

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



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

**October 18, 2018**

**1:00 PM**

**City Hall Auditorium**

### **City Commission**

***Mayor Lauren Poe (At Large)***

***Commissioner Helen Warren (At Large)***

***Commissioner Gail Johnson (At Large)***

***Commissioner Gigi Simmons (District 1)***

***Commissioner Harvey Ward (District 2)***

***Commissioner David Arreola (District 3)***

***Mayor-Commissioner Pro Tem Adrian Hayes-Santos (District 4)***

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

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

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

**ROLL CALL****INVOCATION****ADOPTION OF CONSENT ITEMS - GRU, General Government, Audit & Finance Committee and General Policy Committee Items**[180454.](#)**City Commission Minutes (B)**

MODIFICATION - ADD ITEM

**RECOMMENDATION**

*The City Commission approve the minutes of September 20 and October 4, 2018.*

[180454 Revised September 20 Minutes 20181018.pdf](#)[180454A October 4 Minutes 20181018.pdf](#)[180452.](#)**Non-Compliance with Attendance Requirements (B)****RECOMMENDATION**

*The City Commission approve the removal of Ghaith N. Majeed from the Gainesville Art in Public Places Trust (APPT), effective immediately.*

[180452 APPT Ghaith letter 20181018.pdf](#)[180453.](#)**Appointments to the City Commission Advisory Boards and Committees (B)****RECOMMENDATION**

*The City Commission appoint:*

*Kathryn Crummer to the Nature Centers  
Commission for a term to expire 11/1/2021*

*Layne Prebor to the Student Community Relations  
Advisory Board as a Non-Student Voting Member  
for a term to expire 9/30/2020.*

[180453 Appointments\\_SCRAB\\_NCC\\_20181018.pdf](#)

[180469.](#)

**Resignation of David Denslow from the Utility Advisory Board (B)**

*MODIFICATION - ADD ITEM*

**RECOMMENDATION**      *The City Commission accepts the resignation of  
David Denslow, effective immediately.*

[180469 Resignation David Denslow\\_20181018.pdf](#)

[180417.](#)

**City Commission/Utility Advisory Board Joint Meeting (NB)**

**RECOMMENDATION**      *The City Commission approve a City  
Commission/Utility Advisory Board joint meeting  
for October 30, 2018, at GRU's Multi-Purpose  
Room.*

[180386.](#)

**Notice of Intent to Award GRU 2018-130 Implementation Services for  
SAP Contact Center (B)**

**\*\*This item was presented to the UAB on 10/11/18.\*\***

*MODIFICATION - CHANGED TEXT FILE LANGUAGE (ADDED UAB'S  
RECOMMENDATION)*

*Explanation: Approximately thirteen (13) years ago, GRU implemented the Cisco  
Contact Center system for the purpose of integrating and automating  
communication between GRU and its customers. Contact Center and  
Interactive Voice Response (IVR) systems are used by GRU Customer  
Operations and Systems Control for customer interaction, outage  
reporting, and emergencies. The current Cisco solutions are at the end of  
their useful life and are no longer supported by the vendor. Failure of this  
system would result in the inability to effectively communicate with GRU  
customers, or receive outage and emergency notifications from  
customers.*

*In order to mitigate this risk, GRU seeks to replace its existing Cisco  
Contact Center and IVR technology with the SAP Contact Center  
platform and to consolidate all IVRs onto a single IVR platform. As GRU  
plans to refresh the SAP ERP and CRM technology stack in the future,  
the long-term goal is to have the Contact Center and CRM systems*

*integrated. This will enable:*

- *Automatic identification of the customer (for phone/e-mail/chat)*
- *Automatic logging of interaction records against the customer account, limiting manual processes for contact notes*
- *Association of Chat transcript with the customer account*
- *Association of E-mail correspondence with the customer account*

*Other options that were vetted include upgrading the existing Cisco solution. However, Cisco does not provide native integration to SAP CRM in their current release. Based on GRU's ERP Roadmap, SAP CRM, and Outage Management System, staff felt it was most advantageous to purchase the SAP Contact Center.*

*Implementation of SAP Contact Center will allow for:*

- *Consolidation of Self-Service and Outage Management IVR's into a single platform.*
- *Consolidation of different channel silos (voice, email, IVR, & callback) into a single system.*
- *Consistent processing of different communication channels by agents.*
- *Cradle-grave reporting of calls from IVR-agent*
- *Enhanced insights for Supervisors and Administrators*
- *Real-time insights for agents (see how many callers, etc. in every queue).*
- *Enable future options with the new Billing System when it goes live.*

