

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Minutes - Draft

May 6, 2021

1:00 PM

City Hall Auditorium

City Commission

Mayor Lauren Poe (At Large)
Commissioner Reina Saco (At Large)
Mayor-Commissioner Pro Tem Gail Johnson (At Large)
Commissioner Desmon Duncan-Walker (District 1)
Commissioner Harvey Ward (District 2)
Commissioner David Arreola (District 3)
Commissioner Adrian Hayes-Santos (District 4)

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CALL TO ORDER - 1:05 PM

AGENDA STATEMENT

ROLL CALL

Present 7 - Commissioner Hayes-Santos, Mayor Poe, Commissioner Saco, Commissioner Ward, Commissioner Duncan-Walker, Commissioner Arreola, and Mayor-Commissioner Pro Tem Johnson

INVOCATION

CA ADOPTION OF CONSENT AGENDA (CA) - GRU, General Government, Audit & Finance Committee and General Policy Committee Items

Modifications:

File #201141 (Authorization to Utilize ConnectFree Funds) - Remove Item.

File #201146 (Heartwood Sales and Construction Contracts). Move to Discussion.

Nathan Skop and Armando Grundy-Gomes spoke to the item.

A motion was made by Commissioner Hayes-Santos, seconded by Commissioner Ward, that this Matter be Adopted on the Consent Agenda with Modifications. The motion carried by the following vote:

Aye: 7 - Commissioner Hayes-Santos, Mayor Poe, Commissioner Saco, Commissioner Ward, Commissioner Duncan-Walker, Commissioner Arreola, and Mayor-Commissioner Pro Tem Johnson

CA-1 [201118.](#) Approval of Minutes from the April 14, April 15 and April 19, 2021 City Commission Meetings (B)

RECOMMENDATION *The City Commission approve the minutes of April 14, April 15 and April 19, 2021.*

Approved as Recommended

CA-2 [201101.](#) City Commission Meeting - Equity Update (NB)

RECOMMENDATION *The City Commission approve a meeting on Equity Update, scheduled for May 26, 2021 at 4:00 PM.*

Approved as Recommended

CA-3 [201136.](#) Bid Award for NW 19th Lane Multi-Use Trail (B)

RECOMMENDATION

The City Commission: 1) award the bid to DB Civil Construction, LLC in the amount of \$299,431.00; and 2) authorize the City Manager to execute the contract, subject to approval by the City Attorney as to form and legality.

Approved as Recommended

CA-4 [201050.](#)

Business Improvement Grant Program Akira Wood Inc. Application (B)

RECOMMENDATION

City Manager to Gainesville City Commission: Approve the Akira Wood Inc.'s Business Improvement Grant application as described.

Approved as Recommended

CA-6 [201171.](#)

Increase House Replacement Program Award (NB)

RECOMMENDATION

The City Commission approve increasing the maximum funding allowance from \$125,000 to \$138,500 to complete the House Replacement project current underway

Approved as Recommended

CA-7 [200543.](#)

Content Management System Award Recommendation Update (B)

RECOMMENDATION

The City Commission approves the difference in cost of \$37,750.00 and a modification to the previously approved award for the 5-year term.

Approved as Recommended

CA-8 **201141.**

Authorization to Utilize ConnectFree Funds for SE 13th Avenue Septic to Sewer Project (B)

RECOMMENDATION

The City Commission: Authorize expenditure of up to \$286,300 from the ConnectFree program funds for the proposed SE 13th Ave septic to sewer project to be used in conjunction with cost share funding to pay for both on-site and off-site costs for the project for both low income and non-low income homes.

Withdrawn

ADOPTION OF REGULAR AGENDA

Modifications:

File #201137 (Solid Waste Service Usage Data Analysis) - Additional Back-up

File #201078 (Resolution - Grand Oaks Cluster Subdivision, Phase 2, Final Plat) - Remove Item

File #201169 (Resolution - Acceptance of an Airports Coronavirus Response Grant Program) - New Back-up

File #201170 (Resolution - Acceptance of an Airports Coronavirus Response Grant Program) - New Back-up

File #201194 (Proclamation - Alachua County Public Schools Teachers and Staff Month) - Added Item

File #201106 (Rebalancing Boards and Filling Vacancies) - Remove Item

File #201001 (Commissioner Gail Johnson - House Bill 1) - Continued to May 20, 2021 meeting

