

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final-Revised

October 21, 2021

1:00 PM

City Hall Auditorium

City Commission

Mayor Lauren Poe (At Large)
Commissioner Reina Saco (At Large, Seat A)
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 public may attend this meeting *virtually* or *in person*. Limited in-person capacity is available during the State of Emergency for the COVID-19 Pandemic. Safety protocols including facial coverings and social distancing will be observed at all times.

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. Please see the city's [Public Meeting Calendar](#) for specific public comment options for upcoming meetings.

The following public comment opportunities may be available for this meeting. Verbal comments are limited to three (3) minutes unless otherwise specified.

General Public Comment: Share a comment about a topic or issue *not* on the Meeting Agenda.

Note: *In-person General Public Comment is not available during the COVID-19 health emergency.*

- **Record a comment *before* the meeting:** Dial 352-334-5003 to leave a voice message with a general public comment. The line is open from 8:00am on Friday until Noon on Wednesday prior to the meeting. All pre-recorded comments will be played during the meeting.
- **Comment by phone *during* the meeting:** At the start of the afternoon session (1:00 pm), dial toll-free 1-800-876-7516. 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

- **Speak in person:** Safety protocols will be observed at all times.
- **Comment by phone *during* the meeting:** Dial toll-free 1-800-876-7516. 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 sent to 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.

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 [210433.](#) **Approval of Minutes from the September 2, September 13, September 20, September 23, September 27, October 2, and October 12, 2021 City Commission Meetings (B)**

RECOMMENDATION *The City Commission approve the September 2, September 13, September 20, September 23, September 27, October 2, and October 12, 2021 minutes.*

[210433. September 2, 2021 Minutes 20211021.pdf](#)

[210433 September 13, 2021 Minutes 20211021.pdf](#)

[210433 September 20, 2021 Minutes 20211021.pdf](#)

[210433 September 23, 2021 Minutes 20211021.pdf](#)

[210433 September 27, 2021 Minutes 20211021.pdf](#)

[210433 October 2, 2021 Minutes 20211021.pdf](#)

[210433 October 12, 2021 Minutes 20211021.pdf](#)

CA-2 [210244.](#) **Non-Compliance with Attendance Requirements (B)**

RECOMMENDATION *The City Commission approve the removal of Ernest Walker from the Police Advisory Council, effective immediately.*

[210244 PAC attendance 20211021](#)

CA-3 [210481.](#) **Resignations of Elizabeth Hausauer and Nicole Nesberg from the**

Historic Preservation Board (B)

RECOMMENDATION *The City Commission accepts the resignations of Elizabeth Hausauer and Nicole Nesberg, effective immediately.*

[210481 HPB Resignation 1 20211021](#)

[210481 HPB Resignation 2 20211021](#)

CA-4 [210505.](#)

Appointments to City Commission Advisory Boards and Committees (B)

RECOMMENDATION *The City Commission appoint:*

Robert Baird to the Fire Safety Board of Adjustment for a full term ending 11/1/2024.

Oaklianna Caraballo and Spencer Byrne-Seres to the Gainesville Art In Public Places Trust, Ms. Caraballo for a full term ending 9/30/2024 and Mr. Byrne-Seres for a partial term ending 9/30/2023.

Kristen Lopez, Leslie Rios and David Ruiz to the Gainesville Cultural Affairs Board for full terms to end on 9/30/2024.

Solange Douglas as the administrative member and Bahram Dideban as a non-student member of the Student Community Relations Advisory Board for full terms to end on 9/30/2023.

[210505 FSBA Application 20211021](#)

[210505 GAPPT Applications 20211021](#)

[210505 GCAB Applications 20211021](#)

[210505 SCRAB Applications 20211021](#)

[210505 Advisory Board and Commission Ballot Form 20211021](#)

CA-5 [210440.](#)

Audit of Administration and Management of Evergreen Cemetery Operations (B)

Explanation: The objective of this audit engagement was to review the design adequacy and operating effectiveness of financial and operational controls related to Evergreen Cemetery Trust Fund allocation and management of cemetery operations and maintenance activities. This audit was included in the City Auditor's 2021 Audit Plan.

RECOMMENDATION *The Audit and Finance Committee recommends the City Commission accept the City Auditor's*

report.

Legislative History

9/22/21 Audit and Finance Approved as Recommended
Committee

[210440 Audit of Administration and Management of Evergreen Cemetery Oper:](#)
[210440 A Slides Audit of Administration and Management of Evergreen Opera](#)

CA-6 [210444.](#) City Auditor Quarterly Update (B)

Explanation: The City Auditor Quarterly Update provides more transparency into activities conducted by the Office of the City Auditor. The update includes status of our work in progress, audit issue follow up, and other activities.

