

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final

March 21, 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)

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**[180844.](#)**City Commission Minutes (B)**

RECOMMENDATION *The City Commission approve the minutes of March 7, 2019.*

[180844_March 7 Minutes_20190321.pdf](#)

[180260.](#)**UF and City Partnership Update(NB)**

Explanation: The City Commission has requested through the referral process an update on the UF partnership with the City. The city staff and UF would like to give the update at the beginning of the May 9th GPC. City Staff would like to recommend that "The UF and City Partnership Update" be scheduled as the first agenda item for 1 PM on May 9th.

RECOMMENDATION *The City Commission approve this Time Certain Request for the "The UF and City Partnership Update" to be scheduled as the first agenda item for 1 PM on May 9th.*

Legislative History

8/6/18 City Commission Referred to the General Policy Committee

[180495.](#)**Purchase of Zoll Cardiac Monitors (B)**

This item requests the City Commission approve the purchase of Zoll Cardiac monitors with designated capital funds for Gainesville Fire Rescue.

Explanation: On September 20th, 2018, the City Commission approved the General Government Financial and Operating Plan for FY19 which included Capital Projects Funding for GFR Equipment Replacement of \$970,990 within the Capital Improvement Revenue Bond 2019 Fund 360.

Gainesville Fire Rescue provides advanced cardiac life support and an essential piece of equipment used for this purpose is a cardiac monitor/defibrillator. With technological advances and maintenance limitations, the current supply of monitors is ready for replacement. To maintain consistency of service during the replacement cycle and with Alachua County Fire Rescue units, which also carry these devices, GFR recommends the purchase of twenty-two (22) Zoll X Series Manual Monitor/Defibrillators. A quote was received February 25th, 2019 from the Zoll Medical Corporation for \$765,499.94. Trade-in values included in the quote are only guaranteed through March 30th, 2019.

Fiscal Note: Funding for this purchase of \$765,499.94 is available in account 360-820-M124-5220-6040.

RECOMMENDATION

The City Commission authorize the City Manager or designee to execute a contract with the Zoll Medical Corporation for the purchase of Zoll Monitor/Defibrillators, subject to approval by the City Attorney as to form and legality.

[180495A Quote 20190321](#)

[180495B MOSS Form 20190321](#)

[180852.](#)**Joint City Commission - UF Student Government Special Meeting (NB)**

New Item

RECOMMENDATION

The City Commission approve a joint City Commission/UF Student Government special meeting for April 9, 2019, at 7:00pm - Senate Chambers Ground Floor of the Reitz Union.

[180737.](#)**Usage Certificate (B)**

This item is a request for approval and authorization to execute and file

a Usage Certificate.

Explanation: The area commonly referred to as the "Duck Pond" was recorded in three separate plats over the years of 1922 to 1925. The plats are Highland Heights, Plat Book B, page 9, Highlands Park (a replat of part of Sunkist) Plat Book A, page 135, and Highland Terrace, Plat Book A, page 161 of the Public Records of Alachua County, Florida. All the plats contained an area referenced as a "Park" which is the actual pond area. That area is utilized as stormwater retention for the areas right of ways and has been maintained by the City since the plats were recorded. The "pond" areas of the plats were reserved onto the developers of the plats. Since they were reserved, they were never assigned parcel numbers.

A few years ago, the State required the County to assign parcels numbers to all lands contain in the county that were not identified by a parcel number. The County assigned 12249-000-000 to Highlands Terrace, Plat Book A, page 161, 12249-001-000 to Highlands Park, Plat Book A, page 135, and 12249-002-000 to Highlands Heights, Plat book B, page 9. After assigning parcel numbers to each parcel, the County assessed property taxes. The property taxes were billed to the developers of the plats and send general delivery. Since delivery was not successful, a certificate was issued to each of the three parcel and back taxes began accruing.

