

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final

July 6, 2017

1:00 PM

MODIFIED AGENDA

City Hall Auditorium

City Commission

Mayor Lauren Poe (At Large)

Mayor-Commissioner Pro Tem Harvey Budd (At Large)

Commissioner Helen Warren (At Large)

Commissioner Charles Goston (District 1)

Commissioner 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****PROPHET GEORGE YOUNG****ADOPTION OF CONSENT ITEMS - GRU, General Government, Audit & Finance Committee and General Policy Committee Items**[170166.](#)**City Commission Minutes (B)****RECOMMENDATION**

The City Commission approve the minutes of June 6 and June 15, 2017.

[170166_Minutes_20170706.pdf](#)

[170156.](#)**Appointments to City Commission Advisory Boards and Committees (NB)**

MODIFICATION - ADDED TO CONSENT AGENDA

RECOMMENDATION

*The City Commission appoint:
Walter Barry to the Board of Trustees of the Consolidated Police Officers' and Firefighters' Retirement Plan for a term to expire 4/19/2019
Craig Carter to the Gainesville Housing Authority for a term to expire 8/1/2019
Anne Taylor and Eric McLarthy to the SHIP Affordable Housing Advisory Committee for a term to expire 7/1/2020
Marie Small, Sheryl Eddie, Thomas Pyche, Chane Baker, Julie Henderson,*

Chirayu Patel to the Citizens Advisory Committee for Community Development for a term to expire 11/1/2020

Zane Shelley and Saeed Khan to the Public Recreation and Parks Board for a term to expire 6/1/2020 and

Kole Odutola to the Gainesville/Alachua County Cultural Affairs Board for a term to expire 9/30/2020.

[170110.](#)

Fiscal Year 2017 Quarterly Monitoring Report and Fund Review Update - Quarter Ending March 31, 2017 (B)

Explanation: The City's General Government Budget Policy requires staff to prepare and submit a quarterly budget monitoring report for all major operating funds, including the status of General Fund fund balances to the Audit and Finance Committee. Along with this report, staff is providing the quarterly update of the available fund status for all General Government funds report.

RECOMMENDATION

The Audit and Finance Committee recommends that the City Commission receive the quarterly budget monitoring report and the fund review update for the quarter ended March 31, 2017.

Legislative History

6/13/17 Audit and Finance Approved as Recommended
 Committee

[170110A Quarterly Projections March 31 2017 20170706.pdf](#)

[170110B FY17 Q2 All Funds 20170706.pdf](#)

[170132.](#)

Contract Award to Bell Performance, Inc., for Diesel Fuel Treatments (B)

This item is a request to approve the recommended award and execute a contract with Bell Performance, Inc., for Diesel Fuel Treatments.

Explanation: The Regional Transit System (RTS) currently has three (3) 20,000 gallon tanks and one (1) 3,750 gallon generator tank for its diesel fuel inventory. Maintenance of these tanks is critical to avoid fuel contamination that could lead to unscheduled vehicle maintenance or reduced fuel efficiency of the RTS transit fleet.

On April 24, 2017, the City's Purchasing Division solicited an Invitation to Bid (ITB) for quarterly maintenance service analysis of the tanks and diesel fuel treatments. The ITB process was implemented in compliance

with, and as required by, Florida Statutes and City of Gainesville policies.

Three (3) proposals were submitted by the deadline. The lowest bid meeting all requirements and specifications was from Bell Performance, Inc.

RTS desires to enter into a contract for five (5) years with Bell Performance, Inc., not to exceed \$30,000 annually.

Fiscal Note: Funds in the amount of \$30,000 annually are available in the RTS operating budget.

RECOMMENDATION

The City Commission: 1) award the bid to the lowest responsive, responsible bidder; and 2) authorize the City Manager or his designee to execute a contract, subject to approval by the City Attorney as to form and legality.

[170132A ITB Diesel Fuel Treatments 20170706.pdf](#)

[170132B Addendum #1 20170706.pdf](#)

[170132C Almond Oil Company Response 20170706.pdf](#)

[170132D Bell Performance Response 20170706.pdf](#)

[170132E Hydrotex Partners Response 20170706.pdf](#)

[170132F Bid Record 20170706.pdf](#)

[170132G Award Recomm from Dept 20170706.pdf](#)

[170132H Award Public Notice 20170706.pdf](#)

[170132 I CC Bid Tab 20170706.pdf](#)

[170140.](#)

Selection of Shade Structures, Inc. for the design, permitting, fabrication and installation of shade structures (B)

This item requests approval of the installation of shade structures at eight (8) Parks, Recreation and Cultural Affairs sites.

Explanation: The Department of Parks, Recreation and Cultural Affairs issued a Request for Proposals for the design, permitting, fabrication and installation of shade structures at several City facilities. Those facilities are Roper Park, Fred Cone Park, Cedar Grove Park, Porters Community Center, Rosa B. Williams Center, MLK Center, Cofrin Nature Park and the Ironwood Golf Course driving range. The Department of Parks, Recreation and Cultural Affairs (PRCA) engaged the community and key stakeholders and developed the PRCA Vision 2020 Master Plan that addressed the current state of all City parks and facilities identifying serious needs for renovations and improvements. This Master Plan was adopted by the City Commission in November 2012. In 2016 the Citizens of Alachua County passed an eight-year half cent sales tax

which resulted in generating funds to pay for a large portion of the projects and improvements identified in the PRCA Master Plan. In April 2017 the City Commission approved the expenditure of a portion of those funds for projects, including the shade structures for City parks and facilities.

There is a need for shade structures in our parks to protect citizens from the harmful effects of sun exposure, allowing them to play and enjoy City parks and facilities longer. The bright Florida sun damages the park equipment; fades color, softens the plastic, breaks down protective coating, and makes equipment very hot to the touch, which can burn small children. The scope of service requires that a minimum of 70% of the playground area must be covered by the structure. The anticipated completion date at all eight (8) locations is October 31, 2017.

Purchasing received only two bids for the project. The most responsible bidder was deemed to be Shade Structures, Inc. This is the first major project to be implemented using funds from the Wild Spaces and Public Places half cent sales tax.

Fiscal Note: The contract amount is \$376,076. The funding for this project is included in the Wild Spaces and Public Places funds.

RECOMMENDATION

The City Commission authorize the City Manager to execute all contract documents with Shade Structures, Inc. to design, permit, fabricate and install shade structures in city parks and facilities, subject to review by the City Attorney as to form and legality.

[170140A_RFP_Shade_Structures_20170706.pdf](#)

[170140B_Draft_Contract_Shade_Structures_20170706.pdf](#)

[170140C_Shade_Systems_Inc._Full_Proposal-RECP-170039-DM_20170706.pdf](#)

[170140D_RFP_Shade_Structures_Recommendation_of_Award-170039-DM_20170706.pdf](#)

[170140E_WSPP_2017_Expense_Schedule_20170706.pdf](#)

[170140F_RFP_SHADE_STRUCTURES_BID_TAB_20170706.pdf](#)

[170145.](#)

Paid Parental Leave (NB)

This is a request for the City Commission to refer a discussion on Paid Parental Leave to the General Policy Committee.

Explanation: Presently, the City's leave benefits do not include a Paid Parental Leave component. The issue of Paid Parental Leave has been a topic of discussion at all levels of government; and many states, counties and cities have implemented such a benefit.

In the course of recent policy meetings, Charter Officers gave

consideration to a number of options around Paid Parental Leave.
Discussion on Paid Parental Leave is requested.