Nathan Skop and Brian O'Brien spoke to the matter

A motion was made by Mayor-Commissioner Pro Tem Johnson, seconded by Commissioner Hayes-Santos, that this Matter be Adopted with Modifications. The motion carried by the following vote:

Aye: 7 - Commissioner Hayes-Santos, Mayor Poe, Commissioner Saco, Commissioner Ward, Commissioner Duncan-Walker, Commissioner Arreola, and Mayor-Commissioner Pro Tem Johnson

GENERAL PUBLIC COMMENT - Members of the public may speak for up to three (3) minutes per meeting on any item not on the agenda. Under the City Commission meeting rules during the COVID-19 health emergency, General Public Comment may be given by phone or by pre-recorded voice message only (see page 2 for details).

*Debbie Martinez
Armando Grundy-Gomes
Nathan Shop*

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

BD-1 [190564.](#) Old Fire Station #1 Rental & Adaptive Reuse Invitation to Negotiate (B)

Motion: Direct City management to return with funding options for the full project plan first presented for adaptive reuses, including

partnership to support.

Lee Feldman, City Manager spoke to the matter.

Andrew Telles, Director of Collaborative Initiatives spoke to the matter

Nathan Skop, Dean Onye Ozuzu, Armando Grundy-Gomes, Donald Shepherd, Terry Bailey, Alfredo Morales, Osha Craig, Dean Champion, Tina Mullen, Alana Jackson, Nick Gonzalez, Dejon Cain, Jacob Lawson, Sheila Payne and Faye Williams spoke to the matter.

RECOMMENDATION *The City Commission (1) hear an update on the ITN and (2) Provide direction to City Manager on next steps.*

A motion was made by Commissioner Arreola, seconded by Commissioner Duncan-Walker, that this Matter be Approved, as shown above. The motion carried by the following vote:

Aye: 7 - Commissioner Hayes-Santos, Mayor Poe, Commissioner Saco, Commissioner Ward, Commissioner Duncan-Walker, Commissioner Arreola, and Mayor-Commissioner Pro Tem Johnson

BD-2 [201137.](#)

Solid Waste Service Usage Data Analysis (B)

Motion: Charge a flat rate to our customers in Gainesville; 2) Staff will come back within 90 days of what an education outreach engagement process would look like to reduce solid waste, landfill waste, and increase recycling and organic waste; 3) Find out what/how the winning company would participate in that process; and 4) Start the process to remove solid waste from the GRU bill.

Teneeshia Marshall, Director of Equity and Inclusion introduced the item.

Benjamin Howort, Diversity and Inclusion Manager gave a presentation.

Lee Feldman spoke to the matter.

Nicolle Shalley, City Attorney spoke to the matter.

Donald Shepherd, Karen Deder, Nathan Skop, Tana Silva, Armando Grundy-Gomes, Brian O'Brien, Nina Bhattacharyya, Debbie Martinez and Brain Eastman spoke to the matter.

RECOMMENDATION *The Commission receive an update and make recommendations accordingly.*

A motion was made by Mayor-Commissioner Pro Tem Johnson, seconded by

Commissioner Duncan-Walker, that this Matter be Approved, as shown above.
The motion carried by the following vote:

Aye: 5- Mayor Poe, Commissioner Ward, Commissioner Duncan-Walker,
Commissioner Arreola, and Mayor-Commissioner Pro Tem Johnson.

Nay: 2-Commissioner Hayes-Santos and Commissioner Saco.

BD-3 [201114.](#)

Mayor Lauren Poe - Committee Assignments (B)

*Audit & Finance Committee - Mayor Poe, Mayor-Commissioner
Pro-Tem Johnson*

*Library Governing Board - Mayor-Commissioner Pro Tem Johnson,
Commissioner Ward*

*North Central Florida Regional Planning Council - Commissioner
Duncan-Walker, Commissioner Saco, Commissioner Arreola*

Tourist Development Council - Commissioner Hayes-Santos

Combined Communications Center Executive Board - Mayor Poe

Alachua County League of Cities - Commissioner Hayes-Santos

*UF-Community Steering Committee on Responsible Alcohol Use -
Commissioner Arreola*

*Joint Water and Climate Policy Board - Commissioner Ward,
Commissioner Arreola*

SHIP/AHAC - Commissioner Duncan-Walker

Recess - 4:44 PM

Reconvene - 5:39 PM

RECOMMENDATION

*The City Commission confirm the Mayor's appointments, and
appoint a City Commissioner to the AHAC/SHIP Board.*

**A motion was made by Commissioner Arreola, seconded by Commissioner
Hayes-Santos, that this Matter be Approved, as shown above. The motion
carried by the following vote:**

Aye: 7 - Commissioner Hayes-Santos, Mayor Poe, Commissioner Saco,
Commissioner Ward, Commissioner Duncan-Walker, Commissioner
Arreola, and Mayor-Commissioner Pro Tem Johnson

BD-4 [201001.](#)

Commissioner Gail Johnson - House Bill 1 (B)

RECOMMENDATION *The City Commission discuss and take action deemed necessary.*

Continued to May 20, 2021.

