

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final

June 16, 2016

1:00 PM

MODIFIED AGENDA

City Hall Auditorium

City Commission

Mayor Lauren Poe (At Large)

Commissioner Harvey Budd (At Large)

Mayor-Commissioner Pro Tem Helen Warren (At Large)

Commissioner Charles Goston (District 1)

Commissioner Todd Chase (District 2)

Commissioner Craig Carter (District 3)

Commissioner Adrian Hayes-Santos (District 4)

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

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

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

ROLL CALL**INVOCATION****ADOPTION OF CONSENT ITEMS - GRU, General Government, Audit & Finance Committee and General Policy Committee Items**[160020.](#)**V.P. GAINESVILLE SOUTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY VS. CITY OF GAINESVILLE; EIGHTH JUDICIAL CIRCUIT, CASE NO. 2016-CA-1444 (B)**

Explanation: On May 24, 2016, the City was served with a Summons and Complaint filed by V.P. Gainesville South, LLC. V.P. Gainesville South, LLC is the owner of Value Place Hotel located at 5505 SW 41st Boulevard, Gainesville, Florida. Plaintiff alleges that the City issued a building permit without reviewing the required fire protection plans resulting in the system failing to meet minimum code requirements. Plaintiff is seeking money damages, attorney's fees, interest and court costs.

RECOMMENDATION

The City Commission authorize the City Attorney to represent the City in the case styled V.P. Gainesville South, LLC, a Florida Limited Liability Company vs. City of Gainesville; Eighth Judicial Circuit, Case No. 2016-CA-1444.

[160020 VP Gainesville South Consent 20160616](#)[160097.](#)**JOHN W. STANTON VS. CITY OF GAINESVILLE; EIGHTH JUDICIAL CIRCUIT, CASE NO. 01-2016-AP-0015 (B)**

Explanation: On June 2, 2016, the City was served with a Petition for Writ of

Certiorari filed by John W. Stanton. Mr. Stanton was the Assistant General Manager for Energy Supply at Gainesville Regional Utilities from June 2008 until he was terminated in February 2016. He requests the Court to quash his termination of employment on the grounds that he was not afforded procedural due process and there was not competent substantial evidence to support the termination.

RECOMMENDATION *The City Commission authorize the City Attorney to represent the City in the case styled John W. Stanton vs. City of Gainesville; Eighth Judicial Circuit, Case No. 01-2016-AP-0015.*

[160097 John Stanton Consent 20160616.pdf](#)

[160027.](#)

Special Category Historic Preservation Grant (NB)

This item involves a request to apply for a Special Category Historic Preservation Grant from the Florida Department of State, Division of Historical Resources, if awarded, to renovate the Historic Hartman House at Hogtown Creek Headwaters Nature Park.

MODIFICATION - CHANGED TEXT FILE LANGUAGE

Explanation: The City of Gainesville acquired the Hogtown Creek Headwaters Nature Park property in 2007, with grant funding, in part, from the Florida Communities Trust (FCT). As a grant requirement, the City committed to providing a nature center at the subject site. The property contains the circa 1910 historic home of the Hartman family which is a documented historic site in the Florida Master Site File. The house was evaluated by an architect, and renovation was deemed feasible and cost-effective for use as a nature center.

The City of Gainesville Parks, Recreation and Cultural Affairs (PRCA) Department plans to submit an application for a Special Category Historic Preservation Grant due July 1, 2016 for funding that becomes available July 2017 and extends for a two-year period. The proposed project will fund renovations to the Historic Hartman House at Hogtown Creek Headwaters Nature Park for use as an Environmental and Historical Education Center.

If the grant application is successful, Parks, Recreation and Cultural Affairs staff will come back to the City Commission to request funding pertaining to the cash match requirement. Any additional match will be met over the two-year grant period through in-kind services, staff administration, and donated materials.

Fiscal Note: A 25% cash match is required for this grant. The Special Category Historic Preservation Grant will pay for 50% of the renovation, \$125,000. No funding is requested at this time. If the grant is awarded staff will come back to the City Commission to receive further direction on the cash match requirement.

RECOMMENDATION

The City Commission: 1) authorize Parks, Recreation and Cultural Affairs staff to apply for the grant and 2) authorize the City Manager to execute grant application documents associated with this grant, subject to approval by the City Attorney as to form and legality.

[160029.](#)

**Edward Byrne Memorial Justice Assistance Grant (JAG) Program
FY2016 Formula Program: Local Solicitation (B)**

This is a request for the City Commission to authorize the Gainesville Police Department to submit an Edward Byrne Memorial Justice Assistance Grant FY 2016 Formula Program Local Solicitation application for the use of police equipment and to accept and execute the grant if awarded.

Explanation: The Edward Byrne Memorial Justice Assistance Grant (JAG) is a direct award based on JAG formula (violent crime and population). This program furthers the Department's mission by assisting local efforts to prevent or reduce crime and violence. The City of Gainesville Police Department is eligible for an award of \$63,771. This money will be used for the purchase of police equipment. The grant application is due June 30, 2016.

Fiscal Note: There is no match requirement and no fiscal impact on the General Fund budget.

RECOMMENDATION

The City Commission: 1) authorize the City Manager to apply for, and to accept and execute the grant award and any other necessary documents, subject to review by the City Attorney as to form and legality; 2) approve the expenditures as outlined in the approved grant award.

[160029 Byrne Memorial Justice Assistance Grant \(JAG\) Local Solicition 2016C](#)

[160029b Edward Byrne Memorial 2016 Purchase List 20160616](#)

[160099.](#)

Extend Hippodrome State Theatre, Inc. Lease Agreement (B)

This is a request to extend the Hippodrome State Theatre, Inc. lease agreement with the City by one year in order to be eligible for State of Florida Division of Cultural Affairs Cultural Facilities Program Funds.

Explanation: The City of Gainesville has had a lease agreement with the Hippodrome State Theatre, Inc. for the past 36 years. A second 20-year lease was entered into on July 1, 2000, which was to continue until July 1, 2020.