The areas of the Plats, identified as "Park" are typically used and maintained by the City. In accordance with the provisions of Section 95.361 (1), Florida Statutes, the usage certificate depicts and describes the right of way in which the City has maintained and kept in repair uninterruptedly for a period of four years or more. Staff suggest filing Usage Certificates, claiming title to the platted "Parks" and stormwater facilities of the Duck Pond.

Fiscal Note: Funding in the amount of \$100 for administrative costs is available in the Public Works FY19 operating budget for the document recording fees.

RECOMMENDATION

The City Commission: 1) approve and authorize the Mayor to execute, and the Clerk to attest the Usage Certificates, subject to approval by the City Attorney as to form and legality; and 2) authorize the City Manager or his designee to record the Usage Certificates in the Public Records of Alachua County, Florida

[180737A A 135 Highland Park 20190321.pdf](#)
[180737B A 161 Highland Terrace 20190321.pdf](#)
[180737C B 9 Highland Heights 20190321.pdf](#)
[180737D Duck Pond North 20190321.pdf](#)
[180737E Duck Pond Sount 20190321.pdf](#)
[180737F Highland Terrace 20190321.pdf](#)
[180737G Tax Bills 20190321.pdf](#)
[180737H Usage Certifiates 202190321.pdf](#)

[180805.](#)

Human Resources Policy L-8, Military Leave (B)

Explanation: Human Resources Policy L-8, Military Leave, is amended to extend the previously ratified supplement to an employee's military pay by an amount not to exceed the employee's regular base pay, (i.e., no overtime, certification pay, educational incentive pay or special duty pay, etc.), for those employees called to active military duty. This amendment also extends the City health and basic life insurance coverage for employees called to active military duty at the same rates as for active employees. Both benefits expire April 1, 2019. In order to be effective, the benefits must be renewed. Removal of the annual renewal verbiage will permanently extend the benefits, unless and until modified through commission action.

Fiscal Note: Policy L-8 funds are currently budgeted for Fiscal Year 2019.

RECOMMENDATION

Approve revision to Human Resources Policy L-8, Military Leave.

[180805A L-8 Military Leave Policy Clean 20190321.pdf.pdf](#)
[180805B L-8 Military Leave Policy Strikethrough 20190321.pdf](#)

[180782.](#)

Gainesville Regional Utilities Fiscal Year 2018 Audited Financial Statements, Auditors' Reports, and Auditors' Communication to those Charged with Governance and Management (B)

Explanation: In accordance with the City's contract for external auditing services with Baker Tilly Virchow Krause, LLP, the following reports are presented for review by the Audit and Finance Committee:

The Financial Statements, Supplementary Information and Independent Auditors' Report of Gainesville Regional Utilities for the Fiscal Year Ended September 30, 2018;

In the opinion of the independent auditors, the financial statements referred to in the item above, present fairly in all material respects, the

financial position and changes in financial position of GRU for the year ended September 30, 2018, in accordance with accounting principles generally accepted in the United States of America.

As part of the audit process the independent auditors issue a report on internal control over financial reporting and on compliance with certain provisions of laws, regulations, contracts and grant agreements. These reports are presented within the item above.

The auditors' communication to those charged with governance and management, and internal control report over financial reporting related to Gainesville Regional Utilities indicate that there were no recommendations in the current year.

In accordance with Section 8(b) of Resolution 150127, City Auditor Responsibilities and Administrative Procedures, the City Auditor has reviewed the attached statements and reports to ensure that contractual terms have been fulfilled and transmits these reports with a recommendation for City Commission acceptance.

Fiscal Note: None

RECOMMENDATION

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

Legislative History

3/6/19 Audit and Finance Committee Approved as Recommended

[180782_Audited Financial Statements Fiscal Year 2018_Revision2_20190306](#)

[180783.](#)

Gainesville Regional Utilities Unaudited Internally Prepared Financial Statements for the Period Ended December 31, 2018 (B)

Explanation: The following item is presented for review:

Unaudited Internally Prepared Financial Statements for the period ended December 31, 2018, including management's discussion and analysis

Fiscal Note: Unaudited Internally Prepared Financial Statements

RECOMMENDATION

The Audit and Finance Committee has reviewed and recommends the City Commission accept the GRU Unaudited Internally Prepared Financial Statements for the period ended December 31, 2018.

