

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final

February 17, 2022

10:00 AM

City Hall Auditorium

City Commission

Mayor Lauren Poe (At Large)
Commissioner Reina Saco (At Large, Seat A)
Commissioner Cynthia Moore Chestnut (At Large, Seat B)
Commissioner Desmon Duncan-Walker (District 1)
Commissioner Harvey Ward (District 2)
Mayor Commissioner Pro-Tem David Arreola (District 3)
Commissioner Adrian Hayes-Santos (District 4)

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

Welcome to the City Commission meeting!

Learn about the meeting process and how to participate.

The City Commission makes policies and conducts City business in an open forum. The **agenda** outlines what will happen during the meeting. It includes the following sections:

Consent Agenda (CA): Business items that the Commission approves together in one motion to save time. The Commission may remove an item to discuss separately.

Regular Agenda: Includes Business Discussion (**BD**) items considered by the Commission for action during the meeting. The Commission may re-order or remove discussion items.

Note: The **(B)** after an agenda item's title means that Backup materials are included. Click the links on the agenda to view the documents. An **(NB)** after the title means there are no Backup materials for the item.

Public Comment. Share your opinion with the Commission for the official record. The following public comment options may be available for this meeting.

Find specific public comment details for each meeting on the [Public Meeting Calendar](#) or the Notice of Meetings on the City's website. Verbal comments are usually limited to three (3) minutes.

General Public Comment: Share a comment about a topic or issue *not* on the Meeting Agenda. There is one 30-minute General Public Comment period at the beginning of the meeting.

- **Pre-recorded comment:** Call to record a voice comment *before* the meeting. Visit the [Public Meeting Calendar](#) for details. Comments received by the deadline will be played at the meeting.
- **In-person comment:** Neighbors present in the meeting chambers may comment at the designated time. Safety protocols will be observed.
- **Comment by phone:** Neighbors may call by phone to share a comment during the meeting. Dial toll-free: 1-800-742-1099. A moderator will call on you to speak. Mute the sound on your computer/device if you are watching the meeting online. State your name clearly for the record.

Public Comment on Agenda Items

- **In-person comment:** Neighbors present in the meeting chambers may comment at the designated times. Safety protocols will be observed.
- **Comment by phone:** Neighbors may call by phone to share a comment during the meeting. Dial toll-free: 1-800-742-1099. A moderator will call on you to speak. Mute the sound on your computer/device if you are watching the meeting online. State your name clearly for the record.

Written Public Comment: Submit a general comment or a comment on the meeting agenda. Your comments will be shared with the City Commissioners and added to the official meeting record.

- **Mail** to the City of Gainesville, City Clerk: P.O. Box 490, Station 19, 32627-0490
- **Email** to citycomm@cityofgainesville.org
- **E-Comment:** Visit the "Agenda & Minutes" page on the City's website www.cityofgainesville.org. Click the "eComment" link for a meeting agenda to leave comments on specific items.

The City of Gainesville encourages civil public speech. Disruptive behavior is not permitted during City Commission meetings. Please do not bring food, drinks, props, signs, posters, or similar materials into the Auditorium. Cheering and applause are only permitted during the Proclamations/Special Recognitions portion of the meeting.

10:00 AM - Call to Order Morning Session**AGENDA STATEMENT**

"The City of Gainesville encourages civility in public discourse and requests that speakers direct their comments to the Chair. Signs, props and posters are not permitted in the meeting room."

ROLL CALL**INVOCATION****CA ADOPTION OF AGENDA (Includes both Consent and Regular Agenda Items. Consent Agenda Items that will not be discussed, may include Advocacy Resolutions)****CONSENT AGENDA ITEMS****CA-1 [210908.](#) **Approval of Minutes from the January 6, and February 3, 2022 City Commission Meetings (B)****

RECOMMENDATION *The City Commission approve the January 6, and February 3, 2022 City Commission minutes.*

[210908. January 6, 2022 Minutes_20220217.pdf](#)

[210908 February 3, 2022 Minutes_20220217.pdf](#)

CA-2 [210875.](#) **Joint-Meeting between the UF Student Senate and the City Commission (NB)**

RECOMMENDATION *The City Commission approve a Joint Meeting between the UF Student Senate and the City Commission, scheduled for March 15, 2022, 7:30 PM held in the Senate Chamber, Reitz Union.*

CA-3 [210820.](#) **WCA of Florida, LLC Amendment #2 to Acknowledge the Acquisition by GFL Environmental (B)**

Explanation: WCA of Florida, LLC's (WCA) is the provider of collection services for curbside garbage, recycling, yard waste and bulk waste. WCA's parent corporation Macquarie Infrastructure Partners II sold its full interest in WCA Waste Corporation to GFL Environmental Inc. While the corporate

entity WCA of Florida, LLC still exists and continues to be the corporate entity responsible for the City's solid waste contract, WCA wishes to operate under the name GFL Environmental (GFL) and has registered such name with Florida's Department of Business Regulation.