On September 9, 2002 the City Commission approved an extension of the lease agreement by 5 years from July 1, 2020 to July 1, 2025. The Hippodrome staff has requested that the lease be changed in order for them to apply and be eligible for the 2017-18 Florida Division of Cultural Affairs Cultural Facilities Program funds. Application guidelines were recently revised requiring that agencies applying funds have at least a minimum lease of 10 years on the facilities for the category of Building Renovations Improvements. In order to be eligible for Fiscal Year 2017-18 grant funding, the current lease needs to be extended by one year. City staff plans to address this issue through a rolling extension of the lease with the Hippodrome State Theatre, Inc.

Fiscal Note: None.

RECOMMENDATION

The City Commission: 1) approve a one year extension to the lease agreement with the Hippodrome State Theatre, Inc. and 2) authorize the City Manager or his designee to execute the appropriate documents, subject to approval by the City Attorney as to legality and form.

[160099A_2017 Hippodrome CF Grant letter_20160616.pdf](#)

[160099B Hippodrome Lease_20160616.pdf](#)

160100.

Gainesville Hillel Industrial Development Revenue Bonds Remarketing Agreement (B)

Explanation: The City of Gainesville, Florida previously authorized the issuance and sale of the Gainesville Hillel Project Industrial Development Revenue Bonds, Series 2003 in the initial aggregate principal amount of \$5,000,000, pursuant to the provisions of an Indenture of Trust, dated as of May 1, 2003, by and between the Issuer and U.S. Bank National Association, as trustee thereunder and successor trustee to SunTrust Bank.

Along with the issuance of the Bonds, The Northern Trust Company issued its irrevocable direct pay Letter of Credit. The Northern Trust Company is the initial remarketing agent under a Placement and Remarketing Agreement, dated as of May 1, 2003.

Subsequently, The Northern Trust Company has resigned as the remarketing agent for the Bonds pursuant to the terms of the Indenture and the Initial Remarketing Agreement and J.P. Morgan, at the request of the Borrower, is replacing The Northern Trust Company pursuant to the terms of this Agreement and the Indenture.

Fiscal Note: None

RECOMMENDATION

The City Commission approve and delegate authority to the City Manager to execute The Remarketing Agreement between Gainesville Hillel, Inc. and J.P. Morgan Securities, LLC., the request for approval of new remarketing agent,

and any other required documentation.

[160100A_JPM Gainesville 2016 Remarketing Agreement 20160616.pdf](#)

[160100B_DeltaView Comparison\(20\) 20160616.pdf](#)

[160100C Request of Appointment 20160616.pdf](#)

[160078](#)

**Florida Department of State Division of Historical Resources
Matching Grant for Thomas Center B Facility Improvements (B)**

This is a request for the City Commission to authorize the city of Gainesville's Planning and Development staff to apply for, and if awarded, accept a grant from the Florida Department of State, Division of Historical Resources for use in the physical improvements to Thomas Center B. This item also requests that the City Commission authorize a letter of support to be submitted on behalf of the City Commission related to this application.

MODIFICATION - CHANGED TEXT FILE LANGUAGE

Explanation: The state of Florida's Department of State, Division of Historical Resources provides funding between \$50,000-\$500,000 for historic preservation under the Special Category Grants program in order to preserve significant historic structures that promote knowledge and appreciation of Florida history. Originally constructed in 1928, the Thomas Center B has been under city ownership since 1974, and currently houses city offices. Given its historical significance, state of condition and the high volume of citizen traffic to the facility, earlier this year the Thomas Center B was identified as an initial project for efforts related to Citizen Centered Gainesville.

The Planning and Development Department staff is seeking approval to apply for the maximum grant award under the Special Category Grants program of \$500,000, which will allow the team to increase the scope of the Thomas Center B facility improvements beyond the lobby and entryway improvements currently planned. There is a match requirement associated with the Special Category grant; specifically the grantee is required to provide a match of either \$50,000 or 50% of the award request, whichever is the higher amount. The match may be any combination of in-kind services, volunteer labor, donated materials and travel, plus cash-on-hand, which must constitute a minimum of 25% of the total match.

If the grant application is successful, Planning and Development staff will come back to the City Commission to request funding pertaining to the cash match requirement. Any additional match will be met over the two year grant period through in-kind services, staff administration, and donated materials.

As a local government organization, the city of Gainesville is eligible to apply for funding under the grant guidelines.

Fiscal Note: A 25% cash match is required for this grant. No funding is requested at this time. If the grant is awarded staff will come back to the City Commission to receive further direction on the cash match requirement.

RECOMMENDATION

The City Commission: 1) authorize the Planning and Development Services Department to apply for a grant from the Florida Department of State, Division of Historical Resources; 2) authorize a letter of support from the City Commission to be submitted with the grant application materials; and 3) authorize the City Manager or designee to accept and execute, if awarded the grant award and other grant-related documents, subject to approval by the City Attorney as to form and legality.

Alternative Recommendation

The City Commission do not authorize the Planning and Development Services Department to apply for the grant.

[160078A_CCOM Grant Letter of Support draft.pdf](#)

[160078B_CCOM 02-18-16 Meeting Minutes.pdf](#)

[160104.](#)

Depot Park Water Quality Monitoring Professional Services Agreement (B)

This item is a request for the City Commission to approve an agreement and any related documents, for AMEC Foster Wheeler, for Professional Services for the Depot Park Water Quality Monitoring.

Explanation: The stormwater management facility at Depot Park is a made of several components, referred to as a treatment train, to provide water quality treatment for the runoff received. The cost for all of the various components was provided by various funding sources, one of which was the Florida Department of Environmental Protection (FDEP). There is not much data on the effectiveness of many of these components in reference to the actual amount of treatment provided versus the calculated or assumed amount.

FDEP determined Depot Park would be a good opportunity to gather data on the both the individual components as well as the overall treatment train for actual water quality treatment. FDEP provided the water quality grant and the City of Gainesville match for the grant was provided with construction costs for the facility itself. The grant was accepted by the City Commission and the City Manager authorized to

execute all related documents at the June 18, 2015 meeting.

AMEC Foster Wheeler is one of the firms in the City's continuing services contract for professional services for environmental engineering. They will provide all of the services needed for the completion of the grant.