RECOMMENDATION

The Audit and Finance Committee recommends the City Commission accept the City Auditor's quarterly update and the addition of two new audits to the audit plan.

Legislative History

9/22/21 Audit and Finance Approved as Recommended
Committee

[210444 City Auditor Quarterly Update 9.22.2021_20210922](#)
[210444 A Additions to Audit Plan_20211021](#)
[210444 HR Organizational Culture Report Update_20211021.pdf](#)

CA-7 [210500.](#) Fraud Risk Management Policy (B)

Explanation: The City Auditor's Office is introducing the City's first Fraud Risk Management Policy. An organizational fraud risk management policy defines fraudulent behavior, establishes that fraudulent behavior is unacceptable, helps safeguard City resources through improved management of fraud risk, and provides guidelines for the development, implementation, and monitoring of internal controls that aid in the detection and prevention of fraud in accordance with F.S § 218.33. Specifically, (3) Each local governmental entity shall establish and maintain internal controls designed to:

- (a) Prevent and detect fraud, waste, and abuse as defined in s. 11.45(1).*
- (b) Promote and encourage compliance with applicable laws, rules, contracts, grant agreements, and best practices.*
- (c) Support economical and efficient operations.*
- (d) Ensure reliability of financial records and reports.*
- (e) Safeguard assets.*

This policy applies to all members of the City workforce, including staff, interns, temporary employees, independent contractors, charter officers and elected officials. This policy also applies to third parties and grant

recipients who receive City services or funding. Management is responsible for the detection and prevention of fraud, misappropriations, and other irregularities. Each member of the management team will be familiar with the types of improprieties that might occur within their areas of responsibility and be alert for indications of fraud.

RECOMMENDATION The City Commission approve the new Fraud Risk Management Policy.

[210500_Fraud Risk Management Policy_20211021](#)

CA-8 [210530.](#) Approval to Execute a Consulting Agreement for Disaster Reimbursement Consulting and Services (B)

This item is a request to approve and authorize the execution of a consulting and services agreement with Witt O'Brien's.

Explanation: Since 2008, Gainesville has experienced three significantly damaging hurricanes: Michael, Hermine, and Irma, and two named Tropical Storms: Fay and Elsa. GRU filed Public Assistance requests with FEMA and submitted 23 Project Worksheets for these events. FEMA declared a total of \$8,725,126.29 was eligible for obligation and to date, GRU has received \$5,321,214.55 in reimbursement payments for restoration, repair, and mitigation work resulting from these storms. Of the eligible obligations and projects, \$2.7M are still being processed for possible reimbursement payment.

This agreement is structured in two parts.

In Phase I, the consultant will review our history and current practice and advise us how to set things up and manage storm reimbursement activities to be less burdensome for staff and to design submittals to more easily pass agency review.

Phase II will be activated only if a storm event creates reimbursable costs. The consultant may come on site as practicable and directly assist GRU with management and collection of restoration data and packaging of our submittals, help represent us at agency meetings, and assist with responses to agency requests for information. This work will be performed at an hourly rate with a written scope and cost cap. It is possible that these costs will exceed \$50,000 in a major event.

Fiscal Note: The cost for Phase I activities will be \$5,000. Should the activities anticipated by the Phase II scope statement be required, specific task descriptions and cost ceiling will be agreed upon in writing. Funds for both Phase I and Phase II activities are available in the BFA budget.

There is a reasonable likelihood that any Phase II cost will meet the definition of direct administrative cost and be reimbursable from FEMA or

other agencies focused on disaster relief and mitigation.

RECOMMENDATION

The City Commission:

- 1) Approve the award of a consulting agreement with Witt O'Brien's; and*
- 2) Authorize the General Manager or designee to execute the appropriate contract documents, subject to approval by the City Attorney as to form and legality.*

At their October 14, 2021 meeting, the UAB voted unanimously to advise the City Commission to approve the staff recommendation.

[210530 Award Eval Letter RFP 2021-002 FEMA Consultant 20211021](#)

[210530 WITT OBRIEN Proposal 20211021](#)

CA-9 [210531.](#)

Contract Award to Qualtrics, LLC for Speech Analytics Software (B)

Approve execution of a contract with Qualtrics, LLC for Speech Analytics Software to provide a platform that addresses all current requirements for call center functionality while providing flexibility to incorporate new functionality as needed and required for the future.