This Amendment recognizes that WCA of Florida, LLC will operate as GFL Environmental and invoices, insurance, and other documents may have GFL's name instead of WCA of Florida, LLC.

Fiscal Note: There is no fiscal impact associated with this item.

RECOMMENDATION

The City Commission: 1) approve the Second Amendment to the Amended and Restated Agreement between the City and WCA of Florida, LLC for Collection of Solid Waste, Recyclable Material, and Yard Trash; and 2) authorize the City Manager or designee to execute the appropriate contract documents, subject to approval by the City Attorney as to form and legality.

[210820A Agreement of WCA to GFL Ack. of Acq. 20220217](#)

[210820B 2021-22 WCA of FL - Amdt #1 20220217](#)

CA-4 [210847.](#)

Approval of Construction Agreement for Roofing Materials and Services, Waterproofing, and Related Products and Services for the Re-Roofing of City Facilities (B)

Explanation: This item is a request for City Commission to approve the Construction Agreement for Roofing Materials and Services with Garland/DBS, Inc. for projects up to \$2,000,000.00 annually for the Re-Roofing of City facilities. Contractor shall provide roofing supplies and services, waterproofing, and related products and services to the City under the provisions of the Racine County Contract, attached hereto and incorporated as Attachment "A", including Invitation for Bid #PW1925, attached hereto and incorporated as Attachment "B", as the terms of such documents are modified herein. The term of this Agreement shall begin upon execution and continue through October 14, 2024.

Strategic Connection

Goal 1: "Equitable Community". It aids in objective 1. Revitalize City facilities by replacing roofs and exterior waterproofing services to maintain safety for neighbors and the infrastructure of City facilities.

Fiscal Note: Funding for this construction agreement for roofing materials and services, waterproofing, and related products and services for City facilities up to \$2,000,000.00 is available in the Public Works General Fund budget.

RECOMMENDATION

The City Commission: 1) approve the two-year

Agreement with Garland/DBS. Inc. for Roofing Supplies and Services, Waterproofing, and Related Projects and Services; and 2) authorize the Interim City Manager to execute all contract documents and other necessary documents for the project, subject to approval by the City Attorney as to form and legality.

[210847A_AGMT 211202 Garland Roofing Blanket ATCH A_20220217](#)

[210847B_AGMT 211202 Garland Roofing Blanket ATCH B_20220217](#)

[210847C_AGMT 211202 Garland Roofing Blanket ATCH C_20220217](#)

[210847D_Executive Summary Roofing_20220217](#)

[210847E_Draft AGMT Roofing \(Garland\)_20220217](#)

[210847F_4b - Master AGMT PW1925_20220217](#)

CA-5

[210874.](#)

Little Hatchet Creek Stabilization Construction (B)

Explanation: This item is a request for the City Commission to approve the Task Assignment Construction Agreement for the Little Hatchet Creek Stabilization project. The City will contract with TSI Disaster Recovery, LLC to perform the work that will include construction of a retaining wall and installation of a grade control structure.

Little Hatchet Creek is subject to stream channel erosion. The project will stabilize the creek bank with an engineered wall system and protect the Airport Helicopter Hanger from failure into the creek bed. Stream bank failure and channel incision has exposed the Hawthorn geologic feature that contains phosphate. Erosion of this material contributes nutrient pollutants to Newnans Lake. The water quality benefit of this project is estimated to be the removal of 4,723 pounds of total phosphorus per year. The project will achieve the City of Gainesville's required total phosphorus nutrient reduction under the Orange Creek Basin Management Action Plan for Newnans Lake.

Strategic Connection

This item is connected to Goal 2: Sustainable Community in the City's Strategic Plan and is a regular priority item.

Fiscal Note: Funding for this project in the amount of \$1,306,400.00 is available through the FY 22 SMU Capital Improvement Budget, the GG Capital Project fund, and a \$505,000.00 contribution from the Florida Department of Transportation. The FDOT contribution is established within the 2017 Interlocal Agreement for Allocation and Implementation of the National Pollutant Discharge Elimination System Program Requirements and for Basin Management Action Plan Projects.

RECOMMENDATION

The City Commission: authorize the City Manager

to enter into a Task Assignment Agreement with TSI Disaster Recovery, LLC in the amount of \$1,181,400.00 for the Little Hatchet Creek Stabilization project, subject to approval by the City Attorney as to form and legality.