*Staff does not have the internal expertise to implement the SAP Contact Center so GRU Purchasing issued a Request for Proposals on July 19, 2018 to solicit implementation services of SAP Contact Center. One (1) response was received and four (4) no bids. Staff is seeking to award the contract to the top ranked responsive firm.*

*The implementation phase is expected to begin in October and last a total of thirteen (13) weeks.*

*This item was placed on the UAB's consent agenda on October 11, 2018. The board voted to pull it from consent so they could ask questions of staff and ultimately voted 5-0, with member Wheeler absent, to advise the City Commission to approve the staff recommendation.*

*Fiscal Note: The expected cost for this project is \$168,000, which has been budgeted for in FY19 by the Customer Operations division of Customer Support Services*

**RECOMMENDATION**

*Staff recommends that the City Commission:*

1. *Approve Contractor for professional implementation services for the Contact Center Implementation Project; and*

2. Authorize the General Manager, or his designee, upon successful negotiations, to execute a contract with the top ranked firm, subject to approval of the City Attorney as to form and legality, and final appropriation of funds for each year of the project.

The UAB voted 5-0, with Member Wheeler absent, to recommend that the City Commission approve the staff recommendation.

[180386 Intent to Award 20181011](#)

[180386 Non Submittal Forms 201801011](#)

[180386 RFP Implementation Services for SAP Contact Center 20181011](#)

[180386 SAP Contact Center Vendor List 20181011](#)

[180386 SAP Contact Ctr Bid Record 20181011](#)

[180443.](#)

### **GRU Operational Updates for the Months of July, August and September 2018 (B)**

*Explanation:* GRU staff has provided statistics and project data for the daily operation of the utility.

*Fiscal Note:* None.

#### **RECOMMENDATION**

Receive GRU's operational updates for the months of July, August and September 2018.

[180443 Ops Update July 2018 - All Depts 20181018](#)

[180443 UAB Ops Update - Aug 2018 - All Depts 20181018](#)

[180443 Ops Update Sept 2018 - All Depts 20181018](#)

[180416.](#)

### **Voluntary Annexation Petition for 4.38+/- Acre Parcel South of NW 39th Avenue (B)**

**This is the submission of a petition for voluntary annexation of parcel 06111-005-000 which is owned by Nimba Partners, LLC. This is a vacant parcel. The total annexation area is approximately 4.38+/- acres and is located on NW 39th Avenue between parcel 6112-010-046 and parcel 06111-005-000.**

*Explanation:* Nicholas Banks, Managing Member of Nimba Partners, LLC has submitted a petition to the City of Gainesville for voluntary annexation of parcel 06111-005-000.

*This parcel is located south of NW 39th Avenue, west of parcel 06111-004-006, north of parcel 06111-007-000 and east of parcel 06112-0110-046.*

*In order to annex these parcels into the City limits, the owner must submit a petition to the City of Gainesville for voluntary annexation. Staff has reviewed the requirements of the the Municipal Annexation or Contraction Act (Chapter 171, Florida Statutes). This area meets the requirements of the Act and is appropriate for annexation.*

*Fiscal Note: The current taxable value of the parcel is approximately \$55,500 and is being annexed with the intent of future development. The cost of providing municipal services has not been determined at this time, but will continue to be assessed as the development moves forward.*

**RECOMMENDATION**

*The City Commission: 1) receive the petitions for annexation and make findings that it contains the signature of the property owners or authorized agents; 2) authorize the Mayor to provide notice to the Board of County Commissioners; and 3 ) authorize the City Attorney to prepare and the Clerk of the Commission to advertise ordinances relating to the annexation of the area, if appropriate.*

[180416A NimbaPartners Petition VolAnnex 20181018.pdf](#)

[180416B Nimba Partners Map 20181018.pdf](#)

[180415.](#)

**Archer Health Voluntary Annexation Petition for Properties Located Near SW Archer Road and SW 50<sup>th</sup> Street (B)**