Legislative History

3/6/19 Audit and Finance Approved as Recommended
 Committee

[180783 Interim Financial Statements Unaudited Per End 201831Dec 2019](#)

[180784.](#)

**Gainesville Regional Utilities Internally Prepared Budget to Actuals
 for the Period Ended December 31, 2018 (B)**

Explanation: The following item is presented for review:

Budget to Actuals for the period ended December 31, 2018, internally prepared

Fiscal Note: Internally prepared Budget to Actuals

RECOMMENDATION

The Audit and Finance Committee has reviewed and recommends the City Commission accept the GRU Internally Prepared Budget to Actuals for the period ended December 31, 2018.

Legislative History

3/6/19 Audit and Finance Approved as Recommended
 Committee

[180784 Budget to Actuals Per end 201831Dec 20190306](#)

[180786.](#)

**Gainesville Regional Utilities Internally Prepared Supplementary Data
 for the Period Ended December 31, 2018 (B)**

Explanation: The following item is presented for review:

Supplementary Data for the period ended December 31, 2018, internally prepared

Fiscal Note: Internally prepared Supplementary Data

RECOMMENDATION

The Audit and Finance Committee has reviewed and recommends the City Commission accept the GRU Internally Prepared Supplementary Data for the period ended December 31, 2018.

Legislative History

3/6/19 Audit and Finance Approved as Recommended
 Committee

[180786 Supplementary Data Period Ended 2018 31 Dec 20190306](#)

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.

[180831.](#)

Appointments to the City Plan Board, Gainesville Human Rights Board and Pension Review Committee (B)

Revised Back-up

RECOMMENDATION *The City Commission interview and appoint members to the City Plan Board, Gainesville Human Rights Board and Pension Review Committee.*

[180831_CityPlanBoardAppts_20190321.pdf](#)

[180831_PensionReviewCommittee_20190321.pdf](#)

[180831_HumanRightsBoardAppt_20190321.pdf](#)

[180809.](#)

Plastic Ban Ordinance Education Campaign (B)

Revised Back-up

RECOMMENDATION *The City Commission 1)Hear a presentation by staff regarding the Plastic Ban Ordinance Education Campaign, 2)Discuss and take action deemed necessary and 3)Approve a continuation of the Plastic Ban Ordinance "Hardship" component discussion at the March 28th General Policy Committee Meeting and, at that time, direct staff on the Ordinance implementation.*

Legislative History

3/7/19 City Commission Continued

[170487_Ordinance_20190117.pdf](#)

[180809_Bag Ban_ST3.18.19_20190321.pdf](#)

[180819.](#)

Cash Balance Policy (B)

Explanation: On February 7th the City Commission approved the GRU Cash Balance Study prepared by GRU's financial advisor, PFM Advisors LLC. The study is an analysis of the revenue and expense risks for GRU and its individual systems and reflects various economic, environmental, and climate risks. The purpose of the study was to determine an appropriate level of cash to reserve against each of these identified risks to establish

an overall target level of cash. The study identified this proposed cash target, and lower and upper bounds around the target figure to generate an acceptable range of cash levels.

Staff committed to bring a cash balance policy sheet back for City Commission review in March, and this draft policy sheet is attached as backup. The policy will establish processes for maintaining GRU cash balances consistent with the acceptable range of cash levels.

This item was presented to the UAB on 3/14/19.

Fiscal Note: The cash balance policy will establish protocols for addressing situations in which GRU's cash levels move outside the acceptable cash range.

RECOMMENDATION

The City Commission approve the proposed cash balance policy.

At their March 14, 2019 meeting, the UAB voted unanimously to advise the City Commission to accept the staff recommendation.