[210874A_LHC Location Map_20220217](#)

CA-6 [210753.](#) **Request to Release Lien at 541 NW 34th Street**

Explanation: This item is a request for the City Commission to consider a request for a lien reduction or rescission for 541 NW 34th Street. The property was found in violation of City Ordinances Sec. 30-56(c) (4), Sec. 30-56(c) (4), 30-56(c) (4) (f), 30-56(c) (4) (j), failure to park on an approved area; failure to provide an unpaved driveway area with mulched, graveled or other and failure to provide a parking plan. 30-56(c) (4) (f), 30-56(c) (4) (j), failure to park on an approved area; failure to provide an unpaved driveway area with mulched, graveled or other and failure to provide a parking plan.

A lien was placed on this property that accumulated to \$33,000 plus the assessed Administrative Costs of \$70.00 (paid).

On December 20, 2021, Manager Pete Backhaus and Department of Sustainable Development Director, Andrew Persons met with Mr. Santilli via phone. Mr. Santilli advised that he attempted to implement a parking plan in 2002 but that a resident at the property was involved in a crash on NW 34th St.

When the car was towed onto the property it damaged the parking area and no inspection was done. He was going to redesign the parking into a circular drive to prevent additional crashes from occurring. Mr. Santilli advised that he thought that this was taken care of many years ago under a previous Code Enforcement Manager, but then found the lien when he recently tried to sell the property. The property is in compliance with City Ordinances.

The Administrative Costs of \$70.00 have been paid and the property is currently in compliance with City Ordinances.

A Reduction/Rescission hearing was held on January 13, 2022 before the Special Magistrate. Based on information presented, the Magistrate recommended the remaining amount of the lien be reduced to \$300.00.

Strategic Connection:

Goal 3 of the City Commission's Strategic Plan Concerns making Gainesville a great place to live and experience.

Fiscal Note: The current lien amounts total \$33,000. The City has recovered \$70.00 in Administrative Costs.

RECOMMENDATION

The City Commission accept the Magistrate's ruling and recommendation and reduce the lien to \$300 and authorize the City Manager to execute a release of lien.

[210753B Summary Thomas C. Santilli 20220217](#)

CA-7

[210754.](#)**Request to Release Lien at 1448 SW 25th PL**

Explanation: This item is a request for the City Commission to consider a lien reduction or rescission for 1448 SW 25th Place. The property was found in violation of City Ordinance Section 13-95 Holes in the Ceiling, 13-113(a) Leaking Plumbing, 13-141(b) Air Conditioning not working properly, 13-97(b) Leaking Refrigerator. As the violations were not corrected, the case was heard on June 13, 2019 by the Special Magistrate and a guilty verdict was obtained, with the violation to be corrected by July 4, 2019 or a fine of \$50.00 a day assessed, plus Administrative Costs of \$104.63. The property was placed in compliance on November 16, 2021. Fines accumulated to \$43,300 plus the Administrative Costs.

On December 17, 2021, Pete Backhaus, Neighborhood Enhancement Manager and Department of Sustainable Development Director Andrew Persons met with Alvin Young, representative of Blue Oceans Holdings, LLC via phone. Mr. Young advised that his company came into possession of the property via a Guardianship sale in May of 2021; the owner of record was not able to care for the property.

Mr. Young advised that he was aware of the lien at the time of the purchase. His company invested approximately \$40,000 to fix up the condo. The amount of the lien was discussed and agreed that a reduction to \$2,000 would be appropriate.

The Administrative Costs of \$104.63 were paid.

Strategic Connection:

Goal 3 of the City Commission's Strategic Plan Concerns making Gainesville a great place to live and experience.

Fiscal Note: The current lien amount totals \$43,300. The City has recovered \$104.63 in Administrative Costs.

RECOMMENDATION

The City Commission accept the Magistrate's recommendation and reduce the lien to \$2,000 and authorize the City Manager to execute a release of lien.

[210754B Summary Oceans Blue Holding LLC Lien OCEANS BLUE HOLDING](#)

CA-8

[210882](#)**Fourth Amendment to the CRM (myGNV) Contract (B)**

Explanation: This item is a request for the City Commission to approve the fourth amendment to the CRM contract with Rock Solid Technologies. Rock Solid Technologies provides the CRM SaaS product and support services for the myGNV platform.

myGNV is the neighbor portal for the City of Gainesville. Neighbors can:

- Request assistance and services
- Report non-emergency maintenance issues
- Receive personalized notifications
- Learn more about the city and its amenities

The myGNV program follows an iterative, agile methodology where we implement incremental improvements. This approach reduces risk and increases neighbor / community builder engagement.