Explanation: The GRU contact center answers approximately 20,000 calls per month. Currently, Customer Service management reviews a small portion of those calls in order to ensure that our Customer Service Representatives (CSRs) are providing world class service. The reviews are based on the following guidelines:

For CSRs with one or more years of experience, we monitor and score one call per week, and two calls per week for CSRs with less than one year of experience. We review calls from both morning and afternoon and look for calls between 7-15 minutes in length.

If a score falls below quality standards, an email is sent to the Call Center Supervisors and Sr. Representatives. If a call review provides a discovery of an immediate coaching opportunity, then a request is sent to the Call Center Supervisors and SR CSRs for coaching with that CSR.

Unfortunately, the current process only allows Customer Service to be able to monitor, evaluate and score 124 of the 20k calls received per month, which is less than 1% of all calls.

Recognizing the need to improve call center performance, staff issued a Request for Proposals (RFP) on January 21, 2021 for Speech Analytics Software. Two responsive/responsible proposals were received. The proposals were evaluated based on qualifications & experience, approach

to project, software, pricing, distinguishing characteristics, local preference and small business; functionality, ease of use and user experience support and implementation. Qualtrics, LLC received the highest score. A tabulation of the scoring is attached for your reference.

The recommended software will provide the ability to analyze 100% of the calls, which will allow us to identify the CSRs' knowledge gaps and better evaluate their performance. It will also increase customer satisfaction and improve the overall customer experience.

Fiscal Note: Funds are available in the FY 2022 GRU Customer Operations budget and will be requested in future fiscal years.

RECOMMENDATION

The City Commission:

1) authorize the GRU General Manager or designee to negotiate and execute a contract with Qualtrics, LLC for implementation services, software support services, and software licenses for Speech Analytics Software, subject to approval by the City Attorney as to form and legality; and

2) approve the issuance of a purchase order in the estimated amount of \$127,750 for implementation and services for the first year and \$121,000 per year for year two through five, subject to budget approval.

At their October 14, 2021 meeting, the UAB voted unanimously to advise the City Commission to approve the staff recommendation.

[210531 RFP 2021-025-Eval Tab Qualtrics 20211021](#)

CA-10 [210535.](#)

GRU Operational Updates for the Months of August and September, 2021 (B)

Explanation: Staff has prepared reports of statistical and informational data for GRU's operations in the month of August and September 2021.

Fiscal Note: None.

RECOMMENDATION

Receive reports.

[210535 GRU Ops Update 2021Sept 20211021](#)

[210535 GRU Aug2021_Ops_Update_20211021](#)

CA-11 [210141.](#)

Phalanx Defense Systems, LLC - Requested Lender Modification (B)

The City Commission approve the Phalanx Defense Systems, LLC modification of lender terms associated with occupation of the Armory building located at 1125 NE 8th Avenue.

Explanation: On May 19, 2016, the City Commission approved the ranking of proposals for the "Reuse/Development of the Former U.S. Army Reserve Property" and authorized City staff to begin negotiations with the top proposer Phalanx Defense Systems.

On September 1, 2016, the City Commission authorized the City Manager to execute a Purchase and Sale Agreement with Phalanx Defense Systems, LLC for disposition of the subject property in the amount of \$635,000 (the appraised market value of the northern portion of the subject property).

The purchase was secured by a mortgage provided by Phalanx Defense Systems, LLC to the City of Gainesville in the amount of \$635,000 at zero (0%) percent interest payable within 10 years (September, 2026), if not paid earlier or forgiven. In addition, a note dated the same date as the First Mortgage (September, 7, 2016) provided the terms under which debt forgiveness could be provided.

This included a maximum total amount of the loan eligible for forgiveness in the amount of \$535,000 regardless of Phalanx's actual expenditures or number of qualified jobs actually created. This was inclusive of a maximum cap of \$335,000 towards qualified actual expenditures for repair, remediation, and improvements on the property and a maximum cap of \$200,000 for qualified new full time job creation and retention.

On February 15, 2018, the City Commission approved the forgiveness of \$335,000 due to Phalanx Defense Systems actual expenditures of approximately \$533,000 in various building repair, remediation and improvements put into the Army Reserve Property.

On December 3, 2020, Phalanx Defense Systems, LLC made a request for forgiveness of the qualified new full time job creation and retention component of the controlling note.

Staff recommended and the Commission approved that a portion of the allowable forgiveness be provided if verification of required documents could be secured however, this was not the case based upon subsequent staff review.

On July 19, 2021, staff informed the City Commission that it had been approached by a representative of Phalanx Defense Systems, LLC with an opportunity to attract a bio-medical company to the armory building based in Cambridge, Massachusetts with an existing footprint in Gainesville and staff sought input into whether the City Commission was interested in modifying the original loan terms to accommodate this entity.