Fiscal Note: There is no fiscal impact.

RECOMMENDATION

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

[170128.](#)

Approve the Ranking for the State Lobbyist Services for the City of Gainesville, FL (B)

MODIFICATION - REVISED BACK-UP

Explanation: The City has previously retained Peebles and Smith, Inc., for State Lobbying and Advocacy Services through a RFP process. The State Lobbying agreement was extended from year to year and the final extension ends September 30, 2017. Two years ago, City Management determined that at the end of the contract extensions the City would send out a Request for Proposal (RFP). In March, the ranking committee members were selected and comprised of representatives from GRU, City management and general government. The Purchasing Department issued a RFP for State Lobbying services on April 6, 2017. Proposals were due on May 4, 2017. The Purchasing department distributed two proposals to the ranking committee on May 8th to review and evaluate based on a weighted criteria. On May 15th, the ranking committee officially scored the written proposals. Both lobbying firms moved forward to the Oral Presentation process. Oral Presentations were conducted on June 5th and scored based on a weighted criteria. The firms were ranked as follows: #1. Peebles & Smith, Inc. and #2 Colodny Fass, P.A. The ranking committee is recommending Peebles and Smith, Inc. as the City's State Lobbyists with a new contract beginning October 1, 2017. Peebles and Smith, Inc. is a bipartisan lobbying firm representing local government and utilities since 1995. Peebles and Smith, Inc. represent many of Florida's cities, counties and multiple local government statewide associations including the Florida Association of Counties, Florida League of Cities, and the Florida Municipal Electric Association, making them one of the top lobbying firms in Tallahassee, FL.

Fiscal Note: The proposed State Lobbying services contract is \$72,000.00 annually. Funding is available in the FY17-18 budget and represents an increase of \$12,000 from the previous contract.

RECOMMENDATION

The City Commission: 1) Approve the ranking of lobbying firms as recommended by the selection committee; and 2) authorize the City Manager or designee to negotiate and execute a contract with the top-ranked lobbying firm Peebles and Smith, Inc., or if no contract arrangements can be reached with Peebles and Smith, Inc., to negotiate and execute a contract with the second-ranked firm Colodny Fass, P.A.

[170128A_SOF_BID_DOCUMENT.pdf](#)

[170128B_SOF_BID_RECORD.pdf](#)

[170128C_SOF_EVAL_WRITTEN.pdf](#)

[170128D_SOF_EVAL_ORAL.pdf](#)

[170128E_SOF_AWARD.pdf](#)

[MOD170128_MEMO_FOR_RECORDINGS.pdf](#)

[170163.](#)

Agreement for Medical Director Services for Gainesville Fire Rescue (B)

This item requests approval to execute the agreement between the City of Gainesville and the University of Florida Board of Trustees for EMS Medical Director Services to meet statutory requirements for the provision of advanced life support services by Gainesville Fire Rescue.

Explanation: The Fire Rescue Department has successfully provided (ALS) emergency medical services since January 1990. Florida State Statute 401.265 Medical Directors requires each ALS provider to employ or contract with a medical director. The original "Agreement for Medical Director Services Between the City of Gainesville and the University of Florida" went into effect in September 1989 and provides the City with medical direction for emergency medical services. The term of the current agreement closes June 30, 2017.

A new agreement, effective July 1, 2017 through June 30, 2020, with one automatic renewal for an additional three-year period has been prepared.

Fiscal Note: Funding for the agreement in the amount of \$19,500 annually for a total of \$117,000 over a six-year period will be included in the department's Professional Services budget to be paid quarterly in the amount of \$4,875.

RECOMMENDATION

The City Commission authorize the City Manager to execute the agreement and all related documents subject to approval of the City Attorney as to form and legality.

[170163_UF_Medical_Director_Agreement_20170706.pdf](#)

[170161.](#)

FY 2017 Internet Crimes Against Children Task Force Program (B)

This is a request for City Commission approval to apply for funding under the FY 2017 Internet Crimes Against Children Task Force

Program Continuation.

Explanation: The United States Department of Justice, Office of Juvenile Justice and Delinquency Prevention requests that the City of Gainesville apply for funding under the FY 2016 Internet Crimes Against Children Task Force Program Continuation. This funding will allow the continuation of the Gainesville Police Department's North Florida ICAC Task Force which provides equipment, training, and investigative support to agencies investigating crimes involving the victimization of children through the use of technology. The Task Force serves 38 counties in the State of Florida and the US Virgin Islands.

Fiscal Note: The City is eligible to receive grant funding up to a maximum of \$349,828. No matching funds are required. The effective dates of the grant are July 1, 2017 - September 30, 2018.

It should be noted that the Office of Justice Programs has decided to align the ICAC awards with the common fiscal year. This does cause a 15-month project period, with 12 months of funding. Historically, funding has not actually been available until October, even though the grant period was supposed to start in July. Therefore, we have submitted annual period extension requests with existing funding to cover that period. In essence, the DOJ is now merely mirroring the realistic funding cycle from congress and the necessary behavior of the task forces. The switch to a 15 month cycle should not be viewed as putting our task force, our obligations, or capabilities at risk.

RECOMMENDATION

The City Commission: 1) authorize the City Manager to apply for these funds, and 2) execute any additional documents that may be required, pending review of the City Attorney as to form and legality.

[170161_OJJDP Letter of Invitation_20170706](#)

170155.**Security Services at City Hall and the Thomas Center (B)**

This is a request from Facilities Management Division for funding in the amount of \$16,000 for security services at City Hall and the Thomas Center for the period of June 14, 2017 through September 30, 2017; and to request an amendment to the existing security services contract for the period of June 14, 2017 through November 30, 2018.

MODIFICATION - MOVED TO CONSENT

Explanation: Following a recent incident at City Hall, security services are being requested for City Hall and the Thomas Center. The Facilities Management Division has engaged the security services of Red Coats, Inc. d/b/a Admiral Security Services, Inc. on an emergency contract but

would like to continue these services for the remainder of the year. The emergency security services were not budgeted in FY2017 and therefore, City staff is requesting the City Commission approve \$16,000 in the FY2017 budget for these services to ensure the safety of citizens and staff.

GRU currently has a contract in place with Red Coats, Inc. d/b/a Admiral Security Services, Inc. through November 2018 for security services at various GRU facilities. If approved, the contract will be amended to include security services at City Hall and the Thomas Center. The service will include two daily shifts of uniformed foot patrols at each facility during opening and closing times.

The City Manager has proposed \$90,000 to cover the security services for these two (2) buildings subject to staff negotiations for these services and approval of the FY2018 budget by the City Manager. The budget will be reviewed to reflect the negotiated price for these services for FY2018. The amount of these security services for the balance of FY2017, all of FY2018, and part of FY2019 will not exceed \$86,000.

Fiscal Note: The funding allocation for these services will be \$16,000 for the balance of FY2017, \$60,000 for FY2018, and \$10,000 for FY2019 through November 30, 2018.

RECOMMENDATION

The City Commission: 1) authorize the City Manager to amend and execute the existing contract with Admiral Security Services, Inc., subject to approval by the City Attorney as to form and legality; and 2) allocate the necessary funds for security services at City Hall and the Thomas Center through November 30, 2018.

[170155 Admiral Security Services-GRU - 8th Amendment 20170706.pdf](#)

[170052.](#)

Gainesville Regional Utilities Unaudited Internally Prepared Financial Statements for the Period March 31, 2017 (B)

Explanation: The following item is presented for review: Unaudited Internally Prepared Financial Statements for the Period Ended March 31, 2017, including management's discussion and analysis.