The history of contract and amendments:

- January 16, 2020: the City Commission approved the contract for implementation and a 5 year licensing term.
- April 1, 2020: City Manager signed the contract.
- August 21, 2020: Amendment 1 defined the new implementation end date for December 1, 2020
- August 21, 2020: Amendment 2 added licensing for connection to the Open Data Portal
- May 26, 2021: Amendment 3 refined the Statement of Work and new implementation end date for May 31, 2021.
- June 10, 2021: the new myGNV service was launched and the 5 year licensing term began.
- February 2022: Amendment 4 defines Scope of Work for Phase 2 and resets 5 year licensing term.

myGNV Phase 2 scope includes:

- Improved notification channels (Communications & Engagement)
- Improved Socrata Integration (Open Data Portal)
- Improved Qualtrics Integration (Neighbor Satisfaction Follow-up)
- New CitizenServe Integration (Code Enforcement)
- New Trash Reminders (Waste Services)

The annual SaaS fee will increase from \$47,004 to \$87,324. A one-time, fixed-fee implementation charge is \$67,600.

Strategic Connection:

This item relates to the following areas of the strategic and action plans:
Goal 5: Best In Class Neighbor Services

Fiscal Note: This cost will be absorbed by the Strategy, Planning, and Innovation Citizen Centered Gainesville budget. The budget received an additional \$50,000 per year starting FY 2022 for CRM improvements. The annual SaaS fee will increase from \$47,004 to \$87,324, resulting in a five year cost of \$436,620. In FY 2022, there will also be a one-time, fixed-fee

implementation charge for Phase 2 of \$67,600.

RECOMMENDATION

The City Commission: 1) approve the Fourth Amendment to the CRM platform by Rock Solid Technologies; and 2) authorize the City Manager, or designee, to execute the appropriate contract documents subject to approval by the City Attorney as to form and legality.

[210882 A CRM Procurement Legislation 190793 Details 20220217.pdf](#)

[210882 B CRM Contract 20220217.pdf](#)

[210882 C CRM Amendment 1 Project End Date 20220217.pdf](#)

[210882 D CRM Amendment 2 Open Data Portalx 20220217.pdf](#)

[210882 E CRM Amendment 3 Refining SOW 20220217.pdf](#)

[210882 F CRM Amendment 4 myGNV Phase 2 20220217.pdf](#)

EARLY PUBLIC COMMENT - Members of the public who are unable to wait for their agenda item(s) to be called during the meeting may speak during Early Public Comment. Comment is limited to three (3) minutes on one agenda item or five (5) minutes on two or more agenda items. Speaking during Early Public Comment waives the right to comment during later agenda items.

TIME CERTAIN - 10:15 AM

TC-1 [210163.](#) **Redistricting the City's Election Districts Based Upon 2020 Census Data (B)**

AGENDA UPDATE - REVISED BACK-UP

Explanation: Section 2.02 of the Charter Laws of the City of Gainesville requires the City Commission to apportion the City into four consecutively numbered districts and to adjust the boundary lines of the districts by subsequently enacted ordinances whenever, in its judgement, the districts are not ratably or equally apportioned in accordance with the State Constitution and the Constitution of the United States, but not less frequently than within the second year following each decennial census. The City Commission previously redistricted the City by adoption of an ordinance in December 2012 using data from the 2010 Census.

The City has contracted with Dr. Michael McDonald and Dr. Daniel Smith, both Political Science Professors and redistricting experts at the University of Florida and acting under U.F. BEBR to analyze the data, provide 3 potential redistricting options, and a recommended option. Neighbors have been given an opportunity to participate in the process by submitting their own maps to the Consultant and the City.

On October 21, 2021, the City adopted Resolution No. 210163, which set forth the City Commission's intent to redistrict the City's election districts

according to certain criteria.

An updated timeline, which includes community engagement and communications efforts, is included in the attached memorandum.

RECOMMENDATION *The City Commission : 1) hear a presentation by the Consultant, 2) discuss the Consultant's recommendations, and 3) set future meeting dates to discuss redistricting.*

Legislative History

7/22/21	General Policy Committee	Approved, as shown above
9/9/21	General Policy Committee	Approved, as shown above
10/21/21	City Commission	Adopted (Resolution)

[210163 draft resolution 20210909](#)

[210163 Spectrum of Public Participation Chart 20210909](#)

[210163 Resolution Final 20211021](#)

[210163 Gainesville Plans Presentation 20220217](#)

[210163 Redistricting Update 20220217](#)

[210163 Revised Gainesville Plans Presentation 20220217](#)

BD BUSINESS DISCUSSION ITEMS (Agenda Items that will be discussed, including those moved from Consent)

BD-1 [210909.](#) Mayor Lauren Poe - Committee Assignments (B)