The City Commission directed the City Manager to accommodate the

request and change reverter #2 to allow sublease to include no vacancy no more than two months and to include and keep portions of the reverter that allows the City to purchase the building back (the period of time to get permits does not count against buildings in terms of the two month provision). The attached legislation effectuates these changes.

Fiscal Note: There is an obligation to the City remaining in the amount of \$300,000 per the originally executed documents, (\$200,000 that can be forgiven based upon job creation/retention and then a remaining \$100,000 due at maturity in 2026).

RECOMMENDATION

The City Commission approve the Amended Special Warranty Deed and authorize execution by the Mayor.

Legislative History

7/19/21 City Commission Approved, as shown above

[210141.A_Phalanx Amended Special Warranty Deed](#)

[210141.B_Deed - Recorded.pdf_20211021](#)

CA-12 [210321.](#)

Approval and Authorization to Execute a Lease Agreement (B)

This item is a request to Approve and Authorize the Execution of a Lease Agreement with How Bazar Co., a Florida Profit Corporation.

Explanation: On August 17, 2021, the City of Gainesville executed a Letter of Intent with Jose Peruyero, Jr., President of How Bazar Co., for the purpose of renting the southern space of the SW Downtown Parking Garage, known as 60 Southwest 2nd Street. Suite 60 consists of 2,822 square feet. How Bazar is a local, diverse, minority-owned retail establishment that specializes in vintage clothing from around the world, and was previously a tenant in the Seagle Building located in Downtown Gainesville.

Terms of the Lease include the following:

Six Year Base Lease Term

Years 1 - 2 priced at \$8.08 / SF

Years 3 - 6 priced at \$11.91 / SF with a 2% Annual Increase

Option to Renew for one 4-Year Term at \$16.16 / SF with a 2% Annual Increase

No Tenant Improvement Allowance and No Reduced / Free Rent as a Concession

Tenant pays Property Tax (Estimated at \$241.67 per month) and Sales Tax (6.5%)

Two Dedicated Parking Spaces in Garage

Occupancy and Lease Signing September 2021

Strategic Connection

Goal 3: A Great Place to Live & Experience...develop a vibrant, alive

downtown with expanded residential and commercial opportunities.
 Goal 4: Resilient Local Economy...increase the number of successful and sustainable, small and locally owned businesses.

Fiscal Note: The total revenue anticipated over the six year term of the lease is \$213,498 including estimated property and sales tax.

RECOMMENDATION

The City Commission: 1) approve the Lease Agreement with How Bazar Co. for the space available at 60 Southwest 2nd Street; and 2) authorize the City Manager, or designee, to execute the Lease Agreement with How Bazar Co., subject to review and approval of the City Attorney's Office as to form and legality.

Legislative History

9/2/21 City Commission Withdrawn

[210321.A Fully Executed-Final! How Bazar LOI 7-24-21Stationery.docx_20210](#)

[210321.B How Bazar Lease Partially Executed_20210902](#)

CA-13 [210408.](#)

Cart Size Evaluation For Neighbors (B)

Explanation: As part of the review of the equity review of sanitation rates staff was directed to develop a program relating to right-sizing sanitation carts in residential areas.

To complete that task, the City will hire community builders from the City's BOLD program. These community builders will review the carts of neighbors who have 65 and 96 gallon carts for a one-month period (four weekly reviews) by recording the percentage of use of those carts. After four site visits, if the neighbor's cart is consistently underutilized, an informational tag will be placed on the neighbor's cart indicating how they can downsize their cart and therefore reduce their monthly solid waste (GRU) bill. The cart size exchange fee will be waived for any neighbors that are recommended to downsize their cart as a result of the survey.

This work will be completed by February 2022.

The expenses necessary to implement this program include:

\$ 36,000 for labor costs;

\$ 3,000 for printing of materials;

\$ 1,000 for safety equipment and supplies;

\$ 4,000 for electronic devices to record data for the time period.

\$44,000 Total Cost

Strategic Connection

Goal 1: Equitable Community
 Goal 2: Sustainable Community
 Goal 3: A Great Place to Live and Experience

Fiscal Note: The estimated project cost is \$44,000. Funds are available in the Solid Waste Fund for this project.

RECOMMENDATION

The City Commission: 1) approve this program, and 2) provide direction to the City Manager to take appropriate action to implement.