[180819 CASH BALANCE POLICY 20190321](#)

[180140.](#)

Enterprise Resource Planning Update: Customer Care & Service, Enterprise Asset Management and Advanced Metering Infrastructure (B)

New back-up

Explanation: On November 6, 2014, the City Commission authorized GRU to transition the Financial Management Information System (FMIS) and the Customer Care & Service (CCS) to the current product version. This transition was necessitated by the legacy system being unsupported and still unable to communicate across modules. The Commission approved staff's cost estimates of \$6,000,000 for FMIS and \$8,000,000 for CCS. These cost estimates were based on discussions/ recommendations directly from SAP sales representatives with the intent of moving to the new generation of the SAP application suite, the enterprise resource planning (ERP) concept.

The ERP concept uses a suite of applications to communicate as one system. The 2014 estimate for the new ERP system included the available hardware, software (licensing), and proposed implementation costs only. No consideration for application maintenance, data migration, training, Advanced Metering Infrastructure (AMI), enterprise asset management (EAM) or compatibility/ communications between applications was given, due to the fact that GRU staff was still collecting information about benefits and potential risks associated with the different systems.

CCS is used by GRU to bill utility services as well as to bill for Storm Water and Solid Waste services on behalf of General Government. CCS manages the following:

- Customer Data
- Service Data

- *Address Data*
- *Usage History*
- *Billing Data*
- *Service Orders*

EAM consists of asset register, work order management, and inventory and procurement functions in an integrated business software package. EAM manages inventory and operation service requests.

*In June/July of 2016, the Utility Advisory Board (UAB) and City Commission approved revised estimates that were based on more detailed information received to implement FMIS, along with placeholders for estimated Capital Expenditure (CapEx) deployment costs for CCS and EAM, resulting in \$10.8M for FMIS, *\$10M for CCS, and *\$10M for*

EAM. At that time, the \$20M placeholder for CCS and EAM was based on what GRU staff had learned to that point about ERP interoperability. GRU was/is still in the process of gathering information about AMI from other utilities and consulting resources to deliver realistic expectations of what these integrated applications would mean to GRU and its customers as an AMI-powered utility.

Through this process, staff has completed a business case and acquired outside consultants who specialize in AMI deployments. Staff now knows that it is essential to include integration technologies that power ERP communications and allows connectivity between ERP applications. This allows GRU to take full advantage for customer service and billing, work and outage management, all tied to financials, as the keystone of our operations. During the budget planning discussions in June 2018 at a joint UAB / City Commission workshop, staff shared the initial revised request of \$35.4M in CapEx, adjusted from the original placeholder estimate of \$20M. To be respectful of the original request based on the limited knowledge at that time, AMI compatibility, licensing, implementation costs, quality assurance / quality control, data structure requirements, call center software, and mobile equipment as well as training were not considered part of that original \$20M CapEx placeholder.

Although \$35.4M was submitted for the FY19 budget, the City Commission's final approval was to allocate \$20M to our projects.

At the request of the City Commission, staff provided information about AMI in reference to its benefits, deployment options, and envisioned timeline. The AMI initiative over the last year has led to GRU contracting services for a business case and AMI management consultants to begin the meter selection, communication canopy build, and meter data management (MDM), and staff have released multiple Invitation to Negotiate (ITN) bids for these services.

Staff returns today to update the UAB and City Commission on the

status of Customer Information System project and the AMI project.

Fiscal Note: None at this time

RECOMMENDATION *Hear update from staff.*

Legislative History

7/9/18 City Commission Heard

1/3/19 City Commission Heard

[180140 ERP Presentation 20180709](#)

[180140 ERP Presentation UAB 20181213](#)

[180140 ERP Presentation UAB 3 14 2019](#)

160262.

Expand the Use of MIMS Mobile (B)

Explanation: On 01 September 2016 the Commission approved Tadpole Cartesia, Inc. d/b/a TC Technology, as the specified source provider for the purchase of MIMS Mobile to replace legacy applications. Since that approval Tadpole Cartesia, Inc. was acquired by SSP Innovations LLC. SSP Innovations is now the specified source provider of MIMS Mobile.

