

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final-Revised

March 4, 2021

1:00 PM

City Hall Auditorium

City Commission

Mayor Lauren Poe (At Large)
Commissioner Reina Saco (At Large)
Commissioner Gail Johnson (At Large)
Commissioner Gigi Simmons (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!

We're glad you're here. Please review the meeting process and how you can participate.

What is the Meeting Agenda? The City Commission makes policies and conducts the city's business in an open forum. The agenda is an outline of what will happen during the meeting. It includes the following sections:

Adoption of Consent Agenda (CA): The Consent Agenda is a group of business items that the Commission votes on together in one motion. These items are not discussed separately. The Commission may remove an item to discuss during the meeting or at a later meeting. This process saves time for discussing Regular Agenda items.

Adoption of Regular Agenda: The Commission approves the order of the Business Discussion (**BD**) items on the Regular Agenda. The Commission may re-order or remove discussion items.

The **(B)** after an item's title means that there are materials, called Backup, in support of the item. Click the links on the agenda to view the documents. An **(NB)** after an item's title means there are no Backup materials for the item.

How to Share Your Opinion. Your opinion is important to the City Commission. There are multiple ways to give a public comment for the official meeting record. The options listed below may be offered during this meeting. Please see the city's [Public Meeting Calendar](#) for full details on public comment opportunities.

Submit Written Public Comment: You may write a public comment on any City Commission Meeting agenda item. Visit our website, www.cityofgainesville.org, and go to the "Agendas & Minutes" tab. Click on the "eComment" link in the right-hand column. Written comment opens when the agenda is published the Friday before the meeting and closes one (1) hour before the start of the meeting. Your comments will be sent to the City Commissioners and added to the official record.

Speak at a Public Meeting: Any member of the public may sign up to speak at a City Commission meeting. Visit our website, www.cityofgainesville.org, and go to the "Agendas & Minutes" tab on our website. Click on the "eComment" link in the right-hand column and register to speak on a specific agenda item. Online registration closes one (1) hour before the meeting is called to order. You may also register on the sign-up sheet in the Auditorium before the meeting begins. Speakers will be called to the podium by name and should address their comments to the Chair of the meeting, usually the Mayor. There are two types of public comment during Commission Meetings:

General Public Comment: The public is invited to speak to the Commission for three (3) minutes about any topic, as long as it is not on the Agenda. This is an opportunity to bring up new ideas or issues to the Commission. Each person may speak during one comment period: at the start of the 1pm session, at the start of the 5:30pm session, or at the end of the meeting. The Commission will not discuss or make decisions on ideas presented during this time. Comments may be referred to city staff for follow up.

Public Comment on Agenda Items: The Commission may take public comment on specific agenda items during discussion. Speakers may have three (3) minutes and comments must relate to the agenda item.

Early Public Comment: During Early Public Comment, community members may speak on agenda items without waiting for the item to be called during the meeting. Speaking at Early Public Comment waives the right to speak later during the meeting. Members of the public may speak for three (3) minutes on one agenda item or five (5) minutes on two or more items. Speakers should begin their comments by announcing which items they are addressing so the timeclock can be set properly.

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.

1:00pm - CALL TO ORDER - Afternoon 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 CONSENT AGENDA (CA) - GRU, General Government, Audit & Finance Committee and General Policy Committee Items****CA-1 [200862.](#) Approval of Minutes from the February 15, February 17 and February 18, 2021 City Commission Meetings (B)**

RECOMMENDATION *The City Commission approve the minutes from February 15, February 17 and February 18, 2021.*

[200862 February 15, 2021 Minutes 20210304](#)

[200862 February 17, 2021 Minutes 20210304](#)

[200862 February 18, 2021 Minutes 20210304](#)

CA-2 [200893.](#) Joint City Commission/CRA Advisory Board Workshop - CRA Advisory Board Annual Report (NB)

RECOMMENDATION *The City Commission approve a Joint City Commission/CRA Advisory Board Workshop scheduled for April 7, 2021 at 5:30 PM.*

CA-3 [200898.](#) Public Comment Services Award Recommendation (B)

This item requests the City Commission authorize the City Clerk or designee to enter into a contract with Kearns & West, Inc. to provide public comment services for meetings of the City Commission and its advisory boards and committees.

Explanation: On November 23, 2020, the City of Gainesville solicited a Request for Proposal (CCLK-210011-MS) for services to facilitate live public comment during the City of Gainesville's public meetings. The services will provide teleconference technology that integrates with the City's physical and virtual meeting systems; and screening and moderation of

phone calls from members of the public participating in certain City meetings. The City will be able to request service as needed for regularly scheduled public board meetings and additional meetings as needed.

Two companies submitted responses. In non-ranked order, they were:

CherryRoad Technologies, Inc.
Kearns & West, Inc.

Using the City's Professional and Other Services Evaluation Handbook, the team selected two companies to provide presentations in February 2021. Subsequent to the presentations, Kearns & West, Inc. was ranked first and CherryRoad Technologies, Inc. was ranked second. Staff recommend awarding the contract to Kearns & West, Inc.

Fiscal Note: The bid award amount proposed by Kearns & West, Inc. is \$195,175.00 annually.