[210408_09-09-21-draft v3-Door Hangtag.pdf_20120916](#)

CA-14 [210435.](#)

Fiscal Year 2021 Third Quarter Investment Performance Reports for the City of Gainesville Operating Fund, General Employees' Pension Fund, Police Officers' and Firefighters' Pension Fund, Retiree Health Insurance Trust Fund, Evergreen Cemetery Trust Fund (B)

City Commission to review various Fiscal Year 2021 Third Quarter Investment Performance Reports.

Explanation: In accordance with the City's Investment Policy, quarterly investment and performance reports are required to be provided to the City Commission. The following reports are submitted for Fiscal Year 2021 Third Quarter (period ended June 30, 2021):

- 1) Operating Funds SBA Prime Fund Investment Performance Report
- 2) General Employees' Pension Fund Investment Performance Report
- 3) Police Officers' & Firefighters' Pension Fund Investment Performance Report
- 4) Retiree Health Insurance Trust Fund Investment Performance Report
- 5) Evergreen Cemetery Trust Fund Investment Performance Report

Detailed quarterly reports related to the City's SBA Prime Fund account & Truist bank accounts, Evergreen Cemetery Trust Fund, General Employees' Pension Plan, Police Officers' & Firefighters' Pension Plan and Retiree Health Insurance Trust Fund are included as back-up to this item. The reports are derived from applicable bank and custodian statements, and are provided by staff and respective investment consultants.

Additionally, two internal review committees meet quarterly to review the portfolio's performance, economic and market conditions to ensure the City is most favorably positioned in its investment portfolios.

The Audit and Finance Committee approved the reports for distribution to the City Commission at its September 22, 2021 meeting.

Strategic Connection

review updates to the drafting of the City's Comprehensive Plan.

Fiscal Note: None.

RECOMMENDATION

The City Commission approve a workshop to discuss the Comprehensive Plan Update on Wednesday, November 17th from 1:00 - 3:30 pm.

CA-16 [210496.](#)

Special City Commission Meeting for Land Use and Re-Zoning for Property at NW 43rd St / NW 23rd St (Former St. Michael's Property) (NB)

Explanation: The City Commission held a special meeting to consider Petitions PB-20-141 LUC and PB-20-142 ZON on 4/28/2021. At this meeting the Commission made motions to approve the petitions with modifications and direct the City Attorney's office to draft the corresponding ordinances.

Ordinances have been drafted and are ready to be considered by the Commission. The Commission had requested that a special meeting be held to discuss these items as there was likely to be a significant amount of public input during the meeting.

Fiscal Note: None.

RECOMMENDATION

The City Commission approve a special meeting scheduled for Monday, November 1, 2021 at 6:00 p.m.

CA-17 [210501.](#)

The Florida Department of Transportation's Safety Office Subgrant Funding for the City of Gainesville Motorcycle/Scooter Safety and Education Program, the City of Gainesville Safe Gator Program, the City of Gainesville Occupant Protection Program and the City of Gainesville Distracted Driver Program. (B)

This is a request for the City Commission's approval to accept the grants through the Florida Department of Transportation Safety Office.

Explanation: The Florida Department of Transportation's Safety Office is sponsoring the City of the City of Gainesville Motorcycle/Scooter Safety and Education Program, the City of Gainesville Safe Gator Program, the City of Gainesville Occupant Protection Program and the City of Gainesville Distracted Driver Program.

The City of Gainesville Motorcycle/Scooter Safety and Education Program is a proactive traffic enforcement and education project with a focus on motorcycle and scooter infractions. The grant also funds a minimum of four (4), six hour Safe Motorcycle and Rider Techniques

(SMART) courses to train civilian riders in real world scenarios. The overall goal of the program is to reduce the number of crashes and fatalities within the city.

The City of Gainesville Distracted Driver Program is a proactive traffic enforcement and education project with a focus on reducing distracted driving behaviors. The overall goal of the program is to reduce the number of crashes and fatalities within the city.

The City of Gainesville Safe Gator program is a proactive traffic enforcement and education project targeting DUI related and aggressive driving behaviors. The overall goal of the program is to reduce the number of crashes and fatalities within the city.

The City of Gainesville Occupant Protection Program is a proactive traffic enforcement project with a focus on seat belt and child safety seat infractions and education. The overall goal of the program is to reduce the number of crashes and fatalities within the city.

All grants are overtime-only education and proactive traffic enforcement projects with funding provided by the Florida Department of Transportation. The overall goal of all of the grants is a reduction of crashes and crash related fatalities through education and enforcement. These programs are in line with the City of Gainesville's Vision Zero Program.

Strategic Connection

This item is connected to Goal 5: Best in Class Neighbor Services and community engagement program enhancements which is a high priority.