RECOMMENDATION *The City Commission confirm the Mayor's appointments.*

[210909 2022-2023 Commission Assignments 20220217.pdf](#)

[210909 2022-2023 Commission Assignments Saco.doc](#)

[210909 2022-2023 Commission Assignments Ward.doc](#)

[210909 2022-2023 Commission Assignments Arreola.doc](#)

[2109092022-2023 Commission Assignments Hayes Santos.doc](#)

[210909 2022-2023 Commission Assignments Duncan Walker 20220217.doc](#)

[210909 2022-2023 Commission Assignments Chestnut.doc](#)

BD-2 [210870.](#) Status of Interim Charter Officer Positions (NB)

RECOMMENDATION *The City Commission take action deemed appropriate.*

BD-3 [200620.](#) Selection of Progressive Design-Build Firm for the Groundwater Recharge Wetland Project (B)

****This item was presented to the UAB on February 10, 2022.****

Explanation: GRU plans to create a groundwater recharge wetland. The project is being constructed with cost share funding from the Suwannee River Water Management District and the Florida Department of Environmental Protection (FDEP). The project will receive reclaimed water from the Kanapaha Water Reclamation Facility and recharge the Floridan aquifer with high-quality, low-nutrient water. The project will provide an environmental benefit by supporting flows at the Santa Fe and Ichetucknee Rivers and area springs. The project is part of the North Florida Regional Water Supply Plan and is integral to our water resource management plan. In addition to the environmental benefits, the project will provide cost-effective, long-term beneficial reuse of reclaimed water to meet GRU future needs as our community grows. Alachua County is partnering with GRU to manage public access to the wetland after it is constructed and plans to add improved parking, restroom facilities and a playground in the future as funding becomes available.

Schedule

The property for the wetland was purchased in January 2021 with 50 percent cost share funding from FDEP. FDEP has committed cost share dollars for the design and permitting of the project. GRU expects FDEP will allocate cost share funds for the construction phase of the project. The design, permitting, and construction of the project is expected to be complete in calendar year 2025 contingent upon both State and local funding.

Solicitation

The solicitation for a Request for Statement of Qualifications for Progressive Design-Builders was posted on September 28, 2021. On December 2, 2021, four progressive design-build proposals were received. GRU staff conducted a two-phase evaluation of the prospective design-build teams. The Phase 1 evaluation was held in a public meeting on December 16, 2021, where three firms were selected to advance. The Phase 2 evaluation was held in a public meeting on January 12, 2022 following presentations and interviews with the three firms. The firms were ranked as follows:

- 1. Wharton-Smith, Inc.*
- 2. Jacobs Project Management Company*
- 3. Phillips & Jordan, Inc.*

In accordance with the Consultants Competitive Negotiation Act (CCNA), staff is recommending initiating contract negotiations with the top-ranked firm. If staff is unable to negotiate an acceptable contract with the top-ranked firm, it may negotiate with the next firm in order of ranking. This item will be presented to the UAB on February 10, 2022.

Attachments:

- 1.) UAB/Commission Presentation
- 2.) Notice of Intent to Award

Fiscal Note: The property acquisition was completed in January 2021 and cost approximately \$2M, of which FDEP paid 50 percent (\$976,808). The permitting, design and construction of the wetland project is estimated to cost \$8 to \$10 million. FDEP is a funding partner for the project. FDEP has committed funds to pay for 50 percent of the design and permitting of the project up to \$523,192. GRU expects FDEP will allocate cost share funding for the construction and start-up of the project. The costs to design and construct the project are included in the GRU Capital Project Budget and Capital Forecast. GRU will also pursue additional funding opportunities.

The request for approval to negotiate is requested with a contract value not to exceed \$10 million over the next 3 to 5 years. The timing of the contract expenses will be funded in accordance with the budget approvals on a fiscal year basis. The design, permitting, and construction of the project is expected to be complete by calendar year 2025, contingent upon both State and local funding.

RECOMMENDATION

Staff: The City Commission:

- 1) approve the ranking of design-build firms for the progressive design build for the Ground- Water Recharge Wetland Project;
- 2) authorize the General Manager, or his designee, to initiate contract negotiations with the design-build firms in order of rank in accordance with the CCNA; and
- 3) authorize the General Manager, or his designee, upon successful negotiations, to execute a contract, subject to approval of the City Attorney as to form and legality, for the total project cost not to exceed \$10 million in accordance with the annually approved budget.

UAB: On February 10, 2022, the UAB voted unanimously to advise the commission to approve the staff recommendation.