**This is the submission of a petition for voluntary annexation of tax parcels 06932-000-000 and 069031-000-000, which are owned by Carolyn S. Yoho Trustee and Judith W. R. Steffen respectively. There is one single-family dwelling unit on the Steffen parcel. The total annexation area is approximately 2.94+/- acres and is located on the northeast corner of SW Archer Road and SW 50<sup>th</sup> Street and 4311 SW 50<sup>th</sup> Street, adjacent to the Gainesville Health Care Center nursing home.**

*Explanation: Carolyn S. Yoho Trustee and Judith W. R. Steffen have submitted a petition to the City of Gainesville for the voluntary annexation of tax parcel 06932-000-000 on the northeast corner of SW Archer Road and SW 50th Street and tax parcel 06931-000-000 at 4311 SW 50th Street. The properties are located generally south of the Oak Park Village and tax parcel 06916-000-000, west of SW 47th Street, north of SW Archer Road, and east of SW 50th Street. Staff has reviewed the requirements of the Municipal*

*Annexation or Contraction Act (Chapter 171, Florida Statutes). This area meets the requirements of the Act and is appropriate for annexation.*

*Fiscal Note: The cost of providing municipal services has not been determined at this time, but will continue to be assessed as the development moves forward.*

**RECOMMENDATION**

*The City Commission: 1) receive the petition for annexation; and make findings that it contains the signature of the property owners or authorized agents; 2) authorize the Mayor to provide notice to the Board of County Commissioners; and 3) authorize the City Attorney to prepare and the Clerk of the Commission to advertise ordinances relating to the annexation of the area, if appropriate.*

[180415A\\_YohoSteffen\\_AnnexPetition\\_20181018.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.**

[180451.](#)

**Appointments to the Development Review Board and City Plan Board (B)**

**RECOMMENDATION**

*The City Commission interview and appoint members to the Development Review Board and City Plan Board.*

[180451\\_DRB\\_CPB\\_Appointments\\_20181018.pdf](#)

[180456.](#)

**University of Florida-City of Gainesville Research Projects - Community Showcase Update (B)**

*Explanation: In April 2017, more than \$300,000 was provided by the University of Florida (UF), UF Health and Gainesville Regional Utilities (GRU) to UF faculty, city experts and community partners to research solutions addressing real-world problems in Gainesville. At that time, UF received 62 proposals from about 40 departments and centers. The proposals covered a broad range of topics, including health and wellness, smart cities, economic development and equity.*

*On October 9th, the University of Florida, in partnership with the City of Gainesville, hosted a community showcase to recognize the impact of the projects, which have supported implementation of the city and UF's*

respective strategic plans. The event highlighted the efforts of seven UF-City of Gainesville research award recipients and discussed the broader community impacts arising from their research.

The award winners and research projects were:

PI = Primary investigator

Co-PI = Co-primary investigator

Dr. Michael Morris, Ph.D., PI: The Gainesville Entrepreneurship and Adversity Program

Co-PI Dr. Jamie Kraft, Ph.D.

Dr. Lily Elefteriadou, Ph.D., PI: Public Acceptance of Autonomous Vehicle (AV) Technology

Co-PI Dr. Nithin Agarwal, Ph.D.

Dr. Lisa Chacko, M.D., PI: Community Resource Paramedic: An Innovative Approach to Meeting the Needs of Gainesville's Most Vulnerable Populations

Co-PIs Dr. Laura Guyer, Ph.D., and Mr. David Sutton

Dr. Jose Fortes, Ph.D., PI: Data-centric Modeling and Support of the Lifecycle of the Gainesville Businesses

Co-PIs Dr. Christopher McCarty, Ph.D.; Dr. Renato Figueiredo, Ph.D.;

Dr. Erik Bredfeldt, Ph.D.; and Ms. Lila Stewart

Dr. Kathryn Frank, Ph.D., PI: Neighborhoods as Community

Assets-Preparing for the Future While Protecting Neighborhoods

Co-PIs Dr. Kristin Larsen, Ph.D.; Dr. Laura Dedenbach, Ph.D.; and Ms. Tyeshia Redden

Dr. Herman Knopf, Ph.D., PI: Building a Partnership Between Early Head Start and the Anita Zucker Center for Excellence in Early Childhood

Studies to Benefit Young Children and Families in East Gainesville

Co-PI Dr. Maureen Conroy, Ph.D.

Dr. Ravi Srinivasan, Ph.D., PI: Urban Energy Model for Smart City Informatics

During the community showcase, videos produced by the city's Broadcast team highlighted the community impact of three of the projects. Additionally, the Mayor facilitated panel discussions and questions from the audience.