Fiscal Note: The amount requested through the grant application is as follows:

The City of Gainesville Motorcycle/Scooter Safety and Education Program \$65,000

The City of Gainesville Distracted Driver Program \$30,000

The City of Gainesville Safe Gator Program \$70,500

The City of Gainesville Occupant Protection Program \$30,000

Total FDOT grant funds awarded \$195,500

RECOMMENDATION

The City Commission authorize the City Manager to accept the Florida Department of Transportation grant funding of the above listed traffic safety-related initiatives.

[210501 2022 FDOT Award Letters 20211021](#)

CA-18 [210209.](#)

Request to Release Lien at 240 SE 6th Street (B)

Explanation: This item is a request for the City Commission to consider a request for a lien reduction or rescission for 240 SE 6th Street. The property was found in violation of City ordinances of a Dangerous Building due to the roof falling in on a shed. A lien was placed on this property that accumulated to \$17,200 plus administrative costs of \$152.60.

The owner of the property, Steven Phelps, contacted the City regarding a

reduction/rescission. Mr. Phelps lives in Texas and is trying to sell the property, and wanted to clear up the lien. In discussions with staff a settlement amount of \$2,000 was agreed to.

A reduction/rescission hearing was held on August 12, 2021 before the Special Magistrate. Based on information presented the Magistrate recommended the remaining amount of the lien be reduced to \$500. The costs of the lien have been paid separately and resolved.

Fiscal Note: The current lien amounts total \$17,200. The City estimates approximately \$152.60 in accrued administrative costs.

RECOMMENDATION

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

[210209A Summary Phelps Lien 20211021](#)

CA-19 [210522.](#)

Ratification of Agreement between the Amalgamated Transit Union (ATU), Local 1579, and the City of Gainesville for October 1, 2021 through September 30, 2024 (B)

Explanation: This Agreement has been reached through negotiations between the Amalgamated Transit Union (ATU), Local 1579, and the City of Gainesville, and was ratified by the ATU Bargaining Unit. This Agreement extends the current Collective Bargaining Agreement through September 30, 2024.

A copy of the Agreement is on file in the Office of the City Clerk. After October 21, 2021, the Agreement will be on file in the Human Resources Department.

Strategic Connection: This item is connected to Goal 5: Best in Class Neighbor Services; Objective 1: Maintain, hire, train and retain professional community builders dedicated to serving the Gainesville community; in the City's Strategic Plan and is a high priority item.

Fiscal Note: The cost impact of the FY 22 raises includes increases related to the current contract that will be spent in FY22, in the amount \$437,000. The cost impact of the remaining FY22 raises will be \$313,000, which is included in the FY 22 adopted budget.

RECOMMENDATION

The City Commission ratify the Agreement between the Amalgamated Transit Union (ATU), Local 1579, and the City of Gainesville, extending the Agreement through September 30, 2024.

[210522A ATU 2021 - 2024 underline-strikethrough 20211021.pdf](#)

[210522B ATU 2021 - 2024 20211021.pdf](#)

[210522C Changes to ATU Agreement \(2021-2024\) Legislative Item Attachmen](#)

CA-20

[210502.](#)**Bid Award for Homeowner Education Campaign (B)**

Explanation: The Housing & Community Development Division (HCD) is seeking City Commission approval to retain the services of Three Rivers Legal Services, Inc. (TRLS), resulting from their successful selection during the recent Request for Proposal (RFP) process. The City of Gainesville (City) sought proposals from qualified non-profit or for-profit legal services organizations or attorneys to provide legal assistance by providing homeowner education workshops.

The HCD Office plans to launch a Homeowner Education Campaign to educate homeowners about their legal rights related to Heirs Property, Estate Planning, Probate, the pros and cons of selling their home, and how to spot predatory practices. The Homeowner Education campaign will be available Citywide; however, strong campaign emphasis will focus on preservation of historic communities such as NW 5th Avenue, Pleasant Street, Porters, Duval, Lincoln Estates and Grove Street areas. The expected outcome of this campaign is to ensure overall awareness of homeowner's rights and responsibilities associated with preserving property ownership.

Three Rivers Legal Services will provide legal education presentations to the noted targeted communities at the flat rate of \$1,500 per quarter for an annual total of \$6,000.00. The flat rate will include all costs associated with developing, promoting and conducting the outreach presentations, such as marketing (including materials and advertising) and the Attorney and staff time involved in developing and conducting the presentations. The presentations format will be for 60-minute sessions with additional time for questions at the end.