Emergency funding under the CARES Act currently pays for this service. When these funds are no longer available to cover the expenditures, this will be a recurring General Fund expenditure until determined it is not needed.

RECOMMENDATION

The City Commission: 1) approve the selection of Kearns & West, Inc.; and 2) authorize the City Clerk to execute the contract subject to the approval of the City Attorney as to form and legality.

[200898 Bid document 20210304.pdf](#)

[200898_RFP Submittal Response CherryRoad_20210304.pdf](#)

[200898 Gainesville Response CherryRoad_20210304.pdf](#)

[200898 Public Award Notice_20210304.pdf](#)

[200898 Kearns and West oral presentation_20210304.pdf](#)

[200898 Kearns & West_20210304.pdf](#)

[200898 Award Rec Public Comment Services_20210304.pdf](#)

[200898_cherryroad oral presentation_20210304.pdf](#)

[200898_Evaluation Summary - Written and Technical_20210304.pdf](#)

CA-4 [200892.](#)

Richard Velez, as Personal Representative of the Estate of Juan Ramon Velez Caraballo v. City of Gainesville; Case No. 2020-CA-3302; Eighth Judicial Circuit, in and for Alachua County, Florida. (NB)

Explanation: On March 17, 2020, 77 year-old Juan Ramon Velez Caraballo was crossing Southwest 34th Street on foot when struck by a Regional Transit System bus traveling south. The incident occurred around 6:30 p.m. near the intersection of Southwest 24th Ave., which is an unsignalized

intersection. Mr. Velez Caraballo stepped from the curb near a Kwik Stop and crossed two lanes of traffic into the path of the bus which was traveling in the inside lane. There is no crosswalk at this location. The bus driver activated his horn and applied heavy braking but was unable to stop before impact. A passenger vehicle was traveling alongside the bus in the far right lane of Southwest 34th Street and was able to stop in time to avoid impact. Mr. Velez Caraballo was transported by ambulance to Shands Hospital where he later died as a result of his injuries.

The Estate of Mr. Velez Caraballo has brought suit for wrongful death, and a surviving son claims loss of consortium. The City Attorney's Office and Risk Management Department conducted a thorough evaluation and investigation of this lawsuit. Per the application of Florida's limited waiver of sovereign immunity contained in section 768.28, Florida Statutes, the City's liability and authority to settle claims such as this is limited to \$200,000 per person and \$300,000 per incident. A negotiated settlement was achieved, wherein representatives for the City agreed to recommend a settlement in the amount of \$165,000 subject to the approval of the City Commission of the City of Gainesville, and in exchange the Estate of Velez Caraballo and all surviving claimants will provide a full and complete Release to the City including waiving the pursuit of a claims bill to the Legislature. It is the recommendation of the City Attorney's Office and the Risk Management Department that the case be settled for that amount.

Fiscal Note: Funds are available in the City's General Insurance Fund.

RECOMMENDATION

The City Commission 1) approve the terms of the negotiated settlement agreement; and 2) authorize the City Attorney to settle the claim of Richard Velez arising from an accident that occurred on or about March 17, 2020.

CA-5 [180361](#).

Advanced Metering Infrastructure (AMI) (B)

Explanation: GRU staff presented this item at the January 14, 2021 Utility Advisory Board meeting and recommendations were unanimously approved.

Staff then presented the item at the January 21, 2021 City Commission meeting and requested that the Commission approve the Advanced Metering Infrastructure (AMI) project. The Commission asked staff to provide additional information and voted to continue the item to the February 4, 2021 meeting.

Staff returned to present the additional information at the February 4, 2021 City Commission meeting and the following recommendations were unanimously approved.

- Authorize the General Manager or his designee to negotiate and execute a Master Agreement with Itron for a term of 21 years that includes the purchase of the metering assets, network infrastructure,

software licenses, professional services to implement the project and the provision of ongoing software as a service for the hosting and ongoing maintenance of the software in a secure cloud. The Master Agreement set of documents includes SaaS, SOW, Order Document and MSA, which are all subject to approval by the City Attorney as to form and legality. (Previously Approved on 2/4/2021)

· Authorize the General Manager or his designee to negotiate and execute an agreement with Aclara SGS for the installation of Smart Meters for the AMI solution. The agreement and SOW are subject to approval by the City Attorney as to form and legality. (Previously Approved on 2/4/2021)

Subsequent to receiving the requested approval, GRU realized that an additional contract that is necessary to complete the integration work was omitted from the previous recommendations, so staff returns to request that approval. This contract recommendation has no additional financial impact to the project, as it was included in the Cost Benefit Schedule 20210204 under System Integration (Util-Assist).

Util-Assist's professional services team guides electric, water and gas utilities through large-scale projects with end-to-end services and leading-edge technology. Util-Assist was selected as the lead consultant on the project in 2018 to assist with the ITN's and the contract negotiations. They have extensive knowledge into how we conduct business and have worked with GRU on other system implementations. It would be integral to have Util-Assist continue through the project with familiar resources and expertise. With their extensive industry knowledge, both utilities and AMI, coupled with their familiarity with GRU operations, GRU staff, and the intricacies of GRU's agreements with Itron and Aclara, they are uniquely positioned to assist GRU with its AMI implementation.