BD-7 201106. Rebalancing Boards and Filling Vacancies (NB)

RECOMMENDATION *The City Commission approve the board rebalancing plan.*

Withdrawn

PLEDGE OF ALLEGIANCE

PR PROCLAMATIONS/SPECIAL RECOGNITIONS (PR)

PR-1 [201148.](#) Kidney Disease Awareness Month May, 2021 (B)

RECOMMENDATION *Living With Dys Founder Ambre Minty to accept the proclamation.*

Heard

PR-2 [201149.](#) Youth Week May 1-7, 2021 (B)

RECOMMENDATION *Elks Lodge #990 Past Exalted Ruler Dayna Miller and Elks Lodge #990 Exalted Ruler Susan Senterfitt to accept the proclamation.*

Heard

PR-3 [201150.](#) International Internal Audit Awareness Month May, 2021 (B)

RECOMMENDATION *UF Health Shands Director of Audit Services John Byrd; UF Internal Audit Office Chief Audit Executive Dhanesh Ranga and AvMed Director of Audit Services Tonya Carrigan to accept the proclamation.*

Heard

PR-4 [201194.](#) Alachua County Public Schools Teachers and Staff Month - May, 2021(B).

Jackie Johnson accepted the proclamation.

RECOMMENDATION *Alachua County School Board Communications Director Jackie Johnson to accept the proclamation.*

Heard

BUSINESS DISCUSSION ITEMS (BD) - GRU and General Government items

BD-8 [201109.](#) City Parking Lot # 10 - Recommendation on Development Proposal (B)

This item involves City Commission review of a recommendation on development for City Parking Lot #10 prepared by Colliers International.

Motion: 1) Direct the City Manager to negotiate with AMJ and ask to come back with more information about what 25% subsidized and 50% subsidized housing looks like with very clear definitions around workforce, low-income, very low-income, as well as the opportunity to include housing for seniors and people with disabilities; and 2) Come back with a term sheet (see that information and understand how the conversations are going, as we go throughout this process). Due back in August.

Lee Feldman spoke to the matter.

Erik Bredfeldt, Economic Development and Innovation Director introduced the item.

Ken Kraznow, Colliers International gave a presentation.

Rod Sheldon, Predesco Properties spoke to the matter.

Motion by Commissioner Ward: Approve with staff recommendation, but with the change that we select the AMJ group as opposed to Predesco properties. Motion died for a lack of a second.

Armando Grundy-Gomes, Nathan Skop, Mike Warren, Tana Silva, Donald Craig, Jeanner Winger, Donald Shepherd, Mark Bruchette and Mike Beard spoke to the matter.

Nicolle Shalley spoke to the matter.

RECOMMENDATION

The City Commission: 1) hear a presentation from staff and Colliers International; and 2) authorize the City Manager to negotiate and the City Manager and Mayor to execute, respectively, a Contract for Sale and Purchase, a Special Warranty Deed, and all related documents needed to transfer property ownership rights from the City to Predesco Property Investments, LLC for City Parking Lot #10, conditional on development of the property consistent with Predesco's Proposal to Purchase and Develop submission dated February 18, 2021, with approval from the City Attorney as to form and legality.

A motion was made by Mayor-Commissioner Pro Tem Johnson, seconded by Commissioner Arreola, that this Matter be Approved, as shown above. The motion carried by the following vote:

Aye: 7 - Commissioner Hayes-Santos, Mayor Poe, Commissioner Saco, Commissioner Ward, Commissioner Duncan-Walker, Commissioner Arreola, and Mayor-Commissioner Pro Tem Johnson

RE RESOLUTIONS - ROLL CALL REQUIRED (RE)

RE-1 [201152.](#) Resolution Regarding the Chapter 164 Dispute Over the Public Safety Radio System (B)

Resolution No. 201152

A resolution of the Gainesville City Commission providing a solution to the chapter 164 dispute over public safety radio system for fiscal year 2021; providing an effective date.