RECOMMENDATION

The City Commission accept the GRU Unaudited Internally Prepared Financial Statements for the period ended March 31, 2017.

Legislative History

6/13/17	Audit and Finance Committee	Approved as Recommended
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[170052 GRU Interim Financial Statements PE 2017-31 March 20170706](#)

[170053.](#)**Gainesville Regional Utilities Internally Prepared Actuals to Budget for the Period Ended March 31, 2017 (B)**

Explanation: The following item is presented for review: Actuals to Budget for the period ended March 31, 2017, internally prepared.

RECOMMENDATION

The City Commission accept the GRU Internally Prepared Actuals to Budget for the year ended March 31, 2017.

Legislative History

6/13/17 Audit and Finance Approved as Recommended
Committee

[170053 GRU B to A Compare PE 2017-31-March 20170706](#)

[170054.](#)**Gainesville Regional Utilities Internally Prepared Supplementary Data for the Period Ended March 31, 2017 (B)**

Explanation: The following item is presented for review: Supplementary Data for the period ended March 31, 2017, internally prepared.

RECOMMENDATION

The City Commission accept the GRU Internally Prepared Supplementary Data for the year ended March 31, 2017.

Legislative History

6/13/17 Audit and Finance Approved as Recommended
Committee

[170054 GRU Supplementary Data PE 2017-31-March 20170706](#)

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.

[170033.](#)**Approve the Ranking for the Federal Lobbyist Services for the City of Gainesville, FL (B)**

MODIFICATION - MOVED TO THE REGULAR AGENDA AND REVISED BACK-UP

Explanation: The City has previously retained MWW Group LLC for Federal Lobbying and Advocacy Services which ends September 30, 2017. The Federal Lobbying agreement was extended from year to year and had never gone through a Request for Proposal (RFP) process. Two years ago,

City management determined that in 2017 at the end of the lobbying contract extensions the City would send out a RFP for the Federal Lobbyist contract.

In March, the ranking committee members were selected and comprised of representatives from GRU, City management and general government. The Purchasing Department issued a RFP for Federal Lobbying services on April 6, 2017. Proposals were due on May 4, 2017. The Purchasing department distributed four proposals to the ranking committee on May 8th to review and evaluate based on a weighted criteria. On May 15th, the ranking committee provided the official scores for the written proposals. The top two ranked lobbying firms moved forward to the Oral Presentation process. Oral Presentations were conducted on June 7th and scored based on a weighted criteria. The firms were ranked as follows: #1. Van Scoyoc Associates, Inc. and #2. Alcalde & Fay, Ltd. On June 8th reference checks were conducted and both firms received an overall excellent rating. The ranking committee is recommending Van Scoyoc, Inc. the first-ranked lobbying firm as the City's Federal Lobbyist beginning October 1, 2017. Van Scoyoc Associates Inc. (VSA) is a full-service bipartisan Federal Government affairs firm located at the base of Capitol Hill. Started in 1990, VSA is now one of the foremost independent lobbying firms in Washington, D.C. representing local governments and utilities issues to landmark legislation like the Safe Drinking Water Act and the Water Resources Development Act.

Fiscal Note: The proposed Federal Lobbying services contract is \$108,000.00 annually. Funding is available in the FY17-18 budget and represents a \$35,000 annual savings in Federal Lobbying services.

RECOMMENDATION

The City Commission: 1) approve the ranking of firms as recommended by the ranking committee; and 2) authorize the City Manager or designee to negotiate and execute a contract with Van Scoyoc Associates the first-ranked lobbying firm or if no contract arrangements can be reached with them to negotiate and execute a contract with the second-ranked lobbying firm Alcalde & Fay, Ltd. subject to approval of the City Attorney as to form and legality.

[170033A FEDERAL BID DOCUMENT.pdf](#)

[170033B FEDERAL ADDENDA.pdf](#)

[170033C FEDERAL BID RECORD.pdf](#)

[170033D FEDERAL EVAL WRITTEN.pdf](#)

[170033E FEDERAL EVAL ORAL.pdf](#)

[170033F FEDERAL PRESENTATION ALCALDEFAY.pdf](#)

[170033G FEDERAL PRESENTATION VANSKOYOC.pdf](#)

[170033H FEDERAL AWARD.pdf](#)

[MOD170033 MEMO FOR RECORDINGS.pdf](#)

[170142.](#)

FY 2017-2018 Funding Recommendations and Annual Action Plan (Application) for Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) Funds (B)

The City Commission is asked to consider recommendations for allocating CDBG and HOME funds for FY 2017-2018; and to authorize the submission of an Annual Action Plan (Application) to the U.S. Department of Housing and Urban Development (HUD) based on the funding allocations that are approved by the City Commission. **STAFF PRESENTATION 10 MINUTES******

Explanation: Each year the City of Gainesville receives an allocation of CDBG and HOME Program funds from HUD for local community development, housing activities, and public services. The total CDBG and HOME Programs allocation for FY 2017-2018 is \$1,683,877, which includes \$1,244,102 for CDBG and \$439,775 for HOME as outlined in Attachment A. The City's Housing & Community Development Division (HCD) administers the CDBG and HOME funds allocated to outside agencies and City projects.

In accordance with the City Commission's CDBG/HOME funding priorities, a portion of the CDBG/HOME funds are set-aside for the Block Grant Administration, City Housing Programs, City Codes Enforcement Programs and the Cold Night Shelter Program as outlined in Attachment B. The remaining CDBG/HOME funds are made available to non-profit outside agencies through a competitive process for public services and other housing programs. This competitive process for the outside agencies includes application reviews, site visits, and funding recommendations made by the Citizens Advisory Committee for Community Development (CACCD), a 15-member citizen advisory board appointed by the City Commission to make important recommendations for the use of the CDBG and HOME Program funding. On May 23, 2017, the CACCD formulated its recommendations on allocating the CDBG and HOME "competitive" set-aside for non-profit outside organizations which included public participation to receive input from citizens regarding the outside agency funding recommendations. The CACCD's recommendations total \$184,635, for CDBG and \$100,966 for HOME. Copies of the CDBG and HOME applications that were reviewed by the CACCD are on file in the Office of the Clerk of the Commission. The CACCD funding recommendation for CDBG & HOME Programs is outlined in Attachment C.

As a reminder, HUD recommended for local governments to implement a minimum \$10,000 threshold for grant awards in order to maximize efficiency of limited resources and grant effectiveness. For the past two fiscal years (FY 2016 and FY 2017) the \$10,000 minimum threshold has been in effect for the outside agency funding.

The Annual Action Plan (Application) that is submitted to HUD outlines

the specific agencies and activities to be funded through CDBG and HOME in the upcoming fiscal year. The Application will be based on the City Commission's approval of the FY 2017-2018 CDBG and HOME funding allocations. The City's Annual Action Plan must be submitted to HUD by August 15, 2017.

Fiscal Note: The total CDBG and HOME Programs allocation for FY 2017-2018 is \$1,683,877. The funding allocation for each program is as follows: CDBG - \$1,244,102 and HOME - \$439,775.