Fiscal Note: Funding in the amount of \$199,897.00 is available through a grant from FDEP.

RECOMMENDATION *The City Commission: 1) approve the agreement; 2) authorize the City Manager or designee to execute the appropriate documents subject to approval by the City Attorney as to form and legality.*

[160104_Depot Park Letter Proposal_20160616.pdf](#)

[160102.](#)

City Commission Minutes (B)

RECOMMENDATION *The City Commission approve the minutes of May 9, May 19 and May 23, 2016.*

[160102_CCOM Minutes_20160616.pdf](#)

[160108.](#)

Joint City/County Commission Special Meeting - Future Use of the Original RTS Facility (NB)

RECOMMENDATION *The City Commission schedule a joint meeting with the County Commission for July 11th at 3:00pm.*

[160037.](#)

Fiscal Year 2016 Quarterly Monitoring Report and Fund Review Update - Quarter Ending March 31, 2016 (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, 2016.*

Legislative History

year) with no extensions possible. Gainesville Regional Utilities' contract for professional auditing services expires after completion of all reports associated with the financial audit for the fiscal year ending September 30, 2016 (current year) with one 3-year extension possible. In order to get both contracts on the same cycle, and provide an opportunity for contractors to bid on both the general government audit and the Gainesville Regional Utilities audit, an RFP must be undertaken.

Florida Statutes section 218.39, Annual Financial Audit Reports, and Gainesville Code of Ordinances section 2-43, Annual Audit of Accounts, require an annual financial audit be conducted by an independent certified public accountant. The process described below meets the auditor selection guidelines for the State of Florida, the American Institute of Certified Public Accountants (AICPA) and the Government Finance Officers Association (GFOA). Florida Statutes section 218.391, Audit Selection Procedures, requires the use of an audit committee to assist the governing body in issuing a request for proposal (RFP) for the solicitation of audit services and developing a selection and negotiation process. The City Auditor is tasked by the Gainesville Code of Ordinances Section 2-176 with working with the Audit and Finance Committee to establish evaluation factors, issue the request, and ranking external auditors.

RFP Approach

City finances are segmented into two major areas, General Government and Gainesville Regional Utilities (GRU). The General Government segment also includes audits of the City's pension and other post-employment benefit funds, CRA and Wild Places and Public Spaces. Firms may propose on the General Government segment, the GRU segment or both segments. Firms may submit multiple proposals for evaluation and may also submit joint proposals.

Proposal Evaluation Process

Evaluators within the City Auditor's Office, CRA, and the General Government and GRU Finance Departments will review proposals against established criteria. The evaluation process will be performed consistent with the City's Professional & Other Services Evaluation Handbook and conducted in three phases:

Phase 1: Evaluators will review each proposal and determine if each is responsive to the minimum mandatory technical provisions of the RFP. Mandatory criteria include items such as license to practice in Florida, being independent and having no conflict of interest.

Phase 2: All responsive proposals will be evaluated according to listed criteria (see Table 1 below) and assigned a composite score for technical criteria, excluding the Fee Proposal.

Phase 3: For firms deemed qualified, Purchasing staff will open Fee

Proposals and assign points to each proposal with higher points given to the lowest submitted Fee Proposal. Based on the combined technical and fee proposal evaluations, the City may request oral presentations from the top ranked vendors to obtain additional information regarding firm qualifications, project approach, and ability to furnish the required services.

The evaluation process includes assessing the following criteria and assigning up to the maximum composite score for each proposal. Qualified local businesses will be assigned an additional five percent of the total evaluation points in accordance with the City's Local Preference Ordinance.

Evaluation Criteria and Maximum Points

- 1. Ability of Professional Personnel - 55*
- 2. Capability to Meet Time and Budget Requirements - 45*
- 3. Understanding of Project Scope of Work - 30*
- 4. Project Approach and Methodology - 30*
- 5. Project Manager - 15*
- 6. Project Team - 15*
- 7. Project Schedule - 5*
- 8. Proposal Organization - 5*
- Subtotal Maximum Points - 200*
- 9. Fee Proposal - 100*
- 10. Oral Presentation, if needed - 100*
- Total Maximum Points - 400*

Proposed Contract Award

Responsive proposals will be ranked based on a combination of technical qualifications, written proposals, fee proposals and oral presentations, if necessary. Recommended rankings of proposals will be presented to the Audit and Finance Committee for review, approval and recommendation to the City Commission. The City Commission will be requested to approve the recommended rankings and authorize negotiation and execution of a contract beginning with the top ranked vendor(s).

A contract term of five years with an option for one three-year extension is recommended for this contract. It is also recommended that the contract provide for price adjustments during years two through five according to the previous years' Consumer Price Index (CPI) with a five percent annual limit on any increase or decrease. Should the City choose to extend the contract for the optional three-year extension, prices will be negotiated with the contractor.

Proposed Time Table

The following is the anticipated schedule for the RFP, evaluation process and approvals of ranking recommendations:

RFP available for distribution - September 2016
Pre-Proposal Conference (Non-mandatory) - October 2016
Deadline for receipt of questions - October 2016
Deadline for receipt of proposals - November 2016
Completion of Evaluation process - December 2016
Oral presentations, if conducted - December 2016
Ranking & recommendation presented to
Audit & Finance Committee - January 2017
City approval of recommendation - January 2017

RECOMMENDATION

The Audit and Finance Committee recommend the City Commission authorize the issuance of a Request for Proposals (RFP) for professional auditing services utilizing the proposed methodology and selection factors.

Legislative History

5/31/16 Audit and Finance Approved as Recommended
 Committee

[160128.](#)

Letter of Support for the Florida Department of Transportation Grant Application for Advanced Transportation Congestion Management Technology Deployment (B)

This is a request for the City Commission to approve sending a letter of support to the Federal Highway Administration (FHWA) for the Florida Department of Transportation (FDOT). FDOT is submitting a grant application for Advanced Transportation Congestion Management Technology Deployment (ATCMTD) and has requested a letter of support from the City of Gainesville for this project.