RECOMMENDATION *The City Commission adopt the proposed resolution.*

A motion was made by Commissioner Hayes-Santos, seconded by Commissioner Arreola, that this Matter be Adopted (Resolution). The motion carried by the following vote:

Aye: 7 - Commissioner Hayes-Santos, Mayor Poe, Commissioner Saco, Commissioner Ward, Commissioner Duncan-Walker, Commissioner Arreola, and Mayor-Commissioner Pro Tem Johnson

RE-2 [201078.](#) Grand Oaks Cluster Subdivision, Phase 2, Final Plat (B)

Petition CC-21-09 SUB. CHW, LLC. Agent for Weseman Development, LLC. Final plat review for 96 lots on 25.90 acres, Grand Oaks Cluster Subdivision, Phase 2, located in the vicinity of SW 17th Road and SW 60th. Terrace. (Related to Legislative Matter #180304 and Petition DB-18-56 SUB)

RECOMMENDATION *Planning Staff to City Commission - The City Commission adopt the resolution approving the final plat of Phase 2, of the Grand Oaks Cluster subdivision, Phase 2, located in the vicinity of SW 17th Road and SW 60th Terrace.*

Withdrawn

RE-3 [201169.](#) Acceptance of an Airports Coronavirus Response Grant Program (ACRGP) Grant No. 3-12-0028-046-2021 in the amount of \$2,293,744 (B)

RECOMMENDATION *The City Commission adopt the resolution and authorize the Mayor and City Attorney to execute and the City Clerk to certify said Grant Agreement.*

A motion was made by Commissioner Hayes-Santos, seconded by Commissioner Ward, that this Matter be Adopted (Resolution) and Approved the Recommendation. The motion carried by the following vote:

Aye: 7 - Commissioner Hayes-Santos, Mayor Poe, Commissioner Saco, Commissioner Ward, Commissioner Duncan-Walker, Commissioner Arreola, and Mayor-Commissioner Pro Tem Johnson

RE-4 [201170.](#) **Acceptance of an Airports Coronavirus Response Grant Program (ACRGP) Grant No. 3-12-0028-047-2021 in the amount of \$58,524 (B)**

RECOMMENDATION *The City Commission adopt the resolution and authorize the Mayor and City Attorney to execute and the City Clerk to certify said Grant Agreement.*

A motion was made by Commissioner Hayes-Santos, seconded by Commissioner Ward, that this Matter be Adopted (Resolution) and Approved the Recommendation. The motion carried by the following vote:

Aye: 7 - Commissioner Hayes-Santos, Mayor Poe, Commissioner Saco, Commissioner Ward, Commissioner Duncan-Walker, Commissioner Arreola, and Mayor-Commissioner Pro Tem Johnson

BUSINESS DISCUSSION ITEMS (BD) - GRU and General Government items

BD-5 [201147.](#) **Update on Rental Housing Program Implementation (B)**

Motion: 1) Allow staff to come back to think about how they might be able to deal with HOAs and condos, and the flexibility, and that we amend the ordinance to owner-occupied units; 2) Amend the ordinance to where the occupants that are inter-related to the owner, but if they rent it out to non-inter-related people, then they have to get a permit; and 3) Add the no show inspection fee.

Andrew Persons, Interim Sustainable Development Director gave a presentation.

Melanie Barr, Sheila Payne, Christine McCloud, Armando Grundy-Gomes, Darlene Pifalo, Nathan Skop, and Susan McQuillian spoke to the matter.

RECOMMENDATION *The City Commission: 1) Discuss potential amendments and provide direction to staff, as needed.*

A motion was made by Commissioner Hayes-Santos, seconded by Commissioner Arreola, that this Matter be Approved, as shown above. The motion carried by the following vote:

Aye: 7 - Commissioner Hayes-Santos, Mayor Poe, Commissioner Saco, Commissioner Ward, Commissioner Duncan-Walker, Commissioner Arreola, and Mayor-Commissioner Pro Tem Johnson

BD-6 [200977.](#) **East and West University Avenue and North and South 13th Street**

Corridor Study - Authorization of a Task Assignment under a Professional Engineering and Consulting Services Agreement (B)

This item is a request to approve a second Task Assignment agreement between the City of Gainesville and HDR Engineering Inc. for an expanded corridor study under contract number 2018-049-AP.