RECOMMENDATION

The City Commission: 1) consider recommendations from the CACCD for the outside agencies that are designated to receive FY 2017-2018 CDBG and HOME funds; 2) approve the FY 2017-2018 CDBG and HOME set-aside funding for City projects: City Housing Programs, Block Grant Administration, Code Enforcement, and Cold Weather Shelter for the homeless; 3) authorize the City Manager or designee to prepare and submit the FY 2017-2018 Annual Action Plan (Application), including all understandings and assurances contained therein, to the U.S. Department of Housing and Urban Development for financial assistance under the Community Development Block Grant Program and HOME Investment Partnerships Program and to act on behalf of the City of Gainesville in all matters pertaining to the CDBG and HOME Programs; 4) authorize the City Manager or designee to take actions as appropriate to allocate the FY 2017-2018 CDBG and HOME funds; and 5) authorize the City Manager to execute subrecipient agreements with those outside agencies that are designated to receive FY 2017-2018 CDBG and HOME funding, subject to approval by the City Attorney as to form and legality.

[170142A_2017 HUD CDBG HOME Allocations_20170706.pdf](#)

[170142B_CDBG HOME Funding Set Asides_20170706.pdf](#)

[170142C_CACCD Recommendation Memo_20170706.pdf](#)

[170142D_PowerPoint_20170706.pdf](#)

[170124.](#)

Innovation District Infrastructure Improvement Area Update (B)

****This informational item was presented to the UAB on 6-14-17.****

Explanation: On April 7, 2016, the City Commission adopted Ordinance 110541 creating the Innovation District (I-District) Infrastructure Improvement

Area (IIA) for constructing and funding water and wastewater system capacity improvements within the designated areas. The costs for these improvements are being recovered through the I-District IIA Area user fees which apply to new development and certain redevelopment within the designated I-District IIA Area completed on or after the April 7, 2016 effective date of the ordinance. The ordinance was amended on March 16, 2017 to include updated IIA fees.

In conjunction with the IIA ordinance, annual review procedures were established to evaluate revenues and expenditures. Staff will provide a brief status update on the IIA in accordance with these procedures.

Fiscal Note: IIA improvement costs are included in the approved FY2017 GRU capital budget.

RECOMMENDATION *The City Commission hear an update on the Innovation District Infrastructure Improvement Area (IIA).*

[170124 iDistrict IIA Update Presentation 20170706](#)

[170165.](#)

Clerk of the Commission Hiring Process (B)

RECOMMENDATION *The City Commission discuss the hiring process for the Clerk of the Commission Charter Officer position and take action deemed appropriate.*

[170165 New Clerk of the Commission Search 20170706.pdf](#)

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

4:30 - 5:30pm Dinner Break

5:30 - Call to order Evening Session

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/SPECIAL RECOGNITIONS

[170153.](#)

Parks, Recreation and Culture Month - July 2017 (B)

RECOMMENDATION *Public Recreation and Parks Board Chair Bill Burger, Nature Centers Commission Vice Chair*

Grace Crummer and Gainesville/Alachua County
Cultural Affairs Board Chair Leslie Ladendorf to
accept the proclamation.

[170153 ParksRecCultureMonth 20170706.pdf](#)

[170176.](#)

**Presentation of State Funding from St. Johns River Water
Management District for the Water Consumption and Conservation
Programs Visualization Tool (NB)**

Explanation: Gainesville Regional Utilities was recently awarded cost-share money from the St. Johns River Water Management District and the Florida Department of Environmental Protection for the development of a Water Consumption and Conservation Programs Visualization Tool. The State has awarded GRU with a 50 percent match of the total project cost for an amount up to \$51,000.

Gainesville Regional Utilities, the Alachua County Environmental Protection Department, and the Alachua County Extension Office are partnering to enhance water conservation programs in the community by pursuing a spatial tool that will provide statistics on water consumption at the parcel level. This tool will be developed and maintained by the University of Florida's Program for Efficient Communities (UF/PREC). Using the reporting and spatial capabilities of the tool, the project partners will be able to track and measure the effectiveness of current conservation efforts and target future conservation programs. GRU expects that this tool will help reduce water consumption by 140,000 gallons per day by the end of the two year project.

This project highlights GRU's and the other project partners' continued commitment to helping the community conserve water and use this precious resource wisely. Tony Cunningham, GRU W/WW Systems Officer, will give the City Commission a brief description of the project and James Troiano, SJRWMD Intergovernmental Coordinator, will present a novelty check.

Fiscal Note: The total project cost is \$102,000. The State is providing the City with a 50 percent funding match for an amount up to \$51,000. The fiscal impact to GRU will be \$51,000 over the two year project. Funds for the project were budgeted in the Water & Wastewater Systems Operations & Maintenance Budget as part of the GRU water conservation efforts to support our community's consumptive use permit.

RECOMMENDATION *Hear a presentation.*

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

PUBLIC HEARINGS

RESOLUTIONS - ROLL CALL REQUIRED[160955.](#)**SECOND BUDGET AMENDMENT TO THE FY 2017 GENERAL GOVERNMENT FINANCIAL AND OPERATING PLAN BUDGET (B)****Resolution No. 160955**

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF GAINESVILLE, FLORIDA; RELATING TO ITS GENERAL GOVERNMENT BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2016 AND ENDING SEPTEMBER 30, 2017; AMENDING RESOLUTION NO. 160305, AS AMENDED BY RESOLUTION NO. 160759, BY MAKING CERTAIN ADJUSTMENTS TO THE GENERAL GOVERNMENT FINANCIAL AND OPERATING PLAN BUDGET; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE.

Explanation: The purpose of this amendment is to accurately reflect and incorporate into the City's FY 2017 General Government budget those transactions and activities that were not anticipated during the budget process.

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

RECOMMENDATION *The City Commission adopt the proposed resolution.*

[160955A Resolution - FY17 2nd Qtr Budget Amendment 20170706.pdf](#)

[160955B Attachment A - FY17 2nd Qtr Amendatory 20170706.pdf](#)

[170131.](#)**Resolution Authorizing Participation in the Local Government Surplus Funds Trust Fund "Florida PRIME" (B)**

Explanation: Pensions & Investments staff has determined that investing operating fund cash in the Florida Prime Fund at this time would meet the City's investment objectives given current market conditions. The Fund offers daily liquidity and highly competitive interest rates that will increase correspondingly as the Federal Reserve increases the Federal Funds Rate in the future. The Local Government Surplus Funds Trust Fund (Florida PRIME) was created by an Act of the Florida Legislature in 1977, and currently serves over 800 participants across the state. The Fund is administered by the Florida State Board of Administration and

managed by Federated Investors, one of the largest institutional cash investment managers in the U.S., and provider of investment management and administrative services to public sector cash investors. The Fund invests in short-term, high-quality fixed-income securities rated in the highest short-term rating category by one or more nationally recognized statistical rating organizations, or securities of comparable quality. The Fund is rated AAAM by Standard & Poor's, the highest rating available for a local government investment pool. The Fund complies with legislation that emphasizes safety, liquidity and competitive returns with minimization of risks; and provides enhanced internal controls, transparency and communication. Investment in the Florida PRIME Fund requires the City to adopt a Resolution authorizing the execution of the Authorizing Resolution For Participation in Florida PRIME attached as Exhibit A.

Fiscal Note: Investment in the Florida PRIME Fund will provide increased investment revenue to the City.

RECOMMENDATION

The City Commission: 1) adopt the Resolution authorizing the Mayor to sign and the Clerk of the Commission to attest the Authorizing Resolution For Participation in Florida PRIME attached as Exhibit A; and 2) authorize the officers and employees of the City, including, without limitation, the Mayor, the Clerk of the Commission or designee, the Finance Director or designee, and the City Attorney or designee to do all acts and things required of them to effectuate the City's participation in Florida PRIME.

