Tuesday, April 28, 2020*

*Early voting dates for regular election - Saturday, March 7, 2020 to and including Saturday, March 14, 2020*

*Early voting dates for run-off election (if necessary) - Saturday, April 18, 2020 to and including Saturday, April 25, 2020*

*Qualifying Period - From noon on Monday, December 9, 2019 to noon on Friday, December 13, 2019.*

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

**Legislative History**

5/2/19	City Commission	Approved as Recommended
6/6/19	City Commission	Adopted on First Reading, as modified (Ordinance)

[180901\\_draft ordinance\\_20190606.pdf](#)

[180901\\_draft ordinance\\_20190620.pdf](#)

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

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

**COMMISSION COMMENT**

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