Energy Delivery's GIS is a critical system that is used for designing, maintenance, construction, outage management, planning, analysis, utility line location and damage assessments. These work flows rely upon related GIS applications and plays a crucial role in safety and regulatory compliance.

GRU is expanding the use of MIMS Mobile to:

- o Continue replacing obsolete GIS related applications*
- o Improve efficiencies in GIS related work flows*
- o Comply with regulatory agencies.*

Three projects are planned to meet these goals:

One - \$594,953

- o Replace two applications originally created 20 years ago which are no longer supported*
- o Replace legacy electric and gas utility systems design application with MIMS Mobile*
- o Use MIMS Mobile to comply with a federal regulatory agency, Pipeline and Hazardous Materials Safety Administration (PHMSA),*
- o Automate manual work flows to replace paper forms in support of PHMSA*

Two - \$285,760

- o Integrate MIMS Mobile with the new Outage Management System*
- o Automate manual work flows to replace paper forms*

Three - \$262,248

- o Enhance existing Hurricane Damage Assessment work flows with MIMS Mobile*
- o Automate manual work flows to replace paper forms in support of*

Federal Emergency Management Agency reporting using MIMS Mobile.

This item was presented to the UAB on 3/14/19.

Fiscal Note: Funds for this request are included in the approved Fiscal Year 2019 Operations and Maintenance and Capital Budgets in the amount of \$1,142,961.

RECOMMENDATION

The City Commission:

1) authorize the General Manager, or his designee, to execute an amendment to the contract with SSP Innovations recognizing SSP Innovations as specified source provider of MIMS Mobile and related GIS applications, subject to approval of the City Attorney as to form and legality; and

2) approve the issuance of purchase orders in amounts not-to-exceed approved budgeted amounts for these services and applications for each year of the contract, subject to the final appropriation of funds

At their March 14, 2019 meeting, the UAB voted unanimously to advise the City Commission to approve the staff recommendation.

Legislative History

9/1/16 City Commission Approved as Recommended

[160262 MIMSMobileUAB Pres. 2016.08.17](#)

[160262 MIMSMobile Presentation 20190314](#)

[160262 MIMMS Mobile Supplemental Presentation 20190321](#)

180820.

Energy Supply Department of Gainesville Regional Utilities Request to Add Permanent GRU Staff For Direct Operation of the Deerhaven Renewable Plant (NB)

Explanation: Under the Power Purchase Agreement (PPA) between GRU and the former Gainesville Renewable Energy Center (GREC), staffing for the plant was supplied by North American Energy Services (NAES). When GRU bought out of the PPA in November 2017, and renamed the plant Deerhaven Renewable (DHR), GRU management felt it was prudent to continue staffing the plant with the existing NAES employees due to the specialized knowledge and skills required to operate the plant. Staff therefore requested and received approval from the City Commission to enter a contract with NAES for one year. In September 2018, the City Commission gave GRU permission to amend the contract to allow NAES to continue operation for an additional year while GRU

management created a plan to transition the facility to staffing with GRU employees. The current contract does allow for termination of the contract with 60 days' notice to NAES to facilitate transition. Approval of these positions will allow GRU to hire employees into permanent positions as positions become open through attrition, retirement or termination, and to decrease the overhead costs of the third party. GRU is working with the City Human Resources on the optimal methodology for considering DHR NAES employees for GRU employment. It is in the City's best interest to retain an experienced level of employees who have working knowledge on the operation and maintenance of the facility to maintain safety and reliability of our newest generating unit.

GRU is seeking approval to staff directly with GRU employees to decrease the overhead costs of having a third party directly oversee its operation. This will allow GRU to operate DHR as GRU operates all the other generating units in GRU's ownership.

Staff requests approval to create 38 GRU Energy Supply positions for DHR site staffing to transition current NAES employees and/or fill through competitive process. The new staff will consist of 5 Management Administrative Professional (MAPS) positions and 33 CWA positions.

This item was presented to the Utility Advisory Board on 3/14/19.