[170131A Resolution 20170706.pdf](#)

[170131B Florida PRIME Authorizing Resolution Completed 20170706.pdf](#)

[170116.](#)

Resolution No. 170116

A Resolution of the City Commission of the City of Gainesville, Florida, amending the Purchasing Policy of the City of Gainesville (B)

****This item was presented to the UAB on June 14, 2017.****

MODIFICATION - REVISED BACK-UP

Explanation: On January 16, 2016, the City Commission approved a revision to the Purchasing Policy of the City of Gainesville to enhance opportunities with small businesses. Changes included: 1) the establishment of a service-disabled veteran business enterprise category; 2) an increase in the number of required written quotes to three with one of the quotes from a small business; and 3) a 5% preference applied to small businesses in qualifications-based solicitations above \$50,000. These changes were initiated by the Equal Opportunity Director with support

from the Equal Opportunity Committee and City Commission. The purpose for the Policy revision was to increase spend with small, minority and women-owned local businesses.

During the Policy revisions, Purchasing staff recognized the need to update other sections of the Policy since an extensive review and revision had not occurred since 2006. However, based on the Equal Opportunity Director's short time line to implement the small business initiatives, staff did not have sufficient time to include its recommended changes to the Policy with the revision.

Since the 2016 revision, an interdepartmental workgroup from GRU and General Government Purchasing and Legal have reviewed the Policy to draft changes that bring the Policy in line with current professional procurement standards. The goal of the changes is to update the Purchasing Policy to better serve internal and external customers through improved efficiencies and a more effective procurement process. Recommendations include:

- § Amending policies to better support City and GRU business initiatives*
- § Using language that is clear and easy to understand*
- § Updating procurement related definitions*
- § Aligning the quote threshold to present-day levels of peer cities and utilities*
- § Clarifying lobbying and black out period requirements during solicitations*
- § Changing 'Purchasing' to 'Procurement' to accurately reflect the nature of the profession*
- § Adding a monetary cap to the 5% preference to small businesses*
- § Applying the preference only when the Local Preference Ordinance does not apply*
- § Increasing the threshold for City Commission approval to \$100,000*
- § Raising the waiver amount for first time orders with a small business*
- § Modifying surplus sales thresholds and clarifying requirements for sales/donations*

These recommendations are aligned with initiatives developed by the General Manager and City Manager to help foster a collaborative effort with the City and GRU to provide effective support services for businesses that want to work with the City and GRU. City and Utility customers and operational departments will benefit as these increased efficiencies will help expedite the procurement process by allowing staff to reduce the administrative cost of small dollar purchases and focus on purchases with higher associated cost and risk. In addition, opportunities to work with small business can increase since purchases of \$5000 or less can be made through small businesses, and there is a higher threshold for waiving competitive bidding for first time orders from small businesses. The recommendation includes a preference to small businesses only when the Local Preference Ordinance does not apply, and calls for establishing a monetary cap. These provisions will reduce

the potential for an unbalanced competitive advantage to a business and/or awarding a contract at a significantly higher amount in order to comply with the Policy.

As a result of the Policy change, staff will update procedures with an effort towards eliminating barriers and improving the procurement process.

Per Equal Opportunity Policy (EO-2), the Equal Opportunity Director has reviewed this item.

Fiscal Note: None.

RECOMMENDATION

The City Commission: 1) adopt the proposed Resolution; and 2) direct Purchasing staff to update the corresponding procedures associated with these policy changes.

At their June 14, 2016 meeting, the UAB voted 6-0 with Sandy Campbell absent to advise the Commission to approve the staff recommendation.

[170116 Purchasing Policy 2017 Revision 20170614](#)

[170116 Purchasing Policy Resolution 20170614](#)

[170116 Purchasing Policy Revision - Redline 20170614](#)

[170116 Purchasing Policy for CC 20170706](#)

[170116 Purchasing Policy 2017 Revision 20170706 Rev 2](#)

[170116 MOD - Procurement Policy_20170706.pdf](#)

[170113.](#)

FINAL PLAT - GAINESVILLE COHOUSING A CLUSTER SUBDIVISION (B)

Resolution No. 170113

A resolution of the City of Gainesville, Florida, approving the final plat of "GAINESVILLE COHOUSING A CLUSTER SUBDIVISION," located in the vicinity of 4751 NW 27th Avenue, Gainesville, Florida, as more specifically described in this resolution; accepting the dedication of the public rights-of-way, easements, and other dedicated portions as shown on the plat; authorizing the City Manager to execute a Security Agreement to secure the construction of improvements; providing directions to the Clerk of the Commission; and providing an immediate effective date.

Explanation: On January 5, 2017, the City Commission adopted Resolution No. 150714, which approved the conditional final plat for "GAINESVILLE COHOUSING A CLUSTER SUBDIVISION" located in the vicinity of 4751 NW 27th Avenue. This subdivision includes 24 single-family lots and uses a development concept that allows residents to maintain

private homes on lots that are smaller than typical subdivision lots while allowing for more communal open spaces that can be used for gardening, playgrounds, and common gathering places.

As a conditional final plat, Resolution No. 150714 required all subdivision improvements required per the ordinances of the City of Gainesville to be completed within two years of the effective date of that resolution. In addition, conditional final plats may not be recorded in the Public Records of Alachua County and no building permits may be issued on the property until the subdivision improvements have been completed and approved by the City and the conditional final plat has been converted to a final plat by the City Commission. Resolution No. 150714 and Section 30-186 of the Land Development Code allow the owner, upon the posting of security for the cost of the uncompleted improvements, to have the conditional final plat converted to final plat provided that all requirements and conditions of the Land Development Code applicable to final plat acceptance have been met. Conversion from conditional final plat to final plat by the City Commission allows the plat to be recorded in the Public Records of Alachua County and building permits to be issued, and the security provided by the owner with such conversion secures the construction and completion of the subdivision improvements within 12 months from the date of final plat approval.

The owner of the subdivision has submitted a final plat that substantially conforms to the conditional final plat that was approved by the City Commission on January 5, 2017, and has submitted a security agreement with an irrevocable letter of credit to secure the cost of the uncompleted subdivision improvements, and the owner thereby requests the City Commission to accept and approve the final plat in accordance with the Land Development Code and Chapter 177 of the Florida Statutes and Chapter 30 of the Code of Ordinances of the City of Gainesville, Florida.

Fiscal Note: None

RECOMMENDATION *The City Commission adopt the proposed resolution.*

[170113A_draft_resolution_20170706.pdf](#)

[170113B_final_plat_20170706.pdf](#)

ORDINANCES, 1ST READING - ROLL CALL REQUIRED

[160679](#)

BUTLER DEVELOPMENT MASTER SIGNAGE PLAN ADMENDMENT (B)

Ordinance No. 160679, Petition PB-16-169 PDA

An ordinance of the City of Gainesville, Florida, amending the Master Signage Plan that regulates signage within the Butler Development, a

Planned Development (PD) zoning district that consists of approximately 267 acres generally located north of SW Archer Road, south of SW 24th Avenue, east of SW 40th Boulevard, and west of SW 34th Street; providing for enforcement; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

This ordinance will amend the adopted Master Signage Plan that regulates signage within the Butler Development, a Planned Development (PD) zoning district that consists of approximately 267 acres generally located north of SW Archer Road, south of SW 24th Avenue, east of SW 40th Boulevard, and west of SW 34th Street. On November 21, 2013, the City Commission adopted Ordinance No. 121108, which rezoned Butler Development to PD. PD is a zoning district that may be adopted with customized land development regulations, such as a unified signage plan, which are intended to promote and address unique and innovative development that is not provided for in the Land Development Code but is nevertheless consistent with and promoted by the City of Gainesville Comprehensive Plan and is otherwise in accordance with law. Accordingly, Butler Development PD Ordinance No. 121108 included certain custom signage regulations but also included a provision that allows the developer to submit a Master Signage Plan in lieu of the PD signage regulations, subject to review and approval by the City Commission. On January 15, 2015, the City Commission adopted Ordinance No. 140501 to adopt the Butler Development Master Signage Plan that is being amended by this ordinance.