Fiscal Note: No additional financial impact, as the costs were included in the fiscal note presented on February 4, 2021.

RECOMMENDATION

Authorize the General Manager or his designee to negotiate and execute an agreement with Util-Assist to provide integration and project support for the AMI solution, subject to approval by the City Attorney as to form and legality.

Legislative History

1/21/21	City Commission	Approved, as shown above
2/4/21	City Commission	Approved as Recommended

[180361 AMI ITN Update - UAB 20180913](#)
[180361 AMI Presentation 20210114](#)
[180361 AMI Cost Benefit Schedules 20210204](#)
[180361 CIS AMI Rate Impact 20210204](#)
[180361 GM communications 20210204](#)
[180361 Leidos Business Case 20210204](#)
[180361 Leidos Business Case Summary 20210204](#)
[180361 Utiliworks Study 20210204](#)
[180361 Util-assist Proposal 20210304](#)

CA-6 [180555.](#)

Request for the City Commission to Allocate Funds from the Wild Spaces & Public Places Unappropriated Fund Balance for a List of Projects that will Kick off in 2021 and Approve Forest Park as a Wild Spaces & Public Places Project (B)

Explanation: In November 2012, the City Commission approved the Parks, Recreation and Cultural Affairs Vision 2020 Master Plan. During 2013 to 2015, citizens and staff worked together on the development of a specific list of projects referenced in the Master Plan. On February 18, 2016, the City Commission approved a list of 99 Wild Spaces & Public Places (WSPP) potential projects and the prioritized list of projects with cost estimates. The Voter Referendum on Wild Spaces and Public Places passed on November 8, 2016 and the collection of the one-half cent sales tax began on January 1, 2017, and will continue through December 31, 2024. It is expected to generate over \$60M in revenue to the City.

At the time of passage, Forest Park was owned and managed by Alachua County and was not included on the list of 99 WSPP potential projects. In November 2017, the park was transferred to the City. According to ParkServe there are 2,741 people who live within a 10 minute walk of Forest Park. This request is to formally add Forest Park to the list of 99 potential WSPP projects.

At the General Policy Committee meeting on January 14, 2021, the Committee heard a presentation from staff on proposed WSPP projects to kick off in 2021, as outlined in the "WSPP Projects to Kick-off in 2021" spreadsheet. A follow up discussion on an outdoor event center in Gainesville, Tom Petty Park and Glen Springs took place at the General Policy Committee meeting on February 25, 2021.

Strategic Connection: This item is connected to Goal 3: A Great Place to Live and Experience and is a high priority.

Fiscal Note: The Wild Spaces Public Places sales tax was approved by voters for eight years and is expected to generate over \$60M in revenue to the City. This agenda item requests approval for spending \$14,880,000.

Some projects will have associated operation and maintenance expenses. These expenses will be further defined during project planning and design and will be brought before the City Commission during scheduled WSPP project update meetings and construction bid awards.

RECOMMENDATION

The City Commission approve the addition of Forest Park to the list of potential WSPP projects and approve the allocation of \$14,880,000 of Wild Spaces & Public Places revenues towards projects as defined within the "WSPP Projects to Kick-off in 2021" spreadsheet.

Legislative History

11/15/18	City Commission	Referred to the General Policy Committee
1/10/19	General Policy Committee	Approved, as shown above
4/11/19	General Policy Committee	Approved, as shown above
5/16/19	City Commission	Approved, as shown above
6/6/19	City Commission	Approved as Recommended
7/18/19	City Commission	Approved as Recommended
8/22/19	General Policy Committee	Approved, as shown above
10/3/19	City Commission	Approved as Recommended
11/7/19	City Commission	Approved, as shown above
3/12/20	General Policy Committee	Discussed
1/14/21	General Policy Committee	Heard

[180555VV_WSPP Slides January 14, 2021 GPC Meeting_20210114](#)

[180555WW_PRCA Priorities WSPP 21-24_20210114](#)

[180555XX_Gantt Chart WSPP 21-24_20210114](#)

[180555YY_List of 99 WSPP Projects 2016_20210304](#)

[180555ZZ_WSPP Projects to Kick-off in 2021_20210304](#)

[180555AAA_WSPP Slides from GPC Meeting_20210304](#)

CA-7 [200843.](#)

Application for Disability Retirement Kenneth Glenn Corbett (B)

This item request approval of the Disability Retirement application of Power Plant Mechanic Journeyman for Energy Supply.

Explanation: A meeting of the Disability Review Committee was conducted on Tuesday, February 9, 2021 to review the application for disability retirement of Power Plant Mechanic Journeyman. His relevant medical information was reviewed by the Plan's third party administrator and they

determined that Mr. Corbett is unable to perform the job duties as a Power Plant Mechanic Journeyman for the City of Gainesville. This is the standard for approving a disability retirement under the General Employee's Pension Plan. In reviewing the application and supporting information from his physician, it is the recommendation of the Disability Review Committee that the Board of Trustees of the Plan approves the application.

Fiscal Note: Mr. Corbett's out-of-line-of duty pension benefit is \$1,570.98 before Social Security Offsets and will be paid out of the City of Gainesville Employee's Pension Plan. The benefit is gross of any offsets associated with collateral income as required by the Plan. If Mr. Corbett should receive collateral employer provided benefit income, those offsets will be taken from the monthly benefit.