Legislative History

1/7/21 City Commission Approved, as shown above

[200620 GRU Groundwater Recharge Wetland Pres 20220210](#)

[200620 Notice of Intended Award 20220210](#)

RE RESOLUTIONS - ROLL CALL REQUIRED (Unless mandated by statute to occur in the evening: May include Advocacy Resolutions and Binding Resolutions)

12:00 PM - 1:00 PM LUNCH BREAK**1:00 PM - Call to Order Afternoon Session**

EARLY PUBLIC COMMENT ON AGENDA ITEMS - Members of the public who are unable to wait for their agenda item(s) to be called during the meeting may speak during Early Public Comment. Comment is limited to three (3) minutes on one agenda item or five (5) minutes on two or more agenda items. Speaking during Early Public Comment waives the right to comment during later agenda items.

GENERAL PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA - Members of the public may speak for up to three (3) minutes per meeting on any item not on the agenda. General Public Comment may be submitted in advance by pre-recorded voice message only (see page 2 for details). The General Public Comment period shall not exceed 30 minutes total.

BD BUSINESS DISCUSSION ITEMS

BD-4 [210916.](#) **Commissioner Desmon Duncan-Walker - Affordable Housing (NB)**

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

BD-5 [210903.](#) **Solar Photovoltaic Amendment One - Milestone Extension (B)**

****This item was presented to the UAB on February 10, 2022.****

Explanation: On July 16, 2021, the City Commission authorized the General Manager or his designee to execute a Power Purchase Agreement and other agreements as required for 50 MW of solar power for a term of 20 years with Florida Solar 6, LLC. The contract contained deadlines for the completion of certain milestones and a date for commencement of commercial operation, as well as a requirement that Florida Solar 6 select a site for the project. The company has run into permitting challenges with its original intended site and will be pursuing an alternate site for the facility.

This delay has resulted in the need to reset and repeat approximately 12-18 months of pre-permitting and permitting activities for the new site, and the need to defer the initial commercial operation date of the project and supporting interim milestone dates. Thus, the contract is being amended to support the changes. No financial or other changes are being made to the agreement.

Fiscal Note: None.

RECOMMENDATION

Staff: The City Commission authorize the Interim General Manager or his designee to execute a contract extension to extend the commercial operation date and other interim milestone dates and other agreements as required, subject to approval of the City Attorney as to form and legality.

UAB: On February 10, 2022, the UAB voted unanimously to advise the commission to approve the contract extension and to allow the UAB to be involved in the public outreach effort.

[210903 GRU Solar 6 First Amendment to PPA 20220210](#)

[210903 GRU-Origis REPPA 4.27.2020 \(NRF Redacted\) 20220210](#)

RE RESOLUTIONS**OR ORDINANCES****SECOND READINGS**

SR-1 [200744.](#)

Ordinance Creating Qualifying Fee and Alternative Petition Process for Qualifying for City Office (B)

ORDINANCE NO. 200744

An ordinance of the City of Gainesville, Florida, amending Section 9-10 of the Code of Ordinances by creating additional requirements for candidate qualifying; providing for an additional qualifying fee or petition signatures in lieu of a qualifying fee; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: The General Policy Committee, at its meeting of December 9, 2021, directed the City Attorney's Office to draft an ordinance that would impose additional requirements upon candidates seeking to qualify for office to the City Commission. This ordinance adds a 2% qualifying fee to the mandatory 1% election assessment required by section 99.093, Florida Statutes (2021). In lieu of paying the qualifying fee, a candidate may choose the petition process of qualifying, which means a mayoral or at-large seat candidate must collect signatures of 1% of registered voters in the city and a district seat candidate must collect signatures of 0.25% of registered voters in the city. The ordinance does not provide for a hardship exemption for the qualifying fee or petition process.

The City intends to contract with the Supervisor of Elections to perform

the service of verifying signatures. The current Supervisor of Elections has expressed willingness to perform this service.

Although the current actual cost for the Supervisor of Elections to verify a signature is 30 cents (\$0.30) per signature, General Policy Committee gave direction to only charge candidates 10 cents (\$0.10) to verify a signature. The City will fund the difference between the 10 cents per signature to be paid by candidates and the actual cost of the Supervisor of Elections to verify signatures.