This ordinance amends the Butler Development Master Signage Plan by expanding the amount of signage currently allowed. The applicant has indicated that the purpose of the changes is to meet the needs of the end users and to enhance the development's presence and visibility on I-75. The proposed changes include:

- Increasing the width of the "Landmark Sign" (I-75 highway sign) structure without increasing the permitted sign area.*
- Increasing the number of building signs allowed per tenant from 3 to 4.*
- Increasing the allowable sign area on the sides of buildings without an entrance from 32 square feet to a proportional amount of signage based on the length of the building side (up to 200 square feet per sign and 400 square feet in aggregate).*
- Allowing digital and electronic format signs that are visible from public or private streets. (Previous provision restricted the use of these signs to kiosks or booths that were not visible to motorists.)*
- Minor increases to other pedestrian oriented signage.*

The City Plan Board, on January 26, 2017, held a public hearing and voted to recommend that the City Commission approve the amendments

to the Master Signage Plan.

CITY ATTORNEY MEMORANDUM

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

RECOMMENDATION *The City Commission: 1) approve Petition No. PB-16-169 PDA; and 2) adopt the proposed ordinance.*

[160679_Staff report and Exhibits A&B_20170126](#)

[160679A_draft ordinance_20170706.pdf](#)

[160679AB_master sign plan strike through & underlined changes_20170706.pdf](#)

[160679C_Staff report and Exhibits A&B_20170706.pdf](#)

[160679D_CPB minutes_20170706.pdf](#)

[160679E_Staff PPT_20170706.pdf](#)

[160679A_draft ordinance_20170706.pdf](#)

[160679B_master sign plan strike through & underlined changes_20170706.pdf](#)

[160679_Quasi-Judicial Form_20170706.pdf](#)

[160981](#)

LAND USE CHANGE - 108 ACRES OF PROPERTY SOUTH OF SW ARCHER ROAD AND WEST OF I-75 (B)

Ordinance No. 160981; Petition No. PB-17-28 LUC

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 108 acres of property that is generally located south of SW Archer Road, west of Tax Parcel No. 07240-049-000 and the existing City of Gainesville boundary, north of SW 57th Avenue, and east of SW 63rd Boulevard, as more specifically described in this ordinance, from Alachua County Low-Density Residential (RL) to City of Gainesville Single-Family (SF); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

This ordinance will amend the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 108 acres of property that is generally located south of SW Archer Road and west of I-75 from Alachua County Low-Density Residential (RL) to City of Gainesville Single-Family (SF). The subject property was voluntarily annexed into the City on June 1, 2017, by

Ordinance No. 160744. Following annexation, the city is required to assign city land use and zoning on the subject property.

The 108-acre subject property is generally located south of SW Archer Road, west of SW 50th Terrace, north of SW 57th Avenue, and east of SW 53rd Place. It consists of 11 parcels and is a mix of dispersed single-family residential development (seven of the 11 parcels have residential structures) and undeveloped parcels, and it contains no paved roads. The property abuts SW 47th Way to the east, which is part of the SW 47th Way Extension (which traverses the property and is an important corridor in the Alachua County Mobility Plan). In addition, the property is approximately one mile west of Butler Plaza and 2,200 feet west of SW 45th Street (multi-lane road to Celebration Pointe that is north of Archer Road and on the west side of I-75).

Adoption of SF land use (and related RSF-4 zoning) will enable future development of the property that will provide additional single-family housing in southwest Gainesville in close proximity to major arterial roadways (I-75 and Archer Road), large commercial centers (Butler Plaza and Celebration Pointe), and major employment centers (including University of Florida, UF Health, and Veterans Administration Hospitals).

This ordinance is consistent with the City's Comprehensive Plan and supports residential development in the urban area. The developer will be required to construct a portion of the SW 47th Way Extension through the property, consistent with the County's Mobility Plan and the County's Capital Improvement Element. The 5-Year Schedule of Capital Improvements in the Capital Improvements Element of the Comprehensive Plan will need to be updated to include future construction of a portion of the SW 47th Way Extension through the property.

On April 27, 2017, the City Plan Board held a public hearing and voted to recommend that the City Commission approve this Future Land Use Map amendment.

Fiscal Note: None.

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 written comments to the City, which the City must then consider 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 the amendment, 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) approve Petition No. PB-17-28 LUC; and 2) adopt the proposed ordinance.*

[160981_Staff Report w Appendices A-C_20170427](#)

[160981_petition response_20170427.pdf](#)

[160981A_draft ordinance_20170706.pdf](#)

[160981B_Staff Report w Appendices A-C_20170706.pdf](#)

[160981C_petition response_20170706.pdf](#)

[160981D_CPB minutes_20170706.pdf](#)

[160981E_Staff PPT_20170706.pdf](#)

[160981_Archer OaksPPT City Commission_20170706.pdf](#)

[160982](#)

QUASI-JUDICIAL - REZONING 108 ACRES OF PROPERTY SOUTH OF SW ARCHER ROAD AND WEST OF I-75 (B)

Ordinance No. 160982; Petition No. PB-17-30 ZON

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 108 acres of property that is generally located south of SW Archer Road, west of Tax Parcel No. 07240-049-000 and the existing City of Gainesville boundary, north of SW 57th Avenue, and east of SW 63rd Boulevard, as more specifically described in this ordinance, from Alachua County Single-Family Low-Density (R-1A) and (R-1C) districts and Single-Family Low-Density (RE-1) district to City of Gainesville Single-Family Residential (RSF-4) district; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

MODIFICATION - ADDITIONAL BACK-UP FROM PETITIONER

Explanation: **PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT**

This ordinance will rezone approximately 108 acres of property that is generally located south of SW Archer Road and west of I-75 from Alachua County Single-Family Low-Density (R-1A) and (R-1C) districts and Single-Family Low-Density (RE-1) district to City of Gainesville Single-Family Residential (RSF-4) district. The property was voluntarily annexed into the City on June 1, 2017, by Ordinance No. 160744. Following annexation, the city is required to assign city land use and zoning on the subject property.

The 108-acre subject property is generally located south of SW Archer Road, west of SW 50th Terrace, north of SW 57th Avenue, and east of SW 53rd Place. It consists of 11 parcels and is a mix of dispersed single-family residential development (seven of the 11 parcels have residential structures) and undeveloped parcels, and it contains no paved roads. The property abuts SW 47th Way to the east, which is part of the SW 47th Way Extension (which traverses the property and is an important corridor in the Alachua County Mobility Plan). In addition, the property is approximately one mile west of Butler Plaza and 2,200 feet west of SW 45th Street (multi-lane road to Celebration Pointe that is north of Archer Road and on the west side of I-75).

Adoption of RSF-4 zoning, which allows 8 units per acre, will enable future development of the property that will provide additional single-family housing in southwest Gainesville in close proximity to major arterial roadways (I-75 and Archer Road), large commercial centers (Butler Plaza and Celebration Pointe), and major employment centers (including University of Florida, UF Health, and Veterans Administration Hospitals).