RECOMMENDATION

The Board of Trustees of the City of Gainesville Employee's Pension Plan approve the disability retirement of Kenneth Glenn Corbett retro-active to February 1, 2021.

[200843 Corbett, Kenneth Disability Application Approved 200304](#)

CA-8 [200844.](#)

Human Resources Policy L-3: Paid Time Off Leave System (B)

Explanation: As a result of collective bargaining, the City and its two law enforcement bargaining units (Fraternal Order of Police and Police Benevolent Association) agreed to and implemented a voluntary transition from the legacy Vacation/Sick leave system to the Paid Time Off (PTO) leave system. Part of those provisions carried forward the officers' option of selling back up to 70 hours of PTO annually.

In order that the policy covering command staff align with the contractual provisions covering rank and file, staff recommends permitting the same 70 hour maximum annual sell back option for non-represented ranks (e.g. Captain, Chief Inspector, Assistant Chief, Chief). In addition to equity across ranks, this change would remove any leave system related disincentive for promoting to a command staff rank.

In addition, current policy provides that annual sell back of PTO is limited to the pay period nearest the employee's anniversary date. The Police Benevolent Association collective bargaining agreement permits sell back at any one time during the fiscal year. The proposed changes include a modification that would permit any PTO participant the ability to sell back leave one time during the fiscal year.

Fiscal Note: The maximum incremental cost associated with the proposed change is \$13,590 per year, and assumes all eligible command staff members sell back the maximum 70 hours.

RECOMMENDATION

Approve revision to Human Resources Policy L-3: Paid Time Off Leave System.

[200844_L-3 Paid Time Off Leave System_20210304](#)

CA-9 [200867.](#) **Request for Proposal (RFP) Broadband Business Plan Strategy (B)**

Explanation: On July 16, 2020, the City Commission requested city staff to look at the previous broadband feasibility study and see how to make the city broadband project more achievable. During the discussion, the City Commission wanted to address the issues with low-quality broadband, costs of broadband, and the digital divide.

To that end, staff prepared a Request for Proposal (RFP) that was released by the City's Purchasing Division on 11/04/2020. A diverse staff evaluation team reviewed proposals from two (2) entities submitted consistent with the City's procurement regimen. The number one ranked firm Magellan Advisors, LLC has prior experience working on similar projects across Florida. The City of Lakeland, FL, City of Clermont, FL, and seven other Florida cities and towns. Magellan Advisors, LLC also had an engaging and mature approach to Digital Inclusion Strategy. It includes surveying the local population to determine issues and engaging city leaders and stakeholders to identify new opportunities and programs to build and implement a Broad digital inclusion plan across the City. Staff ranked the two firms:

1) Magellan Advisors, LLC

2) Tilson

Fiscal Note: The bid award amount proposed by Magellan Advisors, LLC is \$145,400. Funding of \$49,886.52 has been identified from fund 990-9901 (Broadband Feasibility Study funding) and \$95,513.48 has been identified from fund 511-M182 (Broadband Costs).

RECOMMENDATION

The City Commission: 1) approve the selection of Magellan Advisors, LLC 2) authorize the City Manager or designee to negotiate a contract and any related documents with Magellan Advisors. Subject to approval from the City Attorney as to form and legality; and, 3) return to the City Commission for final review and approval of the contract.

[200867A 11-210005-RFP-ITDX-Broadband Business Plan Strategy 20210304](#)

[200867B 12-210005-Addendum 1-Broadband 20210304](#)

[200867C 13-210005-Bid Record 20210304](#)

[200867D 14-210005-Tilson Submittal 20210304](#)

[200867E 15-210005-Magellan Advisors RFP Submittal 20210304](#)

[200867J 16-210005-Magellan Oral Presentation 20210304](#)

[200867K 17-210005-Tilson-Oral Presentation 20210304](#)

[200867O 18-210005-Eval Summary-Procurement 20210304](#)

[200867P 19-210005-Department Award Recommendation 20210304](#)

[200867Q 20-210005-Recommendation of Award 20210304](#)

CA-10 [200871.](#)

Approval of Perpetual Easement (B)

This item involves the City Commission granting a Perpetual Easement to the Florida Department of Transportation

Explanation: The Florida Department of Transportation (FDOT) has an upcoming project for the construction of a traffic signal update at State Road 24 (Archer Road) at Southwest 23rd Terrace.

The perpetual easement grants the rights to FDOT for constructing and maintaining traffic signalization equipment, including, but not limited to strain pole assemblies, pedestals, pull boxes, conduit, and controller cabinet and to enhance traffic flow and safety within the surrounding area within the intersection.

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

RECOMMENDATION

The City Commission: 1) grant the land rights to the FDOT for the Archer Road/SW 23rd Terrace project as detailed; and 2) authorize the Mayor to execute and the City Clerk to attest the perpetual easement to the FDOT, subject to the City Attorney's Office as to form and legality.

[200871.A P801.1 City of Gainesville FL 20210304](#)

[200871.B P801 Sketch 20210304](#)

CA-11 [200890.](#)

Request for Proposal (RFP) City of Gainesville Disparity Study (B)

This item involves a request for the City Commission to approve the staff ranking of proposals relating to the City of Gainesville's Disparity Study.