The Evaluation Committee reviewing the proposal from TRLS agreed that TRLS met all programmatic requirements in response to minimum qualification guidelines. The agency employs current Florida Bar member attorneys, licensed by the Supreme Court of Florida, and other highly qualified staff who have demonstrated experience in landlord/tenant law and in defending evictions in the State of Florida.

Strategic Connection: This item is connected to Goal 3: A Great Place to Live & Experience in the City's Strategic Plan.

Fiscal Note: Funds in the amount of \$6,000 have been budgeted to provide the Legal Services for the Homeowner Education Campaign Program.

RECOMMENDATION

The City Commission: 1) award the bid to Three Rivers Legal Services, Inc.; and 2) authorize the City Manager or designee to execute all documents and contract related to the provision of the Homeowner Education Program, subject to approval by the City Attorney as to form and

legality.

[210502A_210043-Bid Record_20211021](#)

[210502B_210043-Eval-1_20211021](#)

[210502C_210043-Eval-2_20211021](#)

[210502D_210043-Eval-3_20211021](#)

[210502E_210043-Eval-4_20211021](#)

[210502F_210043-References_10211021](#)

[210502G_210043-RFP-HOUS-Homeowner Education Campaign FINAL_20211](#)

[210502H_210043-Submittal-Three Rivers_20211021](#)

[210502I_210043-Waive Orals - FE_20211021](#)

[210502J_Copy of 210043-Minimum Requirements_20211021](#)

[210502K_210043-Recording of Homeowner Evaluation Meeting_20211021](#)

CA-21 [210523.](#)

Florida Department of Corrections and City of Gainesville NSPIRE Interrupters Program (B)

Explanation: The NSPIRE Interrupters Program is a public health approach for gun violence. It prevents gun violence by targeting and treating those members of the community with the highest propensity for gun violence. This model uses the following strategies:

**Detect potentially violent events and interrupt them to prevent violence through trained Interrupters. Attempt to peacefully mediate conflicts using techniques such as creating cognitive dissonance, derailing, changing the thought, decision, providing information, delaying, and negotiating a compromise;*

**Provide ongoing behavior change for individuals who are at risk of participating in gun violence.*

**Provide a community-oriented approach to gun violence prevention by changing the community culture.*

Fiscal Note: The Florida Department of Corrections will reimburse the City of Gainesville for a maximum of \$230,000 for the 2021-2022 fiscal year.

RECOMMENDATION

For the commission to allow the City Manager execute this agreement subject to approval by legal as to form and legality.

[210523_C3012 City of Gainesville Nspire Program_20211021](#)

CA-22 [210539.](#)

Jacob T. Rodgers v. William Stormant, and City of Gainesville, d/b/a Gainesville Regional Utilities; Eighth Judicial Circuit, Case No.

2016-CA-659 (NB)

Explanation: On July 16, 2020, the City Commission approved the expenditure of up to \$475,000 for the law firm of Holland & Knight to represent the City in connection with the above-referenced lawsuit and to advocate on the City's behalf with respect to any claims bill filed with the Legislature arising from any adverse judgment in connection with the lawsuit. As this matter proceeded to a time intensive, full jury trial (as explained below), there is an outstanding invoice in the amount of \$133,209.89 for fees and costs already incurred that remains to be paid by the City. In addition, the plaintiff is now appealing the trial court remittitur (as explained below) and the claims bill process has not yet been initiated. Outside counsel has provided an updated fee and cost estimate of \$475,000 for the remaining post-trial motions, appeal, and expected multi-year claims bill process; however, this does not include a new trial (if that is ordered by the Court). If that occurs, an updated estimate will be provided and the City Attorney's Office will place an item on the Commission agenda for approval of same.

History of this matter:

On October 7, 2015, a City-owned vehicle driven by a City employee collided with a vehicle carrying Plaintiff Rodgers as an unrestrained back-seat passenger. The City vehicle was assigned to the City employee as a take-home vehicle. Prior to the accident, the City employee was heading home after using the gym located on the campus of his City office. The employee made a slight detour from a direct route home to check if an electrical substation was properly secured. After visually checking the gate, the employee made a u-turn and proceeded back toward home. The employee then failed to stop at a stop sign and collided with the pickup truck carrying the Plaintiff. The pickup truck rolled over and ejected two passengers, including the Plaintiff. The Plaintiff suffered catastrophic injuries, including paralysis of his lower extremities.

In February 2016, the Plaintiff filed suit against the City employee, personally, and added the City as a defendant in June 2017. From the outset of the claim, and the ensuing litigation, the City has taken the position that it is shielded from liability by the operation of sovereign immunity. In short, the City asserted that its employee-driver was operating outside the course and scope of employment. To the extent that any liability could attach to the City, the City has relied on the damages cap on liability (\$200,000 per person/\$300,000 per incident) set forth in the limited waiver of sovereign immunity contained in Section 768.28, Florida Statutes.