The rezoning is consistent with the City's Comprehensive Plan and supports residential development in the urban area. The developer will be required to construct a portion of the SW 47th Way Extension through the property, consistent with the County's Mobility Plan and the County's Capital Improvement Element. The 5-Year Schedule of Capital Improvements in the Capital Improvements Element of the Comprehensive Plan will need to be updated to include future construction of a portion of the SW 47th Way Extension through the property.

On April 27, 2017, the City Plan Board held a public hearing and voted to recommend that the City Commission approve this rezoning.

Fiscal Note: None.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 160981 becomes effective as provided therein.

RECOMMENDATION

The City Commission: 1) approve Petition No. PB-17-30 ZON; and 2) adopt the proposed ordinance.

[160982 Staff Report w Appendices A-C 20170427](#)

[160982 petition response 20170427.pdf](#)

[160982A draft ordinance 20170706.pdf](#)

[160982B Staff Report w Appendices A-C 20170706.pdf](#)

[160982C petition response 20170706.pdf](#)

[160982D CPB minutes 20170706.pdf](#)

[160982E Staff PPT 20170706.pdf](#)

[160982 Quasi-Judicial Form 20170706.pdf](#)

[160982 quasi-judicial form 3 20170706.pdf](#)

[160982 Archer OaksPPT City Commission 20170706.pdf](#)

[160982 MOD Petitioner Form 20170706.pdf](#)

[160967.](#)**COMPREHENSIVE PLAN AMENDMENT - UPDATE OF THE 5-YEAR SCHEDULE OF CAPITAL IMPROVEMENTS IN THE CAPITAL IMPROVEMENTS ELEMENT (B)**

Ordinance No. 160967; Petition No. PB-17-29 CPA

An ordinance of the City of Gainesville, Florida, updating Table 14: 5-Year Schedule of Capital Improvements in the Capital Improvements Element of the Comprehensive Plan; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT REPORT

This ordinance is the state-required annual update of the City's 5-Year Schedule of Capital Improvements, which is found in the Capital Improvements Element of the Comprehensive Plan. This update will reflect the City's capital improvements projects that are scheduled through FY 2020/2021. Capital improvements are defined as: land, non-structural improvements to land, and structures (including the costs for design, permitting, construction, furnishings and equipment) with a unit cost of \$25,000 or more and that have an expected life of at least two years. The capital improvements in the 5-Year Schedule are primarily related to levels of service (LOS) adopted in the Comprehensive Plan and are needed to: correct existing deficiencies in LOS; maintain existing LOS; or deal with projected LOS deficiencies that will occur during the 5-year planning period of FYs 2016/2017 - 2020/2021. Planning staff finds that the proposed 5-Year Schedule is consistent with the various elements of the Comprehensive Plan.

The City Plan Board held a public hearing on April 27, 2017, where it voted to recommend approval of this update.

CITY ATTORNEY MEMORANDUM

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

RECOMMENDATION *The City Commission: 1) approve Petition No. PB-17-29 CPA; and 2) adopt the proposed ordinance.*

[160967 Staff report and Exhibits A-1 - A-3 20170427](#)

[160967A draft ordinance 20170706.pdf](#)

[160967B Staff report w Exhibits A-1 thru A-3 20170706.pdf](#)

[160967C CPB minutes 20170706.pdf](#)

[160967D Staff PPT 20170706.pdf](#)

[161005.](#)

QUASI-JUDICIAL - HISTORIC PROPERTY TAX EXEMPTION - 811 NE 3rd AVENUE (B)

Ordinance No. 161005

An ordinance of the City of Gainesville, Florida, finding that property located at 811 NW 3rd Avenue, 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, 2018, 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: PLANNING AND DEVELOPMENT SERVICES DEPARTMENT REPORT

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 University Heights Historic District - North. Part 1 was approved by the HPB on May 2, 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 May 2, 2017, 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 \$150,000.00. 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 811 NW 3rd Avenue and includes a residential home (constructed in approximately 1913 according to Florida Master Site File - 8AL1546) that is a contributing structure to the University Heights Historic District - North. The project received a Certificate of Appropriateness at the January 5, 2016, Historic Preservation Board meeting for the exterior and interior renovations performed by the applicant.

This project included a full rehabilitation of the contributing structure and the addition of a 726 square foot addition to the rear of the home. A 150 square foot addition on the rear of the home was removed due to its poor condition. The rehabilitation also included a 510 square foot storage area that can potentially be converted to an additional two bedrooms and one bath at a future time. Scope of work included: fortification and leveling of pier and beam foundation; replacement of all siding with novelty wood siding; replacement of all roofing materials with asphalt shingles; replacement of all electrical, plumbing, and HVAC systems; and replacement of wood lattice around the foundation. The front door was replaced with a four-panel wooden exterior door. As no original windows existed on the house, exact sizes and mullion styles were uncertain and applicant therefore installed Pella vinyl windows with a 2 over 2 pattern and muntin profile on both the inside and outside glass.

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, 2018, 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.

[161005 Staff report w Exhibits 1-3 20170502](#)

[161005A draft ordinance 20170706.pdf](#)

[161005B Staff report w Exhibits 1-3 20170706.pdf](#)

[161005C HPB minutes 20170706.pdf](#)

[161005D Staff PPT 20170706.pdf](#)

ORDINANCES, 2ND READING - ROLL CALL REQUIRED

[170066.](#)

VEHICLES FOR HIRE - REPEAL OF REGULATIONS FOR TRANSPORTATION NETWORK COMPANIES (B)

Ordinance No. 170066

An ordinance of the City of Gainesville, Florida, amending the Code of Ordinances relating to vehicles for hire; by amending Sections 28-1, 28-8 and 28-9 to remove provisions regulating transportation network companies; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing a retroactive effective date.

Explanation: The Florida Legislature in this past session enacted CS/HB 221, effective July 1, 2017, (now Chapter 2017-12, Laws of Florida) which, among other things, preempts to the State the regulation (including without limitation, imposing a tax, requiring a license and imposing operating requirements) of transportation network companies (TNC). TNC is defined in the new State law as "... an entity operating in this state pursuant to this section using a digital network to connect a rider to a TNC driver, who provides prearranged rides. A TNC is not deemed to own, control, operate, direct, or manage the TNC vehicles or TNC drivers that connect to its digital network, except where agreed to by written contract, and is not a taxi cab association or for-hire vehicle owner." This proposed ordinance brings the City Code into compliance with the newly enacted state law effective on July 1, 2017.

This ordinance requires two hearings. The first reading is scheduled for June 15, 2017 and second reading is scheduled for July 6, 2017. This Ordinance has a retroactive effective date of July 1, 2017.

RECOMMENDATION

The City Commission adopt the proposed ordinance.