AGENDA UPDATE - ADDED ITEM

Explanation: The City of Gainesville is seeking to ensure equity in its procurement. The City currently operates a small business program that includes outreach, training, education, direct solicitation of bids, and price preferences for certified small businesses. The City's Procurement department released a Request for Proposal (RFP) on December 3, 2020, with the intent to select a qualified firm to provide professional services in conducting a disparity study. The selected firm will be responsible for assisting the City with assessing whether there are disparities between the utilization of minority- and women-owned businesses (MBEs and WBEs) in City procurement and the availability of MBE/WBEs even with the small business program in place.

Fiscal Note: Funds were reserved from the Office of Equity and Inclusion Budget in the amount of \$300,000. The total cost for the study is \$298,550

RECOMMENDATION *The City Commission: 1) approve staff's recommended ranking of the firms; and, 2) authorize the Office of Equity and Inclusion designee to negotiate and execute a contract and any related documents with Griffin & Strong P.C. subject to approval from the City Attorney as to form and legality.*

- [200890 Award Public Notice 20210304- Notification.pdf](#)
- [200890 Ranking Evaluation 20210304.pdf](#)
- [200890 RFP Submittal Response \(Griffin and Strong\) 20210304.pdf](#)
- [200890 RFP Submittal Response 20210304 \(MGT\).pdf](#)
- [200890 Strong 20210304.pdf](#)

CA-12 [200718.](#) **Advisory Board and Committee Annual Reports (B)**

Explanation: At the September 17, 2020 meeting the Commission moved to request annual reports from all Advisory Boards and Committees.

In accordance with the motion, the reports in the backup have been compiled. The City Clerks' Office will continue working with the Advisory Boards and Committees to submit outstanding reports.

Fiscal Note: N/A

RECOMMENDATION *The City Commission receive and review the advisory board and committee annual reports and hear a presentation.*

Legislative History

1/21/21	City Commission	Approved as Recommended
1/28/21	General Policy Committee	Heard

2/11/21 General Policy Committee Heard
 2/18/21 City Commission Approved, as shown above

[200718_Final to Chair DRB Annual Report Presentation_20210218.pdf](#)

[200718_BPAB_AnnualReport2019_2020 a_20210304](#)

[200718_GCRA Advisory Board 2020 Annual Report a_20210304](#)

[200718_FY20 PRC Annual Report a_20210304](#)

ADOPTION OF REGULAR AGENDA

GENERAL PUBLIC COMMENT - Members of the public may speak for up to three (3) minutes per meeting on any item not on the agenda.

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

BD-1 [200865](#) Request for Proposal Staff Ranking City of Gainesville, FL-Affordable Housing Property Donation Pilot Program (B)

This item involves a request for the City Commission to approve staff's ranking and recommendation for a proposal associated with the City of Gainesville, FL-Affordable Housing Property Donation Pilot Program.

Explanation: On November 16, 2020, the City's Procurement Division issued a Request for Proposal (RFP) with the intent to select a nonprofit affordable housing developer to receive a donation of twelve (12) City owned lots and develop those lots with affordable owner-occupied homes for income eligible households.

Generally, the lots are located in the Duval Heights Area of Northeast Gainesville, along NE 9th Avenue, near NE 16th Terrace and NE 17th Street. The RFP requires the nonprofit organization to sell the homes and move the households in, within two (2) years of receiving the lots.

Only one (1) organization, Alachua Habitat for Humanity, Inc. (AHFH), submitted a response to the City by the RFP required date of January 14, 2021. The Procurement Division reviewed the proposal and determined that it was consistent with the City's procurement procedures. Then a staff evaluation team consisting of representatives from the Housing and Community Development (HCD) Division, the Office of Equity and Inclusion, the Public Works Department, and the Department of Sustainable Development reviewed, evaluated, and discussed the proposal. Based on that evaluation, the evaluation team determined that the proposal meets the City's needs and requirements as described in the RFP; and that the proposer has the experience and resources to

implement the proposal. The evaluation team recommends that the City begin negotiations with AHFH to donate the subject properties to AHFH for the development and sale of affordable housing to income eligible households.

As part of this project, the City will install a new road. Currently, NE 9th Avenue, between NE 16th Terrace and NE 17th Drive is not built, although the City does own the right-of-way. That segment of road is needed to provide convenient access to at least five (5) of the subject properties. In support of this project, the City has budgeted \$240,000 in Gainesville Community Reinvestment Agency Department (GCRAD) funds to construct enough of that portion of NE 9th Avenue to provide the needed access. Due to the addition of new impervious surface associated with the new road, the City will be required to construct a new stormwater management facility to prevent flooding. Originally, the City hoped to purchase a vacant privately owned lot located nearby. However, the City and the property owner were not able to reach an agreement. Therefore, the City will move the location of the stormwater management facility to one or two of the lots originally planned to be donated to the developer. As a result, the number of donated lots will be reduced based on the property needed for the stormwater facility (attached for reference is a map of the lots that may be impacted by the relocation of the stormwater facility). Public Works staff will coordinate the development of the road construction project with the development of the new homes.