*Fiscal Note: None*

**RECOMMENDATION**

The City Commission hear an update regarding the University of Florida-City of Gainesville Research Projects - Community Showcase held on October 9th.

[180456A\\_UF-City\\_Community\\_Showcase\\_Update\\_\(B\)\\_Video\\_20181018.pdf](#)



[170667.](#)**Selection of Equal Opportunity Director Charter Officer (B)***MODIFICATION - ADD ITEM*

*Explanation: In order to hire an Equal Opportunity Director, the City Commission authorized the Human Resources Department to engage the services of an Executive Search Firm to initiate a search to fill the vacant position. The Mercer Group, Inc. was selected to conduct the search and to present qualified candidates to the Commission for consideration.*

*Prior to today's meeting, the Mercer Group presented each Commissioner with the resumes of the top recommended semi-finalist candidates for consideration. During the September 6, 2018 City Commission meeting, the Mercer Group requested the City Commission to select between 3 to 5 finalists to be invited to interview with the Commission, in person, for the full-time Equal Opportunity Director role.*

*Below is an overview of who was recommended by the Mercer Group agency, for the in-person interviews with the Commission:*

*Candidates the agency recommended the Commission interview and consider:*

*Bridget S. Lee  
Teneeshia Marshall  
Cheryl Seals Mobley Gonzalez  
Lisa Matway  
Gwendolyn Saffo*

*The Commission reviewed those resumes and approved scheduling those candidates for in-person interviews with the Commission. Candidate interviews were conducted by the City Commission on October 16th and 17th. All five (5) candidates' cover letters and resumes are included in the backup.*

*The in-person interviews will take place over two days; the schedule will include a panel-style interview with the full City Commission, a Community Forum which citizens and Commissioners are invited to, and finally, one-on-one interviews with each Commissioner.*

*Fiscal Note: Non-departmental funds of \$25,750 are available within the FY18 fiscal year operating budget for the executive search firm service and associated costs. Additional funds of \$5,500 were added to the original operating budget to cover the costs of the second search. Salary of \$100,000 to \$150,000 for the Equal Opportunity Director is approved in the budget.*

**RECOMMENDATION**

*The City Commission select an Equal Opportunity Director and authorize the Mayor to negotiate a contract with the selected candidate.*

**Legislative History**

1/4/18	City Commission	Approved as Recommended
1/18/18	City Commission	Approved, as shown above
3/1/18	City Commission	Discussed
6/7/18	City Commission	Approved, as shown above
6/21/18	City Commission	Withdrawn
7/9/18	City Commission	Approved, as shown above
7/19/18	City Commission	Approved as Recommended
9/6/18	City Commission	Approved, as shown above
10/17/18	City Commission	Heard

[170667-MOD EO Director Executive Search 20180104pdf.pdf](#)

[170667\\_MOD Job Description 20180118.pdf](#)

[170667C Equal Opportunity Director Job Description 20180301.pdf](#)

[170667D EO Director Recruitment Suggested Timeline 20180301.pdf](#)

[170667E The Mercer Group Search Firm Contract for HR signature 20180301.](#)

[170667A EO Director Recruitment Suggested Timeline Adjusted 20180607.pdf](#)

[170667B Semi-finalists for Equal Opportunity Director 20180607.pdf](#)

[170667A Group 1 Applicant Resumes 20180621.pdf](#)

[170667B Group 2 Applicant Resumes 20180621.pdf](#)

[170667A Summary BOOKER 20180709.pdf](#)

[170667B Summary JORDAN 20180709.pdf](#)

[170667C Summary LEE 20180709.pdf](#)

[170667D Summary STEWART 20180709.pdf](#)

[170667E Summary NEWSOM 20180709.pdf](#)

[NEW 170667 Equal Opportunity Director City of Gainesville Brochure.pdf](#)

[NEW 170667 EO Director Selection Timeline & Public Engagement Plan 2018](#)

[NEW 170667 Resumes and Cover Letters Minimally Qualified Applicants Equ](#)

[NEW 170667 Lisa Matway Resume 20181018.pdf](#)

[NEW 170667 Cheryl Seals Mobley Gonzalez Resume 20181018.pdf](#)

[NEW 170667 Gwendolyn Saffo Resume 20181018.pdf](#)