MODIFICATION - ADDED ITEM

Explanation: The City of Gainesville is directly impacted by both daily congestion and incident-related congestion on I-75. When incidents occur on I-75 blocking lanes or closing one direction of travel, city arterials are flooded with cars and trucks trying to find a way around the delay. This by-passing traffic causes congestion, delay, safety and environmental problems within the City. FDOT estimates that a closure or blockage along I-75 occurs on average every nine days, and are seeking ways to reduce the probability of blockage and disseminate information faster should a blockage or closure occur.

This project is designed to address congestion issues on the current I-75 Corridor. It will also address congestion issues on the current U.S. 301 and U.S. 441 corridors. It is a separate project than the I-75 corridors study that FDOT is currently working on in Alachua County.

Traffic diverting from I-75 severely impacts surface street circulation and reduces the ability of Gainesville Traffic Management System (TMS) to use surface streets to move traffic safely and efficiently. These traffic

diversions also negatively impact the Regional Transit System's (RTS) ability to maintain on-time and reliable service to core areas of City business, educational, government, and medical districts.

This project encompasses a 75 mile portion of I-75 corridor from Wildwood (I-75 and Turnpike) to Alachua (I-75 and US441). The proposed project seeks to utilize sensors, probe data, traveler information and other intelligent transportation systems (ITS) and transportation technology deployment. Several other public agencies, such as Alachua County and the North Central Florida Regional Planning Council were also asked to provide a letter of support for the FDOT grant application.

If this grant is awarded, a Regional Traffic Management Center (RTMC) would possibly be constructed in Gainesville and that RTMC would complement the City's existing Traffic Management Center.

Fiscal Note: There is no fiscal impact to the City of Gainesville associated with this agenda item at this time.

RECOMMENDATION

The City Commission authorize the Mayor send a letter of support for FDOT's Grant Application for Advanced Transportation Congestion Management Technology Deployment .

[160128A-MOD_Pilot Project Writeup_20160616.pdf](#)

[160128B-MOD_Letter of Support_20160616.pdf](#)

ADOPTION OF REGULAR AGENDA

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

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

[160130.](#)

Requested Revisions to the Utility Advisory Board's Ordinance Related to the Attendance Requirements (NB)

MODIFICATION - ADDED ITEM

Explanation: Ordinance No. 140384, adopted in November 2015, created the Utility Advisory Board (UAB) and set forth the attendance requirements of the UAB. Since then, the members have been appointed to the UAB and the UAB held their first meeting on April 12, 2016. On May 4, 2016, the UAB voted 7-0 to request the City Commission amend the Code of Ordinances to allow UAB members up to four (4) absences a year rather than two (2) absences a year. As such, the UAB requests that the City Commission modify Section 2-359 of the City Code in order to allow the UAB members to have up to four (4) excused absences a calendar year.

Fiscal Note: None

RECOMMENDATION

The City Commission: 1) receive a presentation from the UAB Chairman; and 2) direct staff of the City Attorney's Office to draft and the Clerk of the Commission to advertise an ordinance modifying the UAB attendance policies such that the UAB members are allowed four excused absences during a calendar year.

[160063.](#)

Cornerstone (Former GTEC) Area Expansion (B)

MODIFICATION - CHANGED TEXT FILE LANGUAGE

Explanation: The largest undertakings of the Eastside Redevelopment District include the redevelopment of the Gainesville Technology Entrepreneurship Center (GTEC) area and the former Kennedy Homes site. The sites are located within a quarter mile of each other, about one mile from downtown Gainesville and two miles from the University of Florida.

In May 2015, the CRA Board approved the 100% master plan for the 13.6 acre GTEC site. The master plan is a blueprint for a mixed-use site with up to ten new commercial buildings, which will provide opportunities to retain GTEC graduates on site as well as attract new economic activity to the area. The fully permitted construction documents and approved master plan set is anticipated by June 2016. Staff has been working to foster full development of the site, combining tenant recruitment, marketing and physical improvements for a cohesive economic development strategy. Staff has been in communication with a viable tenant with a strong desire to locate to the GTEC site who requires 22,700 square feet by spring 2017. Staff reignited communications with the respondents of the 2014 RFP and two firms submitted Letters of Interest for pursuing a public-private partnership with the CRA/City and proposed anchor tenant. After meeting with both respondents and the proposed tenant, one proposal was deemed to be in the best interest of all three parties.

Staff will present an overview of a proposed public-public partnership for a first phase expansion at the Cornerstone site; and will outline the terms, timeline and scope along with any requests from the developer for City consideration. Consideration may include but is not limited to land disposition, incentives (CRA or City), CRA office relocation and/or infrastructure-related improvements.

Fiscal Note: None

RECOMMENDATION

City Manager to City Commission: 1) Approve the proposed development deal for Cornerstone B, C and D and related infrastructure as described; and 2) Authorize the City Manager to negotiate necessary agreements with the Developer for land

disposition and other requests and present to the City Commission for final approval.

[160063 PRESENTATION 20160616.pdf](#)

[160080.](#)

Gainesville's Historic Depot Building Lease Agreement and Tenant Buildout (B)