Fiscal Note: The City will be responsible for approximately \$0.20 cents per petition checked, or the actual cost for the Supervisor of Elections to verify signatures, if greater. A candidate for a mayoral or at-large seat is required to obtain 895 signatures, but will likely submit approximately 1,119 signatures to account for mismatching or invalid signatures. The city will incur approximately \$223.80 for each at-large seat candidate. A candidate for a district seat is required to obtain 224 signatures, but will likely submit 280 signatures to account for mismatching or invalid signatures. The city will incur approximately \$56.00 for each district seat candidate. The ultimate cost to the city will depend on the number of prospective candidates who avail themselves of the petition process.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

4/22/21	General Policy Committee	Approved, as shown above
12/9/21	General Policy Committee	Approved, as shown above
2/3/22	City Commission	Approved, as shown above

[200744_Candidate Qualification Requirements Research_20210422.pdf](#)

[200744_Candidate Qualification Presentation_20210422.pdf](#)

[200744 Alachua County Candidate Qualifying Process - Fees and Petition Me](#)

[200744_draft ordinance_20220203.pdf](#)

[200744_revisions after first reading draft ordinance_20220217](#)

[200744_final draft ordinance for 2nd reading_20220217](#)

SR-2 [200730.](#)

Text Change - Modification of Building Form and Design Standards

Ordinance No. 200730

An ordinance of the City of Gainesville, Florida, amending the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) Section 30-2.1 Definitions, Section 30-4.13 Building Form Standards, and Section 30-4.14 Building Design Standards to modify building frontages, building entrance, building materials, and ground floor tenant space

requirements for properties in transect zones; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: STAFF REPORT

This ordinance will amend Section 30-4.13 Building Form Standards and Section 30-4.14 Building Design Standards of the Land Development Code to clarify existing requirements for building frontage and building entrances, add new requirements for building materials, and add requirements for the build out of ground floor tenant spaces in transect zones.

This amendment exempts single-family home construction from building frontage requirements. It also clarifies building entrance requirements for new commercial construction and adds new language to specify acceptable materials for new construction, including a maximum percentage of certain types of accent materials. The amendment also requires the provision of exhaust ventilation and grease interceptors during building construction for new commercial ground floor spaces.

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

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

8/26/21	City Plan Board	Approved
2/3/22	City Commission	Adopted on Final Reading (Ordinance)

[200730B_PB-20-160 TCH_Building Text Change_20220203](#)

[200730C_PB-20-160 TCH_BuildingFormandDesign_StaffMemo_20220203](#)

[200730D_PB-20-160 TCH_BuildingFormandDesign_StaffPresentation_2.3.22_1](#)

[200730A_draft ordinance_20220203.pdf](#)

FIRST READINGS

FR-1 [200722.](#) **Text Change - Neighborhood Workshop and Development Review Notification**

Ordinance No. 200722

An ordinance of the City of Gainesville, Florida, amending the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) by amending development thresholds and applicable reviewing authorities; by amending Section 30-3.1 Development Review Coordinator; by

amending Section 30-3.2 Technical Review Committee; by amending Section 30-3.7 Neighborhood Workshop; by amending Section 30-3.8 Public Notice; by amending Section 30-3.18 Review Procedures; by amending Section 30-3.36 Minor Subdivisions; by amending Section 30-3.45 Levels of Development Review; by amending Section 30-3.47 Review Procedures; by amending Section 30-3.56 Land Use Hearing Officer; by amending Section 30-6.4 Level of Service Review; by amending Section 30-6.6 Design Standards; by amending Section 30-6.12 Outdoor Lighting; by amending Section 30-7.2 Off-Street Vehicle Parking; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: STAFF REPORT

This ordinance will amend various provisions in the Land Development Code to enhance existing processes for public notification and participation in development review. Every application that requires board approval, including future land use map changes, rezonings, special use permits, as well as subdivisions and development plans which do not require board approval, must first hold a neighborhood workshop and include in the application a written record of such meeting. Amendments include a more robust neighborhood workshop and public participation process, including submittal of a Public Participation Report documenting the results of the public participation effort as well as public participation in quasi-judicial hearings for review of all major developments.

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

RECOMMENDATION

The City Commission adopt the proposed ordinance.

Legislative History

2/3/22 City Commission Continued

[200722B_Neighborhood_workshop_Amendments](#)

[200722C_CodeChangeinfo_Neighborhood_workshop_notification](#)

[200722D_PB-20-159_TCH_Text_Change_Staff_Presentation_CCOM_2.3.22](#)

[200722A_draft_ordinance_20220203.pdf](#)

COMMISSION COMMENT

4:30 - 5:30pm DINNER BREAK

5:30pm - CALL TO ORDER - Evening Session

PLEDGE OF ALLEGIANCE

PR PROCLAMATIONS/SPECIAL RECOGNITIONS (PR)

PR-1 [210912.](#) **Black History Month - February, 2022 (B)**

RECOMMENDATION *TBD to accept the proclamation.*

[210912 Black History Month 2022 20220212](#)

EARLY PUBLIC COMMENT - Members of the public who are unable to wait for their agenda item(s) to be called during the meeting may speak during Early Public Comment. Comment is limited to three (3) minutes on one agenda item or five (5) minutes on two or more agenda items. Speaking during Early Public Comment waives the right to comment during later agenda items.