[NEW 170667 Bridget S Lee Resume 20181018.pdf](#)

[NEW 170667 Teneeshia Marshall Resume 20181018.pdf](#)

[180474.](#)

**Nomination by the Alachua County School Board of Theresa Spurling-Wood as a Non-Voting Member of the Utility Advisory Board (NB)**

*MODIFICATION - ADD ITEM*

*Explanation: On August 2, 2018, the City Commission passed on second reading Ordinance 170808, which amends the Utility Advisory Board Code Provisions. Among the changes was inclusion of a provision to invite the*

*Alachua County Commission and the Alachua County School Board to each nominate a representative to sit as a non-voting member on the Utility Advisory Board. The City Commission sent a letter of invitation to both bodies during the week of August 27, 2018.*

*The School Board responded to the UAB and staff that they want Gunnar Paulson to represent the School Board. The Commission considered this nomination at their September 20, 2018 regular meeting and voted to send another letter requesting that the School Board nominate someone other than an elected official.*

*On October 17, 2018, the School Board notified staff via email that they wish to nominate Theresa Spurling-Wood, CEM, CIE, GGP, LEED AP, Director of Energy Systems for Alachua County Public Schools.*

*Fiscal Note: None*

**RECOMMENDATION**

*Accept the nomination of Alachua County Schools employee Theresa Spurling-Wood as a non-voting member of the Utility Advisory Board.*

**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**

**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.**

**4:30 - 5:30pm Dinner Break**

**5:30 - Call to order Evening Session**

**PLEDGE OF ALLEGIANCE**

**PROCLAMATIONS/SPECIAL RECOGNITIONS**

[180352.](#)

**Character Counts Week (B)**

**RECOMMENDATION**

*PRCA - Foundations Academy recipients to accept the proclamation.*

[180352\\_Character Counts Week\\_20181018.pdf](#)

[180353.](#)**United Nations Day (B)**

RECOMMENDATION      *Massuma Downie to accept the proclamation.*

[180353\\_United Nations Day\\_20181018.pdf](#)

[180437.](#)**Pride Day (B)**

RECOMMENDATION      *Terry Fleming and Catherine Dearlove to accept the proclamation.*

[180437\\_Pride Day\\_20181018.pdf](#)

[180455.](#)**Domestic Violence Awareness Month (B)**

*MODIFICATION - ADD ITEM*

RECOMMENDATION      *Theresa Beachy, Joann Wilkes, Joe Johnson, Lyn Williams and Michelle Bloom-Lugo to accept the proclamation.*

[180455\\_MOD\\_Domestic Violence Awareness Month\\_20181018.pdf](#)

[180463.](#)**Florida City Government Week (B)**

*MODIFICATION - ADD ITEM*

RECOMMENDATION      *A representative to accept proclamation.*

[180463\\_City Government Week\\_20181018.pdf](#)

**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**[180215.](#)**Resolution - Commission Rules (B)**

Resolution No. 180215

A resolution amending and restating in its entirety the rules of the City Commission; providing a repealing clause and providing an immediate effective

date.

*Explanation: On July 19, 2018, the City Commission referred the topic of revising its Rules to the General Policy Committee. On September 27, 2018, the General Policy Committee discussed draft revisions to its Rules prepared by the Charter Officers and the General Policy Committee requested further revisions be incorporated into the draft. A track changes version and a clean version of the revised draft is included in the backup to this item.*

**RECOMMENDATION**            *Adopt the Resolution.*

**Legislative History**

7/19/18	City Commission	Referred to the General Policy Committee
9/27/18	General Policy Committee	Approved, as shown above

[180215\\_City Commission Rules\\_20180927.pdf](#)

[180215A\\_draft Resolution track changes version\\_20181018.pdf](#)

[180215B\\_draft Resolution clean version\\_20181018.pdf](#)

[180449.](#)

**A Resolution of the City Commission of the City of Gainesville, Florida authorizing amendments to the interest rate formula of the loan evidenced by the Continuing Care Retirement Community Revenue Refunding Note (Oak Hammock at the University of Florida, Inc. Project) Series 2017A and 2017B issued for the benefit of Oak Hammock at the University of Florida, Inc. a Florida not-for-profit corporation. (B)**

