

City of Gainesville

*City Hall
200 East University Avenue
Gainesville, Florida 32601*



Meeting Agenda

June 29, 2016

3:00 PM

MODIFIED AGENDA

City Hall Auditorium

Utility Advisory Board

*Annie Orlando
Darin Cook
David Denslow
Robert Walpole
Mary Alford
Sandra Campbell
Michael Selvester*

Persons with disabilities who require assistance to participate in this meeting are requested to notify the Office of the Equal Opportunity at 334-5051 or call the TDD phone line at 334-2069 at least two business days in advance.

CALL TO ORDER**ROLL CALL****ADOPTION OF THE AGENDA****APPROVAL OF MINUTES**[160152.](#)**Utility Advisory Board 6/15/16 Meeting Minutes (B)****RECOMMENDATION**

Approve the minutes of the June 15, 2016 meeting.

[160152 UAB 6-15-16 Meeting Minutes 20160629](#)

STATE OF THE UTILITY[160154.](#)**Staff Report (NB)****RECOMMENDATION**

Receive report from staff.

NEW BUSINESS**160181.****SAP Enterprise Management System to include Re-implementation of Financial Management System (FMIS) and Customer Care System (CCS) and additional Work Management and Asset Management modules (EAM). (NB)**

Explanation: On November 6, 2014, the City Commission authorized GRU to transition the Financial Management System (FMIS) and Customer Care System (CCS) to the current product version. This authorization provided for a 2-3 year implementation plan to upgrade the system and included authorization to amend existing master services software license agreements, negotiate with SAP as a specified source for FMIS implementation services, and authorized a not to exceed \$6 million budget for FMIS. Since this authorization, GRU has upgraded its current hardware system and has redefined the Enterprise Management system implementation plan. Work and Asset management for the operational areas to plan, schedule, execute work orders, and report on assets has been added to the Enterprise Management System to allow greater efficiencies and work flow within the organization.

Staff will work directly with the software provider, SAP, for the re-implementation of the Financial Management System but believes

there is a competitive advantage to negotiating an RFP/RFI for the CCS and EAM implementation.

Fiscal Note: Funds for the initial phases of this project are available in the FY 2016 budget and will be requested in FY17, FY18, and FY19 budgets, subject to the final appropriation of funds.

RECOMMENDATION

The Board recommend that the City Commission:

- 1. Authorize the General Manager, or his designee, to execute a Statement of Work for FMIS implementation services with SAP as the system integrator in the amount of \$4,778,805.*
- 2. Authorize the General Manager, or his designee, to execute a Premium Engagement Support Services Agreement beginning August 1, 2016 for three years payable as follows:
Year 1: \$400,732
Year 2: \$578,512
Year 3: \$563,422*
- 3. Authorize the General Manager, or his designee, to extend the projected FMIS, CCS, and EAM implementation plan timeline to include FY 16, FY 17, FY18, and FY19.*
- 4. Authorize the General Manager, or his designee, to issue and negotiate an RFP/RFI for blueprint and implementation services for CCS and EAM modules.*
- 5. Authorize the General Manager, or his designee, to allocate an additional \$20 million for CCS and EAM implementations.*
- 6. Authorize the General Manager, or his designee, to execute any contracts and/or documents as may be necessary or desirable to proceed with the transaction authorized above, subject to the approval of the City Attorney as to form and legality, and to take such other actions as may be necessary or advisable to proceed with such transaction in accordance with this City Commission authorization.*

[160148.](#)

Purchase of 2.462 Acres Adjacent to Kanapaha Wastewater Treatment Plant (B)

Explanation: In 1973 the City acquired a 510+/- acre parcel of land for the construction of the Kanapaha Wastewater Treatment Plant. Included in

the 510-acre parcel was a three bedroom residential home. In 1977, the City began leasing the home to the Sexual and Physical Abuse Resource Center, now known as Peaceful Paths, Inc. (Peaceful Paths), for use as an emergency shelter for domestic abuse victims. In consideration for their continued maintenance and improvements to the property and facility the City deeded the 2.46-acre property to Peaceful Paths in 1989. Transferring the property to Peaceful Paths allowed them to use the property value as an in-kind match for grant funding needed to finance their expansion and operating costs. The property was transferred to Peaceful Paths with the provision that in the event the property is not used as a sexual and physical abuse resource center the title would revert back to the City.

Over the years Peaceful Paths continued to renovate and expand the facility. Grants as well as mortgages were obtained to facilitate their efforts. In order to better serve the needs of the community, Peaceful Paths completed the construction of a new facility in Northwest Gainesville in 2015. The new site is fully functional and all operations have been relocated there. As a result, Peaceful Paths no longer needs the 2.46-acre subject property.

Peaceful Paths has asked that in consideration for the improvements made to the property over the years, there be compensation in exchange for the improvements. In an effort to maintain a buffer surrounding the Kanapaha Plant and to allow for future expansion of plant facilities if needed, Staff negotiated to purchase the improvements from Peaceful Paths for an amount equal to the balance of an existing mortgage on the property secured by Peaceful Paths in 2010. It is estimated that the mortgage balance is less than \$225,000. A complete copy of the Contract for Purchase and Sale outlining the agreement has been included in the backup materials for this agenda item.

To ensure that the parcel is maintained as either a buffer or used for future expansion of facilities at the Kanapaha Plant, GRU desires to have the property asset transferred from General Government to GRU.

Fiscal Note: The total purchase price of the property will depend on the closing date and corresponding final payoff amount of the mortgage; however, as outlined in the Contract, the amount is not expected to exceed \$225,000.00, plus closing costs. Funds are available to purchase the improvements from Peaceful Paths in GRU's approved FY16 wastewater system capital budget. Necessary funds will be included in GRU's proposed FY17 budget for the purchase of the real property from General Government.

RECOMMENDATION

The Board: 1) Hear a presentation from staff about the Contract for Purchase of Real Property between the City and Peaceful Paths, Inc., as negotiated by staff, 2) make a recommendation that the City Commission authorize the General Manager or his designee to execute all documents necessary to complete the purchase in accordance with the Contract, subject to approval

of the City Attorney as to form and legality, and 3) make a recommendation that the City Commission authorize the transfer of the property asset from General Government to GRU.

[160148ContractPurchaseSaleProperty20160629](#)

[160148Contract Peaceful Paths20160629](#)

[160153.](#)

GRU FY17 Budget (NB)

Explanation: Staff will present GRU's proposed FY17 budget and rates for the Board's consideration.

Fiscal Note: The utility rates recommended within the presentation are forecast to provide the revenues, approximately \$423 million, required to operate the utility in FY17.

RECOMMENDATION

The Utility Advisory Board hear a presentation from staff on the proposed FY17 budget and make a recommendation for approval by the City Commission.

MEMBER COMMENT

CITIZEN COMMENT

NEXT MEETING DATE

July 6, 2016

ADJOURNMENT