MODIFICATION - CHANGED TEXT FILE LANGUAGE, ADDITIONAL BACK-UP AND REVISED POWERPOINT

Explanation: The Historic Depot Building is located on the north side of the Depot Park site. Situated on Depot Avenue, the Depot Building serves as one of the main gateways into the park. On October 2014, the City Manager requested the CRA to act as an agent on behalf of the City for the lease of the Depot Building and to solicit proposals for lease of the building in accordance with City property disposition policies. In addition, the CRA was requested to devise appropriate selection criteria and begin negotiations for a lease for full programming of the building between qualified tenant(s) and the City of Gainesville. In Fall 2014, the CRA posted a 'For Lease' sign on the Depot Building and placed an ad in the Gainesville Sun. CRA staff also drafted a solicitation document and distributed it to local restaurateurs and business owners. In addition, CRA staff conducted tours to those who were interested in viewing the building. Although interest was high, negotiations waned due to delayed timelines and uncertain start dates for construction of Depot Park and the Cade Museum. In late 2015, as Depot Park project timelines gained clarity, past tenant interests gained momentum. CRA staff revised and redistributed the solicitation document and received a proposal from Double 18, Inc. to lease the Depot Building. Last month, CRA staff presented Double 18, Inc.'s letter of intent to lease the Depot Building. The City Commission authorized the City Manager to execute the letter of intent and authorized the CRA Executive Director to complete lease negotiations and bring the lease back for City Commission approval. Today, CRA staff will present the lease as negotiated and provide an overview of the improvements to the Depot Building necessary to support the proposed tenant use. CRA staff will present the build-out guaranteed maximum price (GMP) construction proposal to the CRA Board for approval on June 20, 2016. City Commission approval is needed for execution of the lease. Additionally, to position Depot Park, the Cade Museum, and Double 18, Inc. for operations and special events programming, City Commission approval is needed to amend the code of ordinances to grant the City Manager authorization to issue special event permits and to allow for the sale, dispensing and consumption of alcohol on the premises.

Fiscal Note: None at this time.

RECOMMENDATION

CRA Executive Director to the City Commission:
1) Authorize the City Manager to execute the

lease subject to approval by the CRA Board and the City Attorney as to form and legality, 2) Authorize the City Attorney to amend the code of ordinances in Section 4-4 regarding consumption, sale and consumption, and possession of alcohol for the structures located at 200 & 201 SE Depot Avenue, the Historic Depot Building and Depot Park, as described.

[160080 PRESENTATION 20160616.pdf](#)

[160080 MOD A PRESENTATION 20160616.pdf](#)

[160080 MOD B LEASE 20160616.pdf](#)

[100607.](#)

Update on Negotiations with Phalanx Defense Systems For Reuse/Development of the Former U.S. Army Reserve Property (B)

This item involves an update to the City Commission on proposed business terms between the City and Phalanx Defense Systems for the Reuse/Redevelopment of the Former U.S. Army Reserve Property. **ESTIMATED STAFF PRESENTATION 5 MINUTES**

MODIFICATION - NEW BACK-UP

Explanation: On May 19, 2016, the City Commission approved the ranking of proposals for the "Reuse/Development of the Former U.S. Army Reserve Property" and authorized City staff to begin negotiations with the top proposer Phalanx Defense Systems. City staff will provide an update on the status of negotiations and proposed business terms.

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

RECOMMENDATION

The City Commission: 1) hear an update from City staff on the status of negotiations and proposed business terms; 2) provide input on the proposed business terms; and 3) direct City staff to prepare the necessary agreements for City Commission approval.

Legislative History

12/16/10	City Commission	Referred to the Recreation, Cultural Affairs and Public Works Committee
2/24/11	Recreation, Cultural Affairs and Public Works Committee	Discussed
7/7/11	City Commission	Approved as Recommended

9/24/12	Recreation, Cultural Affairs and Public Works Committee	Discussed
9/24/12	Recreation, Cultural Affairs and Public Works Committee	Discussed
11/13/14	Recreation, Cultural Affairs and Public Works Committee	Approved, as shown above - See Motion(s)
12/18/14	City Commission	Approved as Recommended
5/14/15	Recreation, Cultural Affairs and Public Works Committee	Approved by Consensus
8/13/15	Recreation, Cultural Affairs and Public Works Committee	Approved as Recommended
8/20/15	City Commission	Approved as Recommended
12/10/15	Recreation, Cultural Affairs and Public Works Committee	Discussed
12/17/15	City Commission	Approved as Amended
2/1/16	Recreation, Cultural Affairs and Public Works Committee	Discussed
2/4/16	City Commission	Approved as Recommended
5/19/16	City Commission	Approved as Amended

[100607_Draft Letter_20110224.pdf](#)
[100607A_Letter to Stearns-Brown NE Veterans Park_20110707.pdf](#)
[100607B_Letter to Secretary of Defense_20110707.pdf](#)
[100607C_Photo W Parking looking SE 9_20110707.pdf](#)
[100607D_Photo SW Portion looking SE 9_20110707.pdf](#)
[100607A_Site Map_20120924.pdf](#)
[100607B_ECP Report_20120924.pdf](#)
[100607C_Estimated Operation Costs Report_20120924.pdf](#)
[100607A_Army Reserve Property Action Plan_20141113.pdf](#)
[100607B_Oct 2012 Army Reserve PPT_20141113.pdf](#)
[100607C_Nov 2012 CHW Draft Report_20141113.pdf](#)
[100607A_Army Reserve Property Action Plan_20141218.pdf](#)
[100607B_Draft Nov 13 2014 RCAPW Minutes_20141218.pdf](#)
[100607C_USAR Action Plan PPT_20141218.pdf](#)
[100607_Army Reserve Property Action Plan_20150514.pdf](#)
[100607_Reserve Park Presentation_20150813.pdf](#)
[100607_Reserve Park Presentation_20150820.pdf](#)
[100607A_Real Property Policies_20151210.pdf](#)
[100607B_Visioning Session Report_20151210.pdf](#)
[100607C_Draft RFP Parameters_20151210.pdf](#)
[100607A_Real Property Policies_20151217.pdf](#)
[100607B_Visioning Session Report_20151217.pdf](#)
[100607C_Draft RFP Parameters_20151217.pdf](#)
[100607A_Boundaries of Reserve Park_20160201.pdf](#)
[100607B_Reserve Property RFP Evaluative Criteria_20160201.pdf](#)
[100607_Boundaries of Reserve Park_20160204.pdf](#)
[100607_MOD_Reserve Property RFP Evaluative Criteria_20160204.pdf](#)
[100607A_US Army Reserve Property-BID TAB_20160519.pdf](#)
[100607B_RFP for U.S. Army Reserve Property_20160519.pdf](#)
[100607C_RFP for U.S. Army Reserve Property-Add#1, 2_20160519.pdf](#)
[100607D_Alachua County Housing Authority proposal_20160519.pdf](#)
[100607E_Phalanx proposal_20160519.pdf](#)
[100607F_Written Evaluations_20160519.pdf](#)
[100607G_ACHA Presentation_20160519.pdf](#)
[100607H_Presentation-Phalanx_20160519.pdf](#)
[100607I_Oral Evaluations_20160519.pdf](#)
[100607J_RFP Memo re Audio from evaluation proceedings_20160519.pdf](#)
[100607-MOD_Phalanx Deal Structure_20160616.pdf](#)

IT IS ANTICIPATED THAT THE CITY COMMISSION MAY WAIVE THE RULES TO HEAR THIS ITEM IN THE EVENING.