Resolution No. 180449

A Resolution of the City Commission of the City of Gainesville, Florida authorizing the execution of an amendment to the Financing Agreement originally entered into in connection with the issuance of the City of Gainesville, Florida Continuing Care Retirement Community Revenue Refunding Note (Oak Hammock at the University of Florida, Inc. Project), Series 2017A (the "2017A Note") and the City of Gainesville, Florida Continuing Care Retirement Community Revenue Refunding Note (Oak Hammock at the University of Florida, Inc. Project), Series 2017B (the "2017B Note") for the purpose of providing funds to make a loan to Oak Hammock at the University of Florida, Inc. (the "Borrower") to provide funds to finance the cost of refinancing obligations of the borrower; authorizing certain officials of the City of Gainesville, Florida to take certain action in connection with the amendments; and providing an effective date.

*Explanation: The City previously served as the conduit issuer of the Continuing Care*

Retirement Community Revenue Refunding Notes Series 2017A and 2017B (the "Notes") issued for the benefit of Oak Hammock at the University of Florida, Inc. a Florida not-for-profit corporation. Due to a decrease in the marginal corporate tax rate that was effective January 1, 2018 the interest rate on the Notes increased. The lender, TD Bank, N.A., has agreed with the Borrower to modify the formula for the determination of the interest rate, that will cause the current interest rate of the loans to be reduced.

*Fiscal Note:* The Notes do not constitute an indebtedness of the City and the City is not liable for the payment of principal or interest with respect to the Notes and it will therefore have no fiscal impact on the City.

**RECOMMENDATION**

The City Commission adopt Resolution No. 180449 authorizing an amendment to the Financing Agreement dated as of September 1, 2017 pursuant to which the Continuing Care Retirement Community Revenue Refunding Notes Series 2017A and 2017B were issued and approving of certain other agreements referenced therein.

[180449 draft resolution 20181018.pdf](#)

[180392.](#)

**Qualified Target Industry (QTI) Resolution - NextGen Biologics, Inc. (B)**

This item seeks City Commission approval for an amended QTI Resolution associated with prospective job creation for the company's location within the City of Gainesville.

**MODIFICATION - NEW BACK-UP**

*Explanation:* The City Commission approved a Resolution in August, 2016, in support of NextGen Biologics, Inc.'s growth in the community and the company seeks a one year adjustment (push option) in the time period associated with its job implementation.

NextGen Biologics, Inc., is a medical device company and has indicated that it will create up to 35 net new jobs beginning in FY 2018 at an average wage of approximately \$73,882 (with benefits) within the City of Gainesville. In addition to the creation of jobs this firm has pledged a capital investment of approximately \$1.425 million dollars.

The QTI incentive is a state tool available to Florida communities to encourage job growth in targeted, high value added businesses. Pre-approved applicants creating jobs in Florida receive refunds on the various State taxes they pay including corporate, sales, ad-valorem, insurance premium and other taxes. The QTI incentive is performance based and the firm will only receive funds based upon jobs created and meeting other criteria as required by Florida statute.

*Due to the incentive calculated per job (\$3,000 per job per QTI incentive, \$2,000 for 200% of the Alachua County Private Sector Wage and \$2,000 for jobs located in an Enterprise Florida designated High Impact Business Sector) the total incentive would be \$ 245,000. Of this, the City would be asked to provide a 10% match (\$24,500) with an equal 10% match (\$24,500) coming from Alachua County for a total local match of \$49,000.*

*The Gainesville Area Chamber of Commerce and its economic development arm, the Council for Economic Outreach (CEO) have worked with Enterprise Florida and Project Uno and recommends approval of this request.*

*Fiscal Note: If this item is approved, the City Commission agrees to budget and appropriate up to \$24,500 in the event that tax refunds are approved by the state.*

**RECOMMENDATION**

*The City Commission: 1) adopt the QTI Resolution; 2) authorize the Mayor to execute and the Clerk to attest to the QTI Resolution regarding NextGen Biologics, Inc.; and 3) direct the City Manager to forward the executed QTI Resolution to Enterprise Florida.*

[180392A\\_QTI - Next Gen Biologics Resolution Final 20181018 meeting.pdf](#)

[180392A\\_draft resolution\\_MOD20181018.pdf](#)

[180393.](#)

**Qualified Target Industry (QTI) Resolution - BioMonde (B)**

This item seeks City Commission approval for an amended QTI Resolution previously approved by the City Commission to adjust timing associated with prospective job creation for the location within Gainesville of BioMonde.