Fiscal Note: The addition of these positions will not increase Energy Supply budget request; it will only change the allocation of costs.

RECOMMENDATION

The City Commission authorize the creation of thirty-eight full time equivalent positions for staffing the Deerhaven Renewable site.

At their March 14, 2019 meeting, the UAB voted unanimously to advise the City Commission to approve the staff recommendation.

[180850.](#)

Mayor Lauren Poe - Memorial Street Name Signs (B)

RECOMMENDATION

The City Commission discuss and take action deemed necessary.

[180850 Memorial Street Name Signs 20190321.pdf](#)

COMMISSION COMMENT

4:30 - 5:30pm DINNER BREAK

5:30 - CALL TO ORDER - Evening Session

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/SPECIAL RECOGNITIONS[180825.](#)**Special Recognition for the City of Gainesville (B)**

RECOMMENDATION *The City Commission hear the Special Recognition.*

[180825_COG 150th Anniversary_20190321.pdf](#)

[180826.](#)**Jenn Garrett Day - March 21, 2019 (B)**

RECOMMENDATION *Jenn Garrett to accept the proclamation.*

[180826_JennGarrettDay-20190321.pdf](#)

[180827.](#)**The Repurpose Project, E. Stanley Richardson and ARTSPEAKS, Leslie Tharp and Lucinda Lavelli Day - March 21, 2019 (B)**

RECOMMENDATION *Repurpose Project Founder Sarah Goff, E. Stanley Richardson and ARTSPEAKS Founder E. Stanley Richardson, Artist Leslie Tharp and UF College of the Arts Dean Emerita Lucinda Lavelli to accept the proclamation.*

[180827_ArtAwards_20190321.pdf](#)

[180828.](#)**Sara Charbonnet, Ginger Stanford, Annie Hersmansen-Baez, Michael Andreu, Tyler Carney, Katherine Ewel, Gary Paul and Howard and Linda Jelks Day - March 21, 2019 (B)**

RECOMMENDATION *Star Volunteer Tyler Carney, Katherine Ewel, Howard and Lisa Jelks and Gary Paul and Star Good Neighbor Kids in the Woods Annie Hermansen Baez, Sara Charbonnett, Ginger Stanford and Michael Andreu to accept the proclamation.*

[180828_StarVolunteer_20190321.pdf](#)

[180829.](#)**Greater Duval Neighborhood Association, Working Food and Dustin Jurian Day - March 21, 2019 (B)**

RECOMMENDATION *Greater Duval Neighborhood Association*

*Volunteer Andrew Miles, Working Food Volunteer
Melissa DeSa and Sara Sterling and Coach Dustin
Jurian to accept the proclamation.*

[180829_AlbertRayMasseyAward_20190321.pdf](#)

[180830.](#)

Taiwanese American Heritage Week - May 26 - June 2, 2019 (B)

RECOMMENDATION

*Formosa Association for Student Cultural
Ambassadors Ms. Ching-Jung "Ginger" Lin and
Formosan Association for Public Affairs Ms. Carol
Kavalan to accept the proclamation.*

[180830_TaiwaneseHeritageWeek_20190321.pdf](#)

[180843.](#)

MLK 51st Assassination Anniversary Day - April 4, 2019 (B)

RECOMMENDATION

*Martin Luther King, Jr. Commission President and
Founder Rodney J. Long to accept the
proclamation.*

[180843_MLK_51st_Assassination_AnniversaryDay_20190321.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

[180818.](#)

**Resolution Authorizing the Issuance of City of Gainesville Utility
System Revenue Bonds 2019 Series C (B)**

*Explanation: Gainesville Regional Utilities (GRU) is planning the issuance of 2019
Series C revenue bonds. 2019 Series C bonds are a variable rate
tax-exempt issue which will:*

- Generate \$10 million in new proceeds to fund capital projects and*
- Restructure certain maturities of existing variable rate bonds.*

*For a list of the variable rate bonds targeted for restructuring, see Table 1
in the back-up for this item.*

*Near term debt service savings will be generated by this restructuring
through issuing longer term bonds to refund these targeted shorter term
maturities. These savings from restructuring will be used to bolster Rate
Stabilization Fund balances. While there is a present value savings of
\$9.1 million from the restructuring portion of the 2019 Series C bonds,
there are gross principal and interest dissavings associated with this*

series over the period FY25 through FY47.