[120521.](#)

NW 8th Avenue Follow-Up (B)

This item is in response to the City Commission's request for a financial analysis to convert NW 8th Avenue, from NW 31 Drive to NW 23 Street to a three lane section with standard bike lanes, and consider the possibility of reducing the proposed design sidewalk width along the north side to 5 feet.

MODIFICATION - CHANGED TEXT FILE LANGUAGE AND NEW BACK-UP

Explanation: In response to a request by the City Commission, staff has approached Oelrich Construction, Inc. (the Construction Manager) and CES, Inc. (the design consultant for NW 8 Avenue) to obtain cost proposals for converting NW 8th Avenue, from NW 31 Drive to NW 23 Street to a three lane section with standard on-street bike lanes and 5' sidewalk along the north side.

The project is currently under construction with an approved design consisting of a four lane roadway with 10 foot sidewalks on both the south and north sides of the roadway.

Oelrich Construction, Inc. is scheduled to begin forming the sidewalk on the north side of NW 8th Ave on June 20, 2016. It is anticipated that CES would need approximately 3 weeks from the notice to proceed to incorporate the changes into the construction plans. The construction schedule currently anticipates asphalt paving work starting the second week in August, 2016.

Fiscal Note: CES has proposed a fee of \$11,955.75 to modify the plans to the three lane section. Oelrich Construction has proposed a fee of \$16,634.65 to implement the modified design based on anticipated, pre-design quantities. The change would add \$28,590.40 to the cost of the project.

Independent of the lane configuration changes, an estimated \$68,115 (\$37,700 in labor and in \$30,415 in materials) could be deducted from the cost by decreasing the proposed sidewalk width on the north side of NW 8th Avenue in this section from 10' to 5'.

If both changes were implemented, the total net change would be a deduction of approximately \$39,524.60.

RECOMMENDATION

The City Commission discuss and provide staff direction on the final configuration for NW 8 Avenue.

Legislative History

10/30/12 City Commission Completed

5/2/13	City Commission	Approved, as shown above - See Motion(s)
12/5/13	City Commission	Approved, as shown above
12/4/14	City Commission	Approved as Amended
2/19/15	City Commission	Approved as Amended
6/4/15	City Commission	Approved, as shown above
8/20/15	City Commission	Approved, as shown above

[120521 Presentation 20121030.pdf](#)
[120521 Hudson letter 20121101.pdf](#)
[120521 citizens 20121101.pdf](#)
[120521-MOD Presentation 20130502.pdf](#)
[120521 Presentation 20131205.pdf](#)
[120521-MOD Feedback Summary 20131205.pdf](#)
[120521 MOD pics 20131205.pdf](#)
[120521A TrafficStudy 20141204.pdf](#)
[120521B 2011Report 20141204.pdf](#)
[120521C Cost Estimate Package 20141204.pdf](#)
[120521D Presentation 20141204.pdf](#)
[120521E Harvard Study 20141204.pdf](#)
[120521F OptionSlidesPowerPoint 20141204.pdf](#)
[120521D MOD-Presentation 20141204.pdf](#)
[120521G MOD-Cost Estimate Opt 5+6 20141204.pdf](#)
[120521 MOD 8th Ave citizen petition 20141204.pdf](#)
[120521H-MOD Options 5 and 6 20141204.pdf](#)
[120521 citizen comment 20150115.pdf](#)
[120521A Presentation 20150219.pdf](#)
[120521B Cost Estimates 20150219.pdf](#)
[120521 Signatures 20041204.pdf](#)
[120521A Addendum #1 - CM at Risk with GMP for NW 8th Ave Resurface Rec](#)
[120521B RFQ 20150604.pdf](#)
[120521C Charles Perry Partners Inc Proposal 20150604.pdf](#)
[120521D CPPI - Oral Presentation - 09 - Meeting Agenda 20150604.pdf](#)
[120521E CPPI - Oral Presentation - City of Gainesville 8th Avenue Placemat 2](#)
[120521F CPPI - Oral Presentation - Phasing Plan Handout2 20150604.pdf](#)
[120521G CPPI - Oral Presentation - Phasing Plan Handout 20150604.pdf](#)
[120521H CPPI - Oral Presentation - Schedule - NW 8th Typical r1 20150604.p](#)
[120521I CPPI - Oral Presentation - Schedule - NW 8th w Summer Paving r1 2](#)
[120521J Eval #1 Oral Presentations Score Sheets 20150604.pdf](#)
[120521K Eval #1 Written and Technical Evaluations 20150604.pdf](#)
[120521L Eval #2 Oral Presentations Score Sheets 20150604.pdf](#)
[120521M Eval #2 Written and Technical Evaluations 20150604.pdf](#)
[120521N Eval #3 Oral Presentations Score Sheets 20150604.pdf](#)
[120521O Eval #3 Written and Technical Evaluations 20150604.pdf](#)
[120521P Award Recommendation 20150604.pdf](#)
[120521Q Oelrich Construction - Oral Presentation 20150604.pdf](#)

[120521R_Oelrich Construction - Oral Presentation - Section A Board_20150604](#)
[120521S_Oelrich Construction - Oral Presentation - Section B Board_20150604](#)
[120521T_Oelrich Construction - Oral Presentation - Section C Board_20150604](#)
[120521U_Oelrich Construction Inc Proposal_20150604.pdf](#)
[120521V_Plans - CM at Risk w GMP_20150604.pdf](#)
[120521W_Purchasing - Oral Presentation Eval Summary_20150604.pdf](#)
[120521X_Purchasing - Technical Written Proposal Eval Summary_20150604.pdf](#)
[120521Y_RFQ - CM at Risk with GMP_20150604.pdf](#)
[120521Z_AudioRecordingsRFQ_8thAve_20150604.pdf](#)
[120521AA-NW 8th Ave_20150604.pdf](#)
[120521A_Presentation_20150820.pdf](#)
[120521B_GMP_20150820.pdf](#)
[120521A_Contingency Use Authorization 16_20160616.pdf](#)
[120521B_Bike Lane Fee Estimate_20160616.pdf](#)
[120521A-MOD_NW8 Ave Cross Slope Summary_20160616.pdf](#)
[120521B-MOD_NW 8th Ave slides_20160616.pdf](#)