Motion: Move forward in all five of the study areas that would expand it to NW 8th Avenue on 13th Street, down to SW 16th Avenue, then extend University Avenue study all the way to 34th Street, then all the way east to NE 15th Street.

Malisa McCreedy, Director of Mobility spoke to the matter.

RECOMMENDATION

The City Commission will choose one (1) of the five (5) contract options offered in the Task Assignment and authorize the City Manager (or designee) to execute the agreement between the City of Gainesville and HDR Engineering Inc. for the East and West University Avenue and North and South 13th Street Corridor Study, subject to review by the City Attorney as to form and legality.

A motion was made by Commissioner Hayes-Santos, seconded by Commissioner Ward, that this Matter be Approved as Recommended. The motion carried by the following vote:

Aye: 7 - Commissioner Hayes-Santos, Mayor Poe, Commissioner Saco, Commissioner Ward, Commissioner Duncan-Walker, Commissioner Arreola, and Mayor-Commissioner Pro Tem Johnson

CA-5 [201146.](#)**Heartwood Sales and Construction Contracts (B)**

Dan Gil, Gainesville Community Redevelopment Area Project Manager spoke to the item.

Lee Feldman spoke to the matter.

Sarah Vidal-Finn, Gainesville Community Redevelopment Area Director spoke to the matter.

Craig Wilburn, Realtor, spoke to the matter.

Armando Grundy Gomes and Tina Days spoke to the matter.

RECOMMENDATION

City Manager to the City Commission: 1) Approve the City's sale of all 34 Heartwood properties, in accordance with the process described in this item, with Purchase and Sale Agreements that are in substantial conformance with the draft

PSAs provided in the backup, for both the Showcase Homes and the Dreams2Reality Homes, respectively, as approved by the City Attorney's Office as to form and legality; and 2) Approve the City entering into construction contracts with a pre-qualified builder for each of the 11 Dreams2Reality Homes, in accordance with the process described in this item, with construction contracts that are in substantial conformance with the draft construction contracts as provided in the backup, as approved by the City Attorney's Office as to form and legality.

A motion was made by Mayor-Commissioner Pro Tem Johnson, seconded by Commissioner Hayes-Santos, that this Matter be Approved as Recommended. The motion carried by the following vote:

Aye: 7 - Commissioner Hayes-Santos, Mayor Poe, Commissioner Saco, Commissioner Ward, Commissioner Duncan-Walker, Commissioner Arreola, and Mayor-Commissioner Pro Tem Johnson

CC COMMISSION COMMENT

Mayor Poe addressed returning to standard/regular Commission meeting rules. Requested that City Attorney draft modified standing meeting rules, repealing supplemental meeting rules. Rules to keep one 30-minute General Public Comment period at the beginning of the meeting. Recorded voice mail comments will be heard first, following by live in-person comments, then comment by phone. Virtual public comment on agenda items will continue permanently. Motion by Commissioner Hayes-Santos; seconded by Commissioner Ward. Motion passed unanimously. Nicolle Shalley spoke to the matter. Nathan Skop and Tana Silva spoke to the matter.

Mayor Poe: Requested that staff bring back to the 5/20 meeting agenda a discussion on making the amendment to the City's open container ordinance permanent. Motion by Commissioner Hayes-Santos; second by Commissioner Ward. Motion passed unanimously. Nicolle Shalley spoke to the matter. Armando Grundy Gomes spoke to the matter.

Mayor Poe: Request that the Clerk schedule a Joint Meeting with City Commission and Gainesville Housing Authority to discuss affordable housing development and how the City can participate. Motion by Commissioner Ward; seconded by Commissioner Hayes-Santos. Motion passed unanimously. Nathan Skop spoke to the matter.

Commissioner Ward: Request to place item on 5/20 agenda to discuss bringing in an outside consultant to review GRU's management practices and recommend changes; and to discuss potential

operations that may be duplicated by General Government and GRU. Mayor Poe asked policy research team to bring research on the potential scope of work.

Commissioner Arreola: Discussed the resignation letter submitted by the Equity and Inclusion Director. Request to schedule discussion on one of the next Commission meeting agendas. Commissioner Duncan-Walker spoke to the matter.

PUBLIC HEARINGS (PH)

SR ORDINANCES, 2ND READING - ROLL CALL REQUIRED (SR)

FR ORDINANCES, 1ST READING - ROLL CALL REQUIRED (FR)

ADJOURNMENT - 9:21 PM