In addition to donating the lots and constructing the road for no cost to AHFH, the City is reserving funding that will be structured as a developer/home buyer subsidy to ensure that the lots will be affordable to income eligible first-time home buyers.

Strategic Connection:

This item is connected to Goal 3: A Great Place to Live and Experience in the City's Strategic Plan and is a high priority item.

Fiscal Note: Funds have been reserved from the GCRA budget in the amount of \$240,000 to construct a portion of NE 9th Avenue. Additionally, funds have been identified from the proposed ConnectFree budget in the amount of \$228,000 and from the SHIP budget in the amount of \$47,000 to make available homebuyer and developer subsidies.

RECOMMENDATION

The City Commission: 1) approve staff finding that the proposal meets the City's needs and requirements as described in the Request for Proposals; and that the proposer has the experience and resources to implement the proposal; 2) authorize the City Manager or designee to negotiate a contract with Alachua Habitat for Humanity for the development and sale of affordable housing to income eligible households, subject to approval from the City Attorney as to form and legality; and 3) authorize the City Manager or designee to execute the

contract and any related documents, subject to approval from the City Attorney as to form and legality.

[200865A_Map_20210304](#)

[200865B_Land_Donation_RFP_20210304](#)

[200865C_RFP_Addendum_20210304](#)

[200865D_Alachua_Habitat_Submittal_20210304](#)

[200865E_Evaluation_Form_20210304](#)

[200865G_Proposed_Stormwater_Parcel_Map_20210304](#)

BD-2 [200870.](#)

Approval of Surplus Property List (B)

This item involves City Commission approval of a listing of proposed surplus and escheated properties for future disposition.

Explanation: On May 21, 2020 the City revised the previously adopted Real Property Policies under Resolution No. 191223. The policy states that the City Commission is tasked with reviewing a list of proposed surplus and escheated properties and determining which of the properties are surplus and approved for donation so that disposition may take place.

The City's policy dictates that the foremost goal of disposition of these properties shall support the City's housing goals, including the provision of permanent affordable housing, neighborhood enhancement and stabilization, infill development, and mitigation of the impacts on vulnerable communities from gentrification and displacement.

The Department of Sustainable Development will determine the properties that are suitable for development as single-family or multi-family/mixed-use affordable housing based on such factors as a lot's zoning designation, size, shape, configuration, and known environmental issues.

Escheated properties that are deemed surplus by the Commission, per the mechanism in the policy, are donated to nonprofit housing organizations (NHO's) that conduct business in the City of Gainesville and are capable of constructing permanent housing. A reverter clause is included in the deed language so that if homes are not constructed within the designated time period (usually two years), then the City regains all rights of possession of the property.

Currently, Alachua Habitat for Humanity, Inc. holds deeds for two City properties with expired reverter clauses. One property (TP# 11235-010-000) is on target for being granted a Certificate of Occupancy in approximately one month. Construction on the other property (TP# 11317-000-000) is slated to begin in 2022. Staff asks for a two year

extension for these projects though clearly the former will be completed before the new expiration, if granted.

In general, when disposition occurs the property is sold "As-Is" and all closing costs, including due diligence, are paid by the Buyer.

When multi-family/mixed-use property is disposed of in the affordable housing context, a restriction is placed so that a certain amount or percentage of housing development on the property shall be permanent affordable housing and ensured to be permanently affordable under the condition of legal mechanisms as determined and approved by the City Attorney's Office.

Fiscal Note: There is no known fiscal note associated with this item at this time.

RECOMMENDATION

The City Commission: 1) approve the Resolution declaring the City property, as further described in Exhibits A and B, as surplus; and 2) approve donation of the escheated parcels to NHO's; and 3) extend the expired reverter clause for two years on two Alachua Habitat for Humanity, Inc. parcels; and 4) authorize the Mayor to execute, and the Clerk to attest the Resolution, subject to review and approval of the City Attorney's Office as to form and legality.

[200870.A KEY REPORT PROPOSED SURPLUS PROPERTIES-Rev 2021](#)
[200870.B Northeast-KEY REPORT PROPOSED SURPLUS PROPERTIES](#)
[200870.C Northwest-KEY REPORT PROPOSED SURPLUS PROPERTIES](#)
[200870.D Southeast-KEY REPORT PROPOSED SURPLUS PROPERTIES](#)
[200870.E Southwest-KEY REPORT PROPOSED SURPLUS PROPERTIES](#)
[200870.F potential surplus properties for housing mapping 20210304](#)
[200870.G potential surplus properties for housing subset map 1 20210304](#)
[200870.H potential surplus properties for housing subset map 2 20210304](#)
[200870.I potential surplus properties for housing subset map 20210304](#)
[200870.L escheated properties for housing mapping 20210304](#)
[200870.M escheated properties for housing subset map 1 20210304](#)
[200870.N escheated properties for housing subset map 2 20210304](#)
[200870.O escheated properties for housing subset map 3 20210304](#)
[200870.P KEY REPORT ESCHEATED PROPERTIES 20210304](#)
[200870.Q Northeast-KEY REPORT ESCHEATED PROPERTIES 20210304](#)
[200870.R Northwest-KEY REPORT ESCHEATED PROPERTIES 20210304](#)
[200870.S Southeast-KEY REPORT ESCHEATED PROPERTIES 20210304](#)
[200870.T public vacant parcel map 20210225 overview 20210304](#)
[200870.U public vacant parcel map 20210225 NW quad 20210304](#)
[200870.V public vacant parcel map 20210225 NE quad 20210304](#)
[200870.W public vacant parcel map 20210225 SE quad 20210304](#)
[200870.X public vacant parcel map 20210225 SW quad 20210304](#)
[200870.Y GRU Surplus Property Map 20210304](#)
[200870.Z GRU-KEY REPORT PROPOSED PROPERTIES 20210304](#)
[200870.AA RESOLUTION to Declare Properties as Surplus 20210304](#)
[200870.BB Resolution- Revised Real Property Policy- May 2020 20210304](#)