**MODIFICATION - NEW BACK-UP**

*Explanation: BioMonde, a larval therapy company providing debridement treatments to the US wound care market was approved by the City Commission for local QTI participation in January, 2014 for the establishment of a business unit within the City of Gainesville that would create 18 manufacturing, sales and marketing and administration jobs.*

*In this particular case, BioMonde has indicated that it will create up to 18 net new jobs at an average wage of approximately \$52,500 at the Innovation Hub. This firm has pledged a capital investment of approximately \$825,000 over five years regarding the new location in addition to the proposed job creation.*

*The QTI incentive is a state tool available to Florida communities to encourage job growth in targeted, high value added businesses.*

*Pre-approved applicants creating jobs in Florida receive refunds on the various State taxes they pay including corporate, sales, ad-valorem, insurance premium and other taxes. The QTI incentive is performance based and the firm will only receive funds based upon jobs created and meeting other criteria as required by Florida statute.*

*Due to the incentive calculated per job (\$6,000 for location in an Enterprise Zone; \$1,000 for creation of wages at 150% of the average Alachua County wage; and \$2,000 for jobs located in an Enterprise Florida designated High Impact Business Sector) the total incentive would be \$162,000. Of this, the City would be asked to provide a 10% match (\$16,200) over a period of seven years with an equal 10% match (\$16,200) coming from Alachua County for a total local match of \$32,400.*

*The Gainesville Area Chamber of Commerce and its economic development arm, the Council for Economic Outreach (CEO) have worked with BioMonde and recommends approval of this request.*

*Fiscal Note: If this item is approved, the City Commission agrees to budget and appropriate up to \$16,200 over seven years in the event that tax refunds are approved by the state. Currently, the City has expended approximately \$4,800 towards its local match for this company.*

**RECOMMENDATION**

*The City Commission: 1) adopt the Amended QTI Resolution; 2) authorize the Mayor to execute and the Clerk to attest to the Amended QTI Resolution regarding BioMonde.; and 3) direct the City Manager to forward the executed Amended QTI Resolution to Enterprise Florida.*

[180393A\\_Biomonde\\_QTI\\_Resolution\\_Final\\_20181018.pdf](#)

[180393A\\_draft\\_resolution\\_MOD20181018.pdf](#)

[180442.](#)

**Resolution to Provide Energy from 100 Percent Renewable Sources to the City of Gainesville by 2045 (B)**

**A Resolution of the City Commission of the City of Gainesville, Florida, establishing a goal of providing 100 percent of the city's energy from renewable resources by 2045.**

**MODIFICATION - CHANGED TEXT FILE LANGUAGE, ADDITIONAL BACK-UP (ADDED UAB'S RECOMMENDATION) and ADDITIONAL BACK-UP FROM COMMISSIONER HAYES-SANTOS**

*Explanation: At their August 16, 2018 regular meeting, the Commission made a referral to the General Policy Committee to discuss what it would take to get all of the City's energy from 100 percent renewable resources. At the September 27, 2018, General Policy Committee meeting, staff gave a presentation about current sources of renewable energy in GRU's generation fleet and the possibility of a long-term transition to 100 percent*



renewable energy sources. The Committee felt that the item needed further discussion and asked staff to bring it forward to the October 4, 2018, City Commission meeting to continue the discussion. The item was discussed at the regular City Commission meeting on October 4, 2018, and the Commission directed staff to draft a resolution that the City, through GRU, commits to 100 percent renewable energy by 2045, including minimizing CO2 emissions and a commitment to green purchasing.

Staff presented this resolution to the UAB for discussion at their October 11, 2018 regular meeting. The UAB voted 5-0, with Member Wheeler absent, to recommend that the Commission adopt the proposed resolution with modifications. Their proposed modifications are attached to this agenda item.