Legislative History

6/15/17 City Commission Adopted on First Reading (Ordinance)

[170066 Draft Ordinance 20170615.pdf](#)

[170102.](#)

AMENDMENT TO THE RETIREE HEALTH INSURANCE PROGRAM AND TRUST FUND TO RECOGNIZE TRANSITION OF THE DISABILITY BENEFIT FROM THE DISABILITY PLAN TO THE GENERAL PLAN (B)

ORDINANCE NO. 170102

An ordinance of the City of Gainesville, Florida, amending Chapter 2, Article XII of the Code of Ordinances of the City of Gainesville to recognize the transition of the disability benefit from the Disability Plan to the General Plan in the Retiree Health Insurance Program and Trust Fund; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: The City Commission, at its meeting of December 18, 2014, authorized the City Attorney to prepare and the Clerk of the Commission to advertise an ordinance to transition the disability benefit from Gainesville Employees' Disability Plan ("Disability Plan") to the City of Gainesville Employees' Pension Plan ("General Plan"). Future disability claims by City employees under the Disability Plan were transitioned to the General Plan on February 19, 2015, through the City Commission's adoption of Ordinance Number 140657. All remaining obligations for disability benefits being paid to disabled retirees and the requisite level of assets to satisfy these obligations were transferred from the Disability Plan to the General Plan on May 7, 2015 through the City Commission's adoption of Ordinance Number 140860. The Disability Plan then had no remaining members, no possibility of future members, and no current or future obligations to provide benefits. Thus, the Disability Plan was terminated on September 3, 2015 through the City Commission's adoption of Ordinance Number 150193 and any remaining assets in the disability trust were returned to the City.

The Retiree Health Insurance Program and Trust Fund code provisions currently only reference the City's terminated Disability Plan. This amendment recognizes the transition of the disability benefit to the General Plan by adding a reference to the General Plan, where appropriate.

RECOMMENDATION

The City Commission adopt the proposed ordinance.

Legislative History

6/15/17 City Commission Adopted on First Reading (Ordinance)

[170102_Retiree Health_20170615.pdf](#)

[160676.](#)

TEXT CHANGE - UPDATE AIRPORT HAZARD ZONING

REGULATIONS (B)

Ordinance No. 160676; Petition PB-16-186 TCH

An ordinance of the City of Gainesville, Florida, amending the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) to update Airport Hazard Zoning Regulations; by deleting definitions from Section 30-23 Definitions; by amending Appendix F - Airport Hazard Zoning Regulations; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: NOTE: The ordinance was amended after first reading, on June 15, 2017, to incorporate a few minor changes that were requested by the Airport's Chief Executive Officer Allan Penksa.

PLANNING AND DEVELOPMENT SERVICES DEPARTMENT STAFF REPORT

In July 2016, the Florida Legislature amended Chapter 333 (Aviation Zoning) of the Florida Statutes (chapter laws 2016-209 and 2016-239, Laws of Florida.) The statutory amendments require changes to the City's current Airport Hazard Zoning Regulations to be consistent with applicable statutory and federal requirements pertaining to airport hazard zoning. Most of the changes pertain to definitions applicable to airport zoning. Changes also have been made to clarify the permitting requirements for potential airport obstructions within the Airport Height Notification Zone. In addition, the 2016 statutory amendments require an interlocal agreement among jurisdictions that have an airport hazard area within their respective territorial limits for a particular airport. Therefore, the Interlocal Agreement for Airport Protection Zoning Regulations among the City of Gainesville, Alachua County, and the Gainesville Alachua County Regional Airport Authority will provide for the coordination of airport protection zoning regulations applicable to the Gainesville Regional Airport.

The recommended revisions have been reviewed and approved by the Chief Executive Officer of Gainesville Regional Airport, Allan Penksa. Section 333.135, Florida Statutes, requires these amendments to be adopted by July 1, 2017. The City Plan Board, on January 26, 2017, held a public hearing and voted to recommend that the City Commission adopt these amendments.

CITY ATTORNEY MEMORANDUM

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

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

6/15/17 City Commission Approved (Petition) and Adopted on First Reading
(Ordinance)

[160676 Staff report and Appendices A-B 20170126](#)

[160676A draft ordinance 20170601.pdf](#)

[160676B interlocal agreement 20170601.pdf](#)

[160676C Staff report and Appendices A-B 20170601](#)

[160676D 170126 CPB minutes 20170601](#)

[160676E Staff PPT 20170601](#)

[160676C Staff report and Appendices A-B 20170615.pdf](#)

[160676D 170126 CPB minutes 20170615.pdf](#)

[160676E Staff PPT 20170615.pdf](#)

[160676A draft ordinance 20170615.pdf](#)

[160676A draft ordinance 20170706.pdf](#)

[160676 interlocalagreement 20170619](#)

PLANNING PETITIONS

[160769](#)

Sexual Offender Treatment Center (B)

Petition PB-17-13TCH. City of Gainesville. Amend the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) by deleting the definition of Rehabilitation Centers and adding a definition of Sexual Offender Treatment Centers; by deleting Rehabilitation Centers as a permitted use in the code: and by adding Sexual Offender Treatment Centers as a permitted use by Special Use Permit in the following districts: General Business District (BUS), Mixed-Use Medium Intensity District (MU-2), Central City District (CCD), Business Industrial District (BI), and Medical Services District (MD).

Estimated Presentation Time is 15 minutes

MODIFICATION - ADDITIONAL BACK-UP

Explanation: This petition addresses how the City should regulate social service treatment type facilities, specifically where sexual offender treatment and counseling would be allowed through-out the City. During the May 19, 2016 City Commission meeting, the City Commission heard from several citizens from the Oakview Neighborhood regarding concerns about a court-ordered counseling services for sexual offenders locating in their neighborhood near childcare centers. The City Commission referred this issue to the General Policy Committee for discussion on May 26, 2016. The consensus of the General Policy Committee was to amend the ordinance to make it clear where sexual offender treatment would be allowed.

The City's Land Development Code, as it relates to this issue, has not been updated for over twenty years. The existing code is based on outdated concepts and does not address many of the issues that concern neighborhoods. Based on the Code today, businesses providing service to people with some type of behavioral disorder, mental health, drug abuse, alcohol abuse, disability or similar problem (sexual offender) are all classified as being similar.

Staff's proposal to the City Plan Board proposed addressing sexual offender treatment as a separate and distinct use from the other types of counseling. The City Plan Board voted to deny the petition. The board expressed concerns about whether it was fair to separate out this use from the other uses, the lack of any evidence or studies that indicate that the individuals seeking treatment committed crimes in the vicinity of the counseling facility or neighborhoods where they were receiving treatment. Some members of the Board wanted to study the issue further, others did not and the Board voted 6-0 to deny the petition.

Fiscal Note: None

RECOMMENDATION

City Plan Board to the City Commission - deny the petition

Staff to the City Commission - approve the petition

Alternative Recommendation

Hear a presentation from staff on different options and approve the petition as presented or modified.

Legislative History

6/1/17 City Commission Continued (Petition)

[160769 Staff report and Exhibits 1-4 20170323](#)

[160769 Staff report and Exhibits 1-4 20170427](#)

[160769A Revised Ordinance - Sexual Offender Treatment Centers 20170427](#)

[160769B Kyle Bender PPT 20170427](#)

[160769A Current Petition Proposal 20170706](#)

[160769B Alternative Recommendation 20170706](#)

[160769C Staff report and Exhibits 1-4 20170706](#)

[160769D Revised Ordinance - Sexual Offender Treatment Centers 20170706](#)

[160769E Kyle Bender PPT 20170706](#)

[160769F CPB minutes draft 20170706](#)

[160769G Staff PPT 20170706](#)

[160769H Memo to Mayor and Commission 20170706.pdf](#)

[160769I Exhibit 1 GPD PPT Sex Offense Committed by Sex Offenders 2 20170706.pdf](#)

[160769J Exhibit 2 Staff PPT 20170706.pdf](#)

[160769 legal opinion 20170706.pdf](#)

[160769 Memo - June 29 2017 20170706.pdf](#)

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

COMMISSION COMMENT

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