

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Minutes - Final

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)

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CALL TO ORDER - 1:01 PM

Commissioner Ward arrived at 1:02 PM.

AGENDA STATEMENT

ROLL CALL

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

[200682.](#) **Attendance Affidavit (B)**

Need to click on Item Number for Attachment.

INVOCATION

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

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

Aye: 6 - Commissioner Johnson, Commissioner Hayes-Santos, Mayor Poe, Commissioner Saco, Commissioner Ward, and Mayor-Commissioner Pro Tem Arreola

Absent: 1 - Commissioner Simmons

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.*

Approved as Recommended

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.*

Approved as Recommended

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.

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.*

Approved as Recommended

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)**

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.*

Approved as Recommended

CA-5 [180361.](#) **Advanced Metering Infrastructure (AMI) (B)**

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.*

Approved as Recommended

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)**

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.*

Approved as Recommended

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.

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.

Approved as Recommended

CA-8 [200844.](#) **Human Resources Policy L-3: Paid Time Off Leave System (B)**

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

Approved as Recommended

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

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.*

Approved as Recommended

CA-10 [200871.](#) **Approval of Perpetual Easement (B)**

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

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.*

Approved as Recommended

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.

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.*

Approved as Recommended

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

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

Approved as Recommended

ADOPTION OF REGULAR AGENDA

Modifications: 1) File #200911 (Mrs. Angela Terrell Proclamation) - Added Item; 2) File #200586 (Apprentice and Disadvantaged Worker Ordinance) - Changed Text File; and 3) File #200924 (C/Johnson - Support for Resolution Against Union Busting Bill) - Added Item

Mark Goldstein and Jo Beaty spoke to the matter.

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

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

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

*Claire Polk
Jo Beaty
Debbie Martinez
Geraldine McMullen
Laretha Cleveland
Dorothy Rountree
Hattie Osgood
Bruce Frendall
Nathan Skop*

Ed Bielarski, GRU General Manager and Nicolle Shalley, City Attorney spoke to the Solar Farm planned for Archer, Florida.

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.

Lee Feldman, City Manager introduced.

John Wachtel, Neighborhood Planning Coordinator spoke to the matter.

Pastor from AME Church, Scott Winsler and Nathan Skop spoke to the matter.

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.

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

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

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.

Motion: 1) Authorize staff to dispose of the properties (pull out the model block properties from the surplus list); 2) Come back with a resolution at the April 1, 2021 meeting; and 3) Eligible for anyone that wishes to file an application for long-term housing.

Lee Feldman spoke to the matter.

Erik Bredfeldt, Economic Development and Innovation Director gave a presentation.

Kara Brecken, Land Rights Coordinator spoke to the matter.

Nathan Skop spoke to the matter.

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.

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

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

BD-3 [200924.](#)

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

Motion: 1) Mayor draft a letter regarding SB 78/HB 947 opposing unfunded mandate and anti-worker bills indicating that we authorize our lobbyists to work on behalf of preventing the passage of this bill; 2) Send a letter to all of our representative collective bargaining units throughout the city, encouraging them to sign on to this as well; and 3) Place resolution on the next meetings agenda.

Commissioner Johnson spoke to the matter.

Nathan Skop and Jeremiah Tattersall spoke to the matter.

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

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

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

CC COMMISSION COMMENT

Mayor Poe - 1) Bill limiting public utilities from securing their own infrastructure investments. Have senior management reach out to lobbyists to see what more we can do to express opposition.

Commissioner Hayes-Santos - Changes to Code of Silence to allow discussion of awards. Look at period of when rankings are being created by staff. Clerk to schedule a meeting on discussion of UF Fire Station #1.

Motion by Commissioner Hayes-Santos, seconded by Commissioner Ward: Get GRU/GG staff to look at Cone of Silence policy and best practices and report back with recommended changes. Motion passed 6-1. Mayor-Commissioner Pro Tem Arreola in dissent 2) Don't enforce our lobbying ordinance. Motion passed unanimously.

Commissioner Ward - Update on buffer zones for Bread of Roses Clinic. Lee Feldman and Chief Lonnie Scott spoke to the matter.

Commissioner Simmons - Update on pedestrian/safety accidents around Williston Road area and find out what we can do to reduce accidents.

Mayor-Commissioner Pro Tem Arreola - "Florida Not One More". Authorize City Manager to coordinate with them to help get authorization.

Recess - 3:39 PM

Reconve - 5:48 PM

PLEDGE OF ALLEGIANCE

PR PROCLAMATIONS/SPECIAL RECOGNITIONS (PR)

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

PR-2 [200911.](#) **Mrs. Angela Terrell Day March 9, 2021 (B)**
Angela Terrell accepted the proclamation.
RECOMMENDATION *Mrs. Angela Terrell to accept proclamation.*
 Heard

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.

Lee Feldman spoke to the matter.

Bruce Frendall spoke to the matter.

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.*

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

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

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.

Mayor Poe spoke to the matter.

RECOMMENDATION *The City Commission adopt the proposed resolution.*

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

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

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.

Motion by Commissioner Hayes-Santos: 1) Adopt the petition with the following changes - C1A that we clarify the people already getting noticed, people within 400 feet and other ones that city staff has said they should be as part of the notice category, just to clarify that; 2) Third section of that page make that broader, have it both good, neutral and negatives on it; 3) Remove the requirement to have board approval for major developments by right; and 4) Staff to look at the newspaper requirement to make it cheaper. Motion dies for lack of a second.

Motion by Mayor-Commissioner Pro Tem Arreola, seconded by Commissioner Johnson: 1) Accept public participation changes to the petition and that we require neighborhood workshops for all forms of development and also require board review on all forms of development to the Development Review Board. Motion failed 2-5. Mayor-Commissioner Pro Tem Arreola and Commissioner Johnson in affirmative.

Motion by Commissioner Hayes-Santos, seconded by Commissioner Simmons to continue this discussion to a future special meeting (staff provide data on costs, newspaper ads, etc). Motion passed 5-2. Mayor-Commissioner Pro Tem Arreola and Commissioner Johnson in dissent.

Motion by Commissioner Johnson, seconded by Commissioner Simmons: Staff from Sustainable Development provide information about the process for approval of major development projects in similar Florida municipalities. Motion passed unanimously.

Motion by Commissioner Hayes-Santos, seconded by Commissioner Saco: Ask staff to bring back what are the best practices for development review to help create or lower the cost of housing. Motion passed 6-1. Commissioner Johnson in dissent.

Andrew Persons, Interim Director of Sustainable Development spoke to the matter.

Brittany McMullen, Planner IV gave a presentation.

Nicolle Shalley spoke to the matter.

Gerry Dedenbach and Patricia Boyes spoke to the matter.

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.

Approved as shown above.

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.

RECOMMENDATION

The City Commission adopt the proposed ordinance.

A motion was made by Mayor-Commissioner Pro Tem Arreola, seconded by Commissioner Saco, that this Matter be Adopted on Final Reading (Ordinance).

The motion carried by the following vote:

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

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

Lee Feldman spoke to the matter.

Jeremiah Tattersall, James Ingall and Nathan Skop spoke to the matter.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

A motion was made by Commissioner Ward, seconded by Commissioner Saco, that this Matter be Adopted on First Reading (Ordinance). The motion carried by the following vote:

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

ADJOURNMENT - 7:35 PM