BD-3 [200924.](#)

Commissioner Gail Johnson - Support for Resolution Against Union Busting Bill (B)

AGENDA UPDATE - ADDED ITEM

Explanation: This is a Resolution Opposing Unfunded Mandate and Anti-Worker Bills SB 78/HB 947.

RECOMMENDATION

The City Commission discuss and take action deemed necessary.

[200924_C-Johnson Resolution Against Union Busting Revised 20210304.pdf](#)

CC COMMISSION COMMENT

PLEDGE OF ALLEGIANCE**PR PROCLAMATIONS/SPECIAL RECOGNITIONS (PR)**

PR-1 [200901.](#) **Women's History Month March, 2021 (B)**
RECOMMENDATION *TBD to accept proclamation.*
[200901 Proclamation Women's History Month 20210304](#)

PR-2 [200911.](#) **Mrs. Angela Terrell Day March 9, 2021 (B)**
AGENDA UPDATE - ADDED ITEM
RECOMMENDATION *Mrs. Angela Terrell to accept proclamation.*
[200911 Proclamation Ms. Terrell Day 20210304](#)

RE RESOLUTIONS - ROLL CALL REQUIRED (RE)

RE-1 [200859.](#) **Public Hearing and Resolution for the Regional Transit System (RTS)
Program of Projects (POP) FY 2021 (B)**

This item is a request to accept comments at a Public Hearing on the Regional Transit System Program of Projects (POP) FY 2021, and adopt a Resolution authorizing the filing of grant applications with the Federal Transit Administration and Florida Department of Transportation.

Explanation: In order to remain eligible for federal and state funding, the Regional Transit System (RTS) is required annually to submit a Program of Projects (POP) to the Federal Transit Administration and a budget application for capital and operating projects to the Florida Department of Transportation. The application processes require notice to the public to provide opportunity for comment and input. The POP was published in the Gainesville Sun on February 24, 2021, encouraging anyone to contact RTS with any questions or comments. Comments may also be made at the public hearing during this public hearing at the City Commission meeting. RTS ensures that the final POP incorporates modifications based on input during the public comment opportunities.

Fiscal Note: The revenue for the Program of Projects of \$70,629,955 is included in the Transportation Improvement Program approved by the Metropolitan Transportation Planning Organization.

RECOMMENDATION

The City Commission: 1) accept comments at a Public Hearing on the Regional Transit System Program of Projects for FY 2021; and 2) adopt the Resolution authorizing the Regional Transit System to file grant applications with the Federal Transit Administration and Florida Department of Transportation as outlined in the Program of Projects for FY 2021.

[200859A_Draft FY21 POP Resolution_20210304](#)

[200859B_Draft FY21 Program of Projects_20210304](#)

RE-2 [200900.](#)

Sister City Relationship Between The City of Duhok, Republic of Iraq, Kurdistan Region and The City of Gainesville (B)

A Resolution of the City Commission of the City of Gainesville, Florida recognizing the City of Duhok, Republic of Iraq, Kurdistan Region as a Sister City of the City of Gainesville, Florida, U.S.A.; and providing an immediate effective date.

Explanation: The City of Gainesville, formally recognized the City of Duhok as a Sister City by adoption of Resolution No. 060507 on September 25, 2006 and execution of an Agreement for the Establishment of Sister Cities Relationship between the City of Duhok and the City of Gainesville; however, the Governor of the City of Duhok in recent communications with the Mayor of the City of Gainesville now requests that their respective cities again recognize and renew their Sister Cities relationship by adoption of another Resolution and execution of another agreement.

RECOMMENDATION

The City Commission adopt the proposed resolution.

[200900_Resolution City of Duhok, Republic of Iraq, Kurdistan_20210304](#)

PUBLIC HEARINGS (PH)

RE-3 [200650.](#)

Amend the Land Development Code to Modify Requirements for Neighborhood Workshop and Public Notification and Revise Elements of the Development Review Process (B)

Petition PB-20-159 TCH. City of Gainesville. Text amendment to the Land Development Code to modify requirements for neighborhood workshop and public notification and revise elements of the development review process.

Explanation: This petition requests to amend Article III, Division 1 and Division 9 of the Land Development Code to enhance existing processes and require additional information to be submitted as part of the Neighborhood Workshop process.

Every application that requires board approval, including future land use map changes, re-zonings, special use permits, as well as subdivisions and development plans which do not require board approval, must first hold a neighborhood workshop and shall include in the application a written record of such meeting.