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

[160034.](#)

Audit of Historic Preservation Board Processes and Practices (B)

Explanation: In accordance with our Annual Audit Plan, the City Auditor's Office has completed the audit of the Historic Preservation Board Processes and Practices. We conducted this audit in accordance with Government Auditing Standards issued by the Comptroller General of the United States. Our report and the City Manager's response are attached for your review.

RECOMMENDATION

The Audit and Finance Committee recommends that the City Commission hear the City Auditor's presentation and accept the audit report and the City Manager's response.

Legislative History

5/31/16 Audit and Finance Approved as Recommended
 Committee

[160034 Audit of Historic Preservation Board 20160531.pdf](#)

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

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

[160105.](#)

Commissioner Charles Goston - Developmental Strategy for East Gainesville (NB)

MODIFICATION - MOVED TO THE INFORMATIONAL PRESENTATION CATEGORY

RECOMMENDATION

The City Commission hear a presentation from Mary Alford regarding the developmental strategy for East Gainesville.

[160103.](#)

Economic Generation Planning (B)

MODIFICATION - MOVED TO THE INFORMATIONAL PRESENTATION CATEGORY, REVISED BACK-UP AND REVISED POWERPOINT

Explanation: GRU regularly conducts analysis to determine the most economical generation to meet system needs. Economic dispatch is defined as the operation of generation facilities to produce energy at the lowest cost to reliably serve consumers, recognizing any operational limits of generation and transmission facilities and regulatory requirements.

There are many variables that are factored into the process. The goal is to discuss the mechanics of economical generation planning and how different variables are factored into the process.

Fiscal Note: Information only.

RECOMMENDATION

Hear a presentation on the mechanics of economical generation planning and dispatch.

[160103_pptV2_20160616](#)

4:30 - 5:30pm Dinner Break

5:30 - Call to order Evening Session

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/SPECIAL RECOGNITIONS

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

[160005.](#)

Resolution for 5339 Grant (B)

This item is a request for the City Commission to adopt a Resolution to allow the Regional Transit System (RTS) to accept a 5339 Grant to purchase four (4) paratransit vans and mobile data equipment to provide ADA service to the disabled citizens of Gainesville.

Explanation: Federal funds are available through the Federal Transit Administration (FTA) and the Florida Department of Transportation (FDOT) to purchase four (4) replacement vans. In the past, a generic resolution adopted by the City Commission authorizing the City Manager or his designee to execute and file applications for such grants was sufficient. FDOT has stated the Resolution must have specific verbiage, in the format approved by their attorney. RTS is requesting that the City Commission adopt the Resolution allowing the award to go forward and accept \$290,933 for much needed paratransit vehicles in order to maintain the paratransit fleet.

Fiscal Note: RTS will use capital replacement funds (received from the RTS Paratransit Contract for use of city owned vehicles) as match money to obtain the federal funds to purchase the needed vehicles and equipment. Funds are available in the RTS FY16 budget.

RECOMMENDATION

The City Commission: 1) adopt the Resolution; and 2) authorize the City Manager to execute related Joint Participation Agreement(s) with the Department of Transportation, subject to approval by the City Attorney as to form and legality.

[160005A Resolution 20160616.pdf](#)

[160005B FDOT JPA 20160616.pdf](#)

[160024.](#)

**SECOND BUDGET AMENDMENT TO THE FY 2015-2016
GENERAL GOVERNMENT FINANCIAL AND OPERATING
PLAN BUDGET (B)**

Resolution No. 160024

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, 2015 AND ENDING SEPTEMBER 30, 2016; AMENDING RESOLUTION NO. 150271, ADOPTED SEPTEMBER 17, 2015, AS AMENDED BY RESOLUTION NO. 150744 ADOPTED APRIL 7, 2016; 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 2015-2016 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.*

[160024A Resolution - FY16 2nd Qtr Budget Amendment 20160531.pdf](#)

[160024B Attachment A - FY16 2nd Qtr Amendatory 20160531.pdf](#)

[160024 Second Budget Amendment 20160616.pdf](#)

ORDINANCES, 1ST READING - ROLL CALL REQUIRED

[150943.](#)

LAND USE CHANGE - 2801 SW WILLISTON ROAD (B)

Ordinance No. 150943; Petition No. PB-16-45 LUC

An ordinance amending the Future Land Use Map of the City of Gainesville Comprehensive Plan by changing the land use category of approximately 13.33 acres of property that is generally located at 2801 SW Williston Road near the southeastern corner of Williston Road and SW 29th Drive, as more specifically described in this ordinance, from Alachua County Institutional and Office/Residential to City of Gainesville Residential Medium-Density (RM); 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 change the land use category of a 13.33-acre property from Alachua County Institutional and Office/Residential to City of Gainesville Residential Medium-Density (RM). The property, which is generally located at 2801 SW Williston Road near the southeastern corner of Williston Road and SW 29th Drive, was annexed into the City

effective May 5, 2016. The easternmost portion of the property is developed with a 3,100 square foot office building.

The property consists of two parcels located directly west and north of the Oak Hammock development, a university-related continuing care retirement community. The Campus Lodge multi-family development is located to the north of the property on the opposite side of SW Williston Road. The property is bordered to the west by SW 29th Drive and the Alachua Fire Extinguisher Company.

This land use amendment will facilitate future residential development of the property. The Residential Medium-Density (RM) category provides an increase in maximum potential density as compared to the current Alachua County land use categories. However, the RMF-7 zoning district that is proposed for this property would limit the density on the site to 14 units/acre by right with the option for 7 additional units/acre by using density bonus points and meeting certain development criteria outlined in the Density Bonus Points Manual.