The 2019 Series C bonds will be issued as variable rate demand bonds secured by a direct pay letter of credit issued by Bank of America, N.A. and remarketed upon optional tender by Merrill Lynch, Pierce Fenner & Smith, Incorporated as remarketing agent.

This item was presented to the UAB on March 14, 2019.

Fiscal Note: As noted above, the 2019 Series C issue will provide resources to

- Fund \$10 million of capital projects
- Refund approximately \$57 million of existing variable rate debt

RECOMMENDATION

The City Commission approve the Thirty-First Supplemental Utilities System Revenue Bond resolution and thereby approve the issuance and sale of the 2019 Series C Bonds to the underwriters and approve the form of the Bond Purchase Agreement, Preliminary Official Statement, Continuing Disclosure Agreement, Tender Agency Agreement, Reimbursement Agreement and Fee Letter and Remarketing Agreement and authorize the execution and delivery thereof, subject to approval of the City Attorney as to form and legality.

At their March 14, 2019 meeting, the UAB voted 5-2 to advise the City Commission to accept the staff recommendation. Members Mary Alford and Michael Selvester were in dissent.

[180818 Series C 2019 Presentation 20190321](#)

[180818 Table 1 20190321](#)

[180818 Resolution 2019C 20190321 Revised](#)

PUBLIC HEARINGS

ORDINANCES, 2ND READING - ROLL CALL REQUIRED

ORDINANCES, 1ST READING - ROLL CALL REQUIRED

[180614.](#)

Voluntary Annexation - 20.74 Acres along SW 20th Avenue (B)

Ordinance No. 180614

An ordinance of the City of Gainesville, Florida, annexing approximately 20.74 acres of privately-owned property that is generally located south and west of Sugarfoot Oaks Subdivision, north of SW 20th Avenue, and east of parcel number 06677-003-000, as more specifically described in this ordinance, as petitioned for by the property owner(s) pursuant to Chapter 171, Florida Statutes; making certain findings; providing for inclusion of the property in

Appendix I of the City Charter; providing for land use plan, zoning, and subdivision regulations, and enforcement of same; providing for persons engaged in any occupation, business, trade, or profession; providing directions to the Clerk of the Commission; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: This ordinance, at the request of the property owners of the subject property, will annex into the corporate limits of the City of Gainesville approximately 20.74 acres of privately-owned property (parcels numbers 06675-004-000 and 06675-008-000) that is generally located south and west of Sugarfoot Oaks Subdivision, north of SW 20th Avenue, and east of parcel number 06677-003-000. On January 3, 2019, the City Commission received and accepted a petition for voluntary annexation of the property and directed the City Attorney to prepare this annexation ordinance.

Municipal annexation in Florida is governed by the Municipal Annexation or Contraction Act (the "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."

It is the opinion of city staff that the procedural and substantive requirements for voluntary annexation described in Section 171.044, F.S., have been met as follows: First, the annexation area is "contiguous" to the city limits because a substantial part of a boundary of the annexation area is coterminous with a part of the city boundary, and is touching or adjoining the city limits in a reasonably substantial sense. Second, the annexation area is "reasonably compact" because it is a reasonable concentration of property in a single area and does not create any enclaves, pockets, or finger areas in serpentine patterns. This annexation would not result in a pattern of land that is winding or turning, and would not create any small isolated unincorporated area that is left in a sea of incorporated property when viewed in relationship to the overall scope and configuration of the annexation area and surrounding municipal property. Third, this annexation would not create any "enclaves" because the annexation would not result in any unincorporated property that is either enclosed and bound on all sides by the city limits; or enclosed within and bounded by the city limits and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the city.