The proposed amendments would require a more robust public participation process which would not only include additional requirements for neighborhood workshops, but would also require submittal of a Public Participation Report documenting the results of the public participation effort.

Proposed changes were considered at the October 22, 2020, January 4, 2021, and January 28, 2021 Plan Board meetings. The Board approved the proposed changes unanimously along with a proposed revision to Division 9 to add mandatory review of Major Development Plans by the City's Development Review Board. These plans are currently being reviewed administratively by staff in various departments in the City.

Strategic Connection

Goal 1 of the City Commission's Strategic Plan concerns making Gainesville a great place to live and experience. Land Development Code updates are a high priority for FY 21.

Fiscal Note: None.

RECOMMENDATION

Staff to City Plan Board - Approve Petition PB-20-159 TCH.

Plan Board to Commission - Approved Petition PB-20-159 TCH with the proposed revisions.

[200650_Neighborhood_workshop_Amendments_DRAFT](#)

[200650A_CodeChangeinfo_Neighborhood_workshop_notification_20210304](#)

[200650B_Final_Sec._30_3.7._Neighborhood_workshop_Amendments_CCOM](#)

[200650C_TCH_Neighborhood_Workshop_Presentation_20210304](#)

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

SR-1 [200440.](#) **Quasi-Judicial - Planned Development Amendment - Alachua Health Services Stillpoint (B)**

Ordinance No. 200440

An ordinance of the City of Gainesville, Florida, amending Ordinance No. 080565 commonly known as "Alachua Health Services Stillpoint" Planned

Development located in the vicinity of 2730 NW 39th Avenue to allow for a 30 bed assisted living facility (ALF) and other permitted uses with certain conditions, as more specifically described in this ordinance; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: STAFF REPORT

This ordinance will amend an existing Planned Development (PD) known as the Alachua Health Services Stillpoint, by amending Ordinance No. 080565 which was adopted by the City in 2009. Adoption of the ordinance in 2009 allowed for the medical office uses that exist there today which include services from acupuncturists, massage therapists, herbalists, psychotherapists, physical therapists, and chiropractic. This amendment will allow for the property to be used as a 30-bed assisted living facility (ALF) with two phases of development; medical and dental offices; or research development and testing facilities. Phase 1 of the ALF development includes using existing space to accommodate 18 to 20 beds, and Phase 2 would add approximately 1,500 sq ft of new building area to accommodate 8-10 beds. The size of the facility will be governed by State of Florida guidelines for ALFs. The total building area allowed would increase from 3,505 sq ft to 5,000 sq ft. The intent is to provide an affordable living arrangement for elderly residents who receive federal government assistance.

At a public hearing on October 22, 2020, the City Plan Board voted to recommend approval of this Planned Development amendment. This ordinance requires two readings and will become effective immediately upon adoption.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

2/18/21 City Commission Adopted on First Reading (Ordinance)

[200440A_draft ordinance_20210218.pdf](#)

[200440B_PB-20-96_PDA_Staff_Presentation](#)

[200440C_PB-20-96_PDA_StillPoint_Applicant_Presentation](#)

[200440D_StaffReport_PB-20-96_PDA_20201022](#)

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

FR-1 [200586.](#) **Apprentice and Disadvantaged Worker Ordinance (B)**

Ordinance No. 200586

An ordinance of the City of Gainesville, Florida, amending the Code of

Ordinances to create a new Article XI titled "Purchasing Requirements for Certain City Construction Projects" in Chapter 2 - Administration, for the purpose of establishing requirements for certain contractors to employ apprentices and disadvantaged workers on city construction projects; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date

AGENDA UPDATE - CHANGED TEXT FILE

Explanation: The City Commission has previously expressed a desire to see city construction projects provide students enrolled in apprenticeship programs associated with the construction trades with the opportunity to gain valuable on-the-job training performing construction work. This experience will not only allow apprentices to hone their classroom-taught work skills, making them more employable in jobs that pay, in many instances, wages well above \$15/hour, it will also serve to support area apprenticeship programs and help increase the pool of available workers in an industry that is considered essential to the overall health of the local economy.

Additionally, the City Commission has previously expressed a desire to see city construction projects give local disadvantaged workers the opportunity to obtain useful work experience as well as employment in the construction industry. Gainful employment in the construction industry will not only enhance the work skills of disadvantaged workers, making them more employable in jobs that pay, in many instances, wages exceeding \$15/hour, it will also serve to increase the pool of available workers in an industry that is considered essential to the overall health of the local economy.

Additional legislative history regarding this ordinance can be found in Legistar legislative files numbered 180402, 200157 and 200585.

This ordinance requires two hearings and will become effective immediately; however, to allow time for education and implementation, it will apply to solicitations for construction projects issued by the City on or after July 1, 2021.

Strategic Connection: This item is connected to Goal 4: Resilient Local Economy in the City's Strategic Plan.

Fiscal Note: It is unknown at this time whether, or by how much, this will increase the price of bids received by the City for construction projects.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

12/10/20	General Policy Committee	Continued
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1/14/21 General Policy Approved, as shown above
 Committee

[200586_Apprenticeship Ordinance 2020-12-03_20201210.pdf](#)

[200586A_draft ordinance_20210304](#)

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