Both City Staff and the City Plan Board recommend approval of this amendment to the Comprehensive Plan.

CITY ATTORNEY MEMORANDUM

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

Fiscal Note: None.

RECOMMENDATION

The City Commission: (1) approve Petition No. PB-16-45 LUC; and (2) adopt the proposed ordinance.

[150943_Staff report and Appendices A thru C_20160428.pdf](#)

[150943A_draft ordinance_20160616](#)

[150943B_Staff report and Appendices A thru C_20160616](#)

[150943C_CPB minutes draft_20160616](#)

[150943D_staff ppt_20160616](#)

[150944.](#)**QUASI-JUDICIAL - REZONING - 2801 SW WILLISTON ROAD (B)**

Ordinance No. 150944; Petition No. PB-16-46 ZON

An ordinance amending the Zoning Map Atlas of the City of Gainesville, Florida, by rezoning approximately 13.33 acres of property that is generally located at 2801 SW Williston Road near the southeastern corner of Williston Road and SW 29th Drive, as more specifically described in this ordinance, from Alachua County Residential and Professional District (RP) to City of Gainesville Multiple-Family Medium-Density Residential District (RMF-7); 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 rezone the subject 13.33-acre property from Alachua County Residential and Professional District (RP) to City of Gainesville Multiple-Family Medium-Density Residential District (RMF-7). The property, which is generally located at 2801 SW Williston Road near the southeastern corner of Williston Road and SW 29th Drive, was annexed into the City effective May 5, 2016. The easternmost portion of the property is developed with a 3,100 square foot office building.

The property consists of two parcels located directly west and north of the Oak Hammock development, a university-related continuing care retirement community. The Campus Lodge multi-family development is located to the north of the property on the opposite side of SW Williston Road. The property is bordered to the west by SW 29th Drive and the Alachua Fire Extinguisher Company.

This rezoning will implement the Residential Medium-Density (RM) land use change per Ordinance No. 150943 and will facilitate future residential development of the property. The RMF-7 zoning district will provide an increase in the maximum potential density for the property,

from the 8 units/acre allowed under the current Alachua County zoning district to 14 units/acre by right with the option for 7 additional units/acre by using density bonus points and meeting certain development criteria outlined in the Density Bonus Points Manual.

Both City staff and the City Plan Board recommend approval of this rezoning.

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. 150943 becomes effective as provided therein.

Fiscal Note: None.

RECOMMENDATION *The City Commission: (1) approve Petition No. PB-16-46 ZON; and (2) adopt the proposed ordinance.*

[150944 Staff report and Appendices A - C 20160428.pdf](#)

[150944A draft ordinance 20160616](#)

[150944B Staff report and Appendices A - C 20160616](#)

[150944C CPB minutes 20160616](#)

[150944D staff ppt 20160616](#)

ORDINANCES, 2ND READING - ROLL CALL REQUIRED

[150912.](#)

VOLUNTARY ANNEXATION - 156 ACRES OF PROPERTY ALONG SW 20TH AVENUE AND WEST OF INTERSTATE 75 (B)

Ordinance No. 150912

An ordinance of the City of Gainesville, Florida, annexing certain property that comprises Tax Parcel Nos. 06675-001-000, 06675-003-000, 06676-000-000, 06677-000-000, and 06680-004-000, which are generally located along SW 20th Avenue and west of Interstate 75, as more specifically described in this ordinance, as petitioned for by the property owner(s) pursuant to Chapter 171, Florida Statutes; making certain findings; providing for inclusion of the property in Appendix I of the City Charter; providing for land use plan, zoning, and subdivision regulations, and enforcement of same; providing for persons engaged in any occupation, business, trade, or profession; providing directions to the Clerk of the Commission; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: This ordinance will annex into the corporate limits of the City of

Gainesville approximately 156 acres of property generally located along SW 20th Avenue and west of Interstate 75. The subject property is unincorporated, compact, and contiguous to the current boundaries of the City. On April 21, 2016, the City Commission received and accepted a petition for voluntary annexation of the property at the request of the property owners.

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

CITY ATTORNEY MEMORANDUM

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

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

4/21/16	City Commission	Approved as Recommended
6/2/16	City Commission	Adopted on First Reading (Ordinance)

[150912_Signed-Petition SW 20th Ave Voluntary Annexation 20160421.pdf](#)

[150912A_draft ordinance_20160602](#)

150941.

ORDINANCE SETTING 2017 ELECTION DATES AND QUALIFYING DATES (B)

ORDINANCE NO. 150941

AN ORDINANCE OF THE CITY OF GAINESVILLE, FLORIDA, SETTING MARCH 14, 2017 AS THE DATE FOR THE 2017 REGULAR CITY ELECTION AND APRIL 11, 2017 AS THE DATE FOR THE 2017 RUN-OFF ELECTION, IF NECESSARY; SETTING THE DATES FOR QUALIFYING FOR THE 2017 REGULAR ELECTION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A REPEALING CLAUSE; AND PROVIDING AN IMMEDIATE EFFECTIVE DATE.

Explanation: The City Commission, at its meeting of May 5, 2016, approved the dates for the 2017 regular city election and run-off election. Section 9-2 of the City Code of Ordinances requires that the dates be set by ordinance adopted no later than July 1 of each year. Section 9-10 of the City Code of Ordinances states the period to qualify as a candidate for the office of Mayor or City Commissioner shall be between the 50th and 46th day prior to the date of the election. This ordinance sets forth the actual calendar dates for 2017 as follows:

Regular election - Tuesday, March 14, 2017

*Run-off election (if necessary) - Tuesday, April 11, 2017
Qualifying Period - From noon on Monday, January 23, 2017 to noon
on Friday, January 27, 2017.*

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

5/5/16 City Commission Approved as Recommended
6/2/16 City Commission Adopted on First Reading (Ordinance)

[150941_draft ordinance_20170602](#)

PLANNING PETITIONS

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

COMMISSION COMMENT

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