*Fiscal Note: None at this time.*

**RECOMMENDATION**

*Staff recommends that the City Commission adopt the proposed Resolution.*

*The UAB recommends that the City Commission adopt the proposed Resolution with modifications as outlined in the attachment titled "UABs Proposed Modifications."*

[180442 Draft RESOLUTION 20181018](#)

[180442 UABs Proposed Modifications 20181018](#)

[180442 MOD C-Hayes-Santos Resolution Renewable Resources 20181018.](#)

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

**TIME CERTAIN - 6:30 PM**

[180199](#)

**Comprehensive Plan Amendment - Amending Future Land Use Element to Incentivize Affordable Housing (B)**

Ordinance No. 180199

An ordinance of the City of Gainesville, Florida, amending Objective 1.1 and its policies and Policy 4.1.1 of the Future Land Use Element of the City of Gainesville Comprehensive Plan to address and incentivize the provision of affordable housing; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation: STAFF REPORT*

*This ordinance amends Objective 1.1 and its policies and Policy 4.1.1 of the Future Land Use Element of the Comprehensive Plan to incentivize the provision of affordable housing by providing density bonus*

*allowances. Specifically, this ordinance amends the Comprehensive Plan to state that the Land Development Code must include regulations that incentivize the provision of affordable housing by providing density bonus allowances, which may allow densities that exceed the maximum limit of units/acre otherwise established and may regulate density through building form (such as height and lot coverage) for multi-family or mixed-use buildings or through the allowance of additional lots within subdivisions. These amendments to the Comprehensive Plan support the changes being made in the Land Development Code update. The City Plan Board held a public hearing on July 26, 2018, where it voted to 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 comments to the City. The City must consider any written comments received 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 this amendment to the Comprehensive Plan, 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 adopt the proposed ordinance.*

#### **Legislative History**

9/20/18            City Commission            Adopted on First Reading (Ordinance)

[180199 Staff report 20180726.pdf](#)

[180199B Staff report 20180816.pdf](#)

[180199C CPB minutes draft 20180816.pdf](#)

[180199A draft ordinance 20180920](#)

## ORDINANCES, 2ND READING - ROLL CALL REQUIRED

[180104.](#)

### **Text Change - Amending Tax Increment Calculation for the College Park/University Heights CRA District (B)**

Ordinance No. 180104

An ordinance amending Section 2-413 titled College Park/University Heights CRA; trust fund, of the City of Gainesville Code of Ordinances; by revising the method of calculating Alachua County's tax increment contribution to the trust fund; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

*Explanation: Consistent with the Interlocal Agreement dated May 22, 2018 between the City, the Gainesville Community Redevelopment Agency and Alachua County, this ordinance will reduce the amount of tax increment the County will contribute to the College Park/University Heights Redevelopment trust fund. The amount of tax increment the County will contribute will be calculated using the millage rate imposed by the City. The County's first payment using the revised calculation will be for calendar year 2018 which is due on or before January 1, 2019 pursuant to State law.*

#### 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

10/4/18            City Commission            Adopted on First Reading (Ordinance)

[180104A draft ordinance 20181004](#)

## PLANNING PETITIONS

[180304.](#)

### **Tanglewood Cluster Subdivision Design Plat (B)**

**Petition DB-18-56. CHW. Design Plat Review for a Cluster**

**Subdivision located between Tower Road and SW 20th Avenue.**

*Explanation: This petition includes design plat review of a 308 lot single-family residential subdivision on a portion of a mixed use development which includes commercial and office uses planned to the west of the boundaries of the design plat as well as multi-family apartments planned to the north. The mixed-use and multi-family portions of the overall subject property depicted in Figure 1 are part of separate site plan applications. The residential subdivision is connected to the adjoining developments by a collector road that bisects the property north-south connecting Tower Road and SW 20th Avenue.*

*The proposed design plat is proposed as a cluster subdivision under the Section 30-6.7 of the City's Land Development Code. The purpose of a cluster subdivision is to allow residential development without strict adherence to the dimensional requirements of the zoning code of the city in order to provide for infill development where appropriate; to provide for better utilization of land; to provide for zero lot line development; to promote efficiency through design; and to provide for design flexibility to meet changing market conditions.*

*Fiscal Note: None.*

**RECOMMENDATION**

*Staff to Development Review Board - Approve Petition DB-18-56.*

*Development Review Board to City Commission - Approve Petition DB-18-56 (Vote 5-0)*

*Staff to City Commission - Approve Petition DB-18-56*

**Legislative History**

10/4/18 City Commission Withdrawn

[180304\\_Tanglewood staff report w Appendices A-C\\_20180828.pdf](#)

[180304A\\_staff report w Appendices A-C\\_20181018.pdf](#)

[180304B\\_180828 DRB Minutes draft\\_20181018.pdf](#)

[180304C\\_Staff PPT\\_20181018.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**