RE RESOLUTIONS - ROLL CALL REQUIRED (required by state law to be heard at 5:00 pm)

RE-1 [210815.](#) **Third Budget Amendment to the FY 2022 General Government Financial and Operating Plan Budget (B)**

AGENDA UPDATE - ADDED ITEM

Explanation: The General Government Financial and Operating Plan, which includes budgets for the General Fund, Special Revenue, Debt Service, Capital Projects, Proprietary, and Pension & OPEB Trust Funds for Fiscal Year 2022, was adopted by the Mayor and City Commission on September 23, 2021 via Resolution No. 210430. The First Budget Amendment was adopted by the Mayor and City Commission on October 21, 2021 via Resolution No. 210483, and the Second Budget Amendment was adopted on December 2, 2021 via Resolution No. 210565.

As the fiscal year progresses, certain routine and periodic budget adjustments and transfers of appropriated funds continue to be appropriate and necessary to ensure prudent financial management. Additionally, certain obligations, plans and projects extend between fiscal years and require an uninterrupted and sufficient source of appropriated funds to meet obligations and complete projects in progress.

This resolution seeks authorization to recognize revenue and appropriate funding as explained in the attached memorandum and as shown in Attachment "A".

Strategic Connection: Goal 5 "Best in Class" Neighbor Services.

Fiscal Note: The recommended amendments are funded either by increases in revenue appropriations or offset by decreases in expenditures.

RECOMMENDATION *City Commission adopt the proposed resolution.*

[210815-210872 CC FY 2022 3rd Budget Amendment Resolution - FINAL 202](#)

[210815-210872 CC FY2022 3rd Budget Amendment Attachment A 20220217](#)

[210815-210872 CC FY2022 Third Budget Amendment Memorandum Commis:](#)

BD BUSINESS DISCUSSION ITEMS

PH PUBLIC HEARINGS (Including Planning Petitions)

ORDINANCES - ROLL CALL REQUIRED

ADOPTION READINGS

AR-1 [210330.](#) Land Use Change - 5.89 Acres of Property Located in the 3041-3155 Block of Old Archer Road (B)

Ordinance No. 210330

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by overlaying the Planned Use District (PUD) land use category on approximately 5.89 acres of property generally located in the 3041-3155 block of Old Archer Road, as more specifically described in this ordinance; providing land development regulations; 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 the Future Land Use Map of the Comprehensive Plan by overlaying the Planned Use District (PUD) land use category on approximately 5.89 acres of property generally located in the 3041-3155 block of Old Archer Road. This proposed amendment to the Comprehensive Plan qualifies as a small-scale development amendment, and therefore the City Commission may adopt the ordinance with a single public hearing.

This ordinance will become effective immediately upon adoption. However, the effective date of this amendment to the City of Gainesville Comprehensive Plan, if not timely challenged, will be 31 days after adoption. If challenged within 30 days after adoption, this amendment will become effective on the date the state land planning agency or the Administration Commission issues a final order determining the amendment to be in compliance with Chapter 163, Florida Statutes. No development orders, development permits, or land uses dependent on

this Comprehensive Plan amendment may be issued or commenced before this amendment has become effective.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

9/30/21 City Plan Board Approved

2/3/22 City Commission Continued

[210330B_PB_21_102_LUC_Archer_Place_StaffReport_andAppendices_20220](#)

[210330C_Archer_Place_Land_Use_Change_and_Rezoning_CCOM_20220203](#)

[210330A_draft_ordinance_20220203.pdf](#)

[210330_Ordinance_21330_Archer_Place_land_use_PPT_20220217](#)

FR FIRST READINGS

FR-2 [210331.](#) **Quasi-Judicial - Rezoning 5.89 Acres of Property Located on the 3041-3155 Block of Old Archer Road (B)**

Ordinance No. 210331

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 5.89 acres of property generally located in the 3041-3155 block of Old Archer Road, as more specifically described in this ordinance, from Mixed-Use Low-Intensity (MU-1) and Residential Multi-Family (RMF-8) to Planned Development (PD); providing land development regulations; 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 the Zoning Map Atlas of the City of Gainesville by rezoning approximately 5.89 acres of property generally located in the 3041-3155 block of Old Archer Road. The requested rezoning is consistent with the Comprehensive Plan and meets all applicable review criteria.

This ordinance requires two hearings and shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 210330 becomes effective as provided therein.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

9/30/21 City Plan Board Approved

[210331A_draft ordinance_20220203.pdf](#)

[210331B_PB_21_103_ZON_Archer_Place_StaffReport_andAppendices_20220](#)

[210331C_Archer Place Land Use Change and Rezoning CCOM_20220122](#)

[210331_Ordinance 210331 Archer Place rezoning_20220217](#)

CC 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