Therefore, and in light of the general purpose of municipal incorporation and the fact that a property owner has voluntarily requested to be annexed into the City of Gainesville, city staff recommends adoption of

this voluntary annexation ordinance.

The City Commission must decide, based on the map of the annexation area, the opinion and testimony of city staff, and other competent substantial evidence included in the record, whether the proposed annexation meets the essential requirements of the applicable state annexation law as described herein.

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

1/3/19 City Commission Approved as Recommended

[180614B_Petition Voluntary Annexation Application_20190321.pdf](#)

[180614C_Grove2 annex map_2019321.pdf](#)

[180614D_Letter to Alachua County Board of County Commissioners_20190321](#)

[180614E_Letter to Sheriff Darnell_20190321.pdf](#)

[180614F_Grove Voluntary Annexation USR_20190321.pdf](#)

[180614G_grove2 Annexation Ad_20190321.pdf](#)

[180614H_Staff PPT Grove2_20190321.pdf](#)

[180614A_draft ordinance_20190321.pdf](#)

[180669.](#)

Quasi-Judicial - Rezoning 3.02 acres located on the east side of the 400 and 500 blocks of NW 13th Street and the west side of the 400 block of NW 12th Drive (B)

Ordinance No. 180669

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 3.02 acres of property generally located on the east side of the 400 and 500 blocks of NW 13th Street and the west side of the 400 block of NW 12th Drive, as more specifically described in this ordinance, from Urban 6 (U6) to Urban 8 (U8); 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 the Zoning Map Atlas of the City of Gainesville by rezoning from Urban 6 (U2) to Urban 8 (U8) approximately 3.02 acres of property (12 parcels) generally located on the east side of the 400 and 500 blocks of NW 13th Street and the west side of the 400 block of NW

12th Drive. The proposed rezoning will increase the density allowed from 50 dwelling units per acre to 60 dwelling units per acre by right, and 80 dwelling units per acre by special use permit. It will also allow a wider variety of uses. The applicant believes the additional uses and increased density allowed under the proposed U8 zoning will spur redevelopment.

The subject parcels are surrounded by transect zoning extending for several blocks, and do not abut any low-density residential zoning. The site and the area around it were rezoned to transect zones in July 2017. Transect zones require specific building and street design standards that can only be achieved with the redevelopment of the site. Sites to the south and southwest of the subject parcels that have been redeveloped or proposed for redevelopment either have a higher density zoning or have been rezoned to allow a higher density than allowed by the current U6 zoning. These properties include the Standard, the new Publix grocery store, and the Holiday Inn hotel. A planned development, HUB 2, directly south (DB-18-66) proposes 7 stories of residential, retail, and parking with a step-down to 3 stories toward the adjacent historic district. The proposed zoning is consistent with the emerging character of the area.

The subject parcels are located along NW 13th Street, which is major state highway and transit corridor. The site is served by RTS bus routes 8, 10, and 29. The parcels are also located within a half-mile of the University of Florida campus and in close proximity to University Avenue, which is a major transportation corridor. This makes them easily accessible by multiple modes of transportation and suitable for residential and commercial uses to serve the population of University of Florida, Downtown, and nearby neighborhoods such as College Park and 5th Avenue/Pleasant Street. The subject parcels are also within the City's Enterprise Zone, the 5th Avenue and Pleasant Street Community Redevelopment Area (CRA), and the CDBG Home Target Area, all of which aim to promote redevelopment and infill.

The rezoning request is consistent with the City's Comprehensive Plan and meets all applicable review criteria. The City Plan Board held a public hearing on January 24, 2019, where it voted to recommend approval of this rezoning.

CITY ATTORNEY MEMORANDUM

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

RECOMMENDATION The City Commission adopt the proposed ordinance.

[180669B_Staff report w Appendices A-B_20190321.pdf](#)

[180669C_Staff PPT_20190321.pdf](#)

[180669A_draft ordinance_20190321.pdf](#)

[180669_2019-03-21 NW 13th ST rezoning PPT_20190321.pdf](#)

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