Initially, the City proceeded with discovery focused primarily on liability issues and filed a Motion for Summary Judgment asserting the protections of sovereign immunity. The trial court entered an Order Denying City of Gainesville's Motion for Summary Judgment dated October 24, 2018. The City then filed a Notice of Appeal with the 1st DCA and Oral Argument was held on May 9, 2019. On May 22, 2019, the 1st DCA issued a per curiam decision affirming the denial of the City's Motion

for Final Summary Judgment without opinion.

After the case came back to the trial court, the City attempted to settle the matter within the \$200,000 sovereign immunity cap. The Plaintiff, through counsel, declined to settle at the sovereign immunity cap, and was adamant that the Plaintiff would proceed to trial and seek a claims bill from the Florida Legislature. Given the inability to resolve the case, the City retained Holland & Knight LLP as outside counsel to serve as trial counsel and to represent the City in the legislative claims bill process.

Trial was conducted in early May 2021. The trial court, overruling objections by the City and relying on its previous denial of the City's Motion for Summary Judgment, disallowed any defense based on the whether the City employee was acting in the course and scope of his employment. The issue was preserved for appeal. Despite uncontroverted evidence that the Plaintiff failed to make use of an operational seatbelt, and that such failure was the sole cause of his ejection and injury, and evidence that the driver of the Plaintiff's vehicle exceeded the posted speed limit, the jury found the City to be 100% responsible for the Plaintiff's damages. The jury reached a verdict of \$120,000,000 against the City. The City filed post-trial motions seeking a reduction in damages awarded and, on August 20, 2021, the trial court issued a remittitur reducing the judgment against the City to \$13,000,000. The Plaintiff has appealed this decision to the First District Court of Appeals.

To the extent any judgment above \$200,000 exists after all appeals are exhausted, the Plaintiff may file a claims bill to collect the excess from the City. Any claims bill must be heard and approved by both houses of the Florida Legislature and signed by the Governor. In the event a claims bill is approved directing the City to appropriate and pay Plaintiff a sum in excess of \$200,000, the City plans to cover such liability with currently available utility system operating funds or through a System borrowing.

RECOMMENDATION

The City Commission authorize the City Attorney to: (1) process payment of the remaining outstanding invoice in the amount of \$133,209.89 for fees and costs already incurred; and (2) issue a supplemental retention letter to Holland & Knight, with an additional cap of \$475,000 for fees and costs, to continue to serve as outside counsel representing the City in this litigation and the claims bill process.

CA-23 [200673.](#)

Request to Release Lien at 1505 NE 19th Lane (B)

Explanation: This item is a request for the City Commission to consider a lien reduction or rescission for 1505 NE 19th Lane. The property was found in violation of City Ordinances for Yard Maintenance for an Overgrown

\$123.09 (paid) in accrued administrative costs.

RECOMMENDATION The City Commission accept the Magistrate's proposal of a reduction to \$4,000 plus administrative costs with no contingencies.

[210363A_Summary_Nichols_Lien_20211021](#)

CA-25 [210544.](#) Interim City Attorney Employment Agreement (B)

Explanation: At the September 27th, 2021 Special Meeting of the City Commission, the Commission selected Daniel Nee as the interim City Attorney and authorized the Mayor to negotiate an employment agreement with Mr. Nee. An agreement has been reached between the Mayor and Mr. Nee and is presented to the Commission for approval.

The agreement is consistent with all other Charter Officer agreements and is included in the item as backup.

Fiscal Note: The funds necessary to compensate Mr. Nee for salary and benefits is included in the Fiscal Year 2022 operating funds.

RECOMMENDATION 1) The City Commission approve the employment agreement with Mr. Nee; and 2) authorize the Mayor to execute the agreement subject to approval of the City Attorney as to form and legality.

[210544.Employment Agreement - Interim City Attorney - Daniel Nee.20211021.](#)

CA-26 [210545.](#) Interim City Manager Employment Agreement (B)

Explanation: At the October 12, 2021 Special Meeting of the City Commission, the Commission selected Cynthia Curry as the interim City Manager and authorized the Mayor to negotiate an employment agreement with Ms. Curry. An agreement has been reached between the Mayor and Ms. Curry and is presented to the Commission for approval.

The agreement is consistent with all other Charter Officer agreements and is included in the item as backup.

Fiscal Note: The funds necessary to compensate Ms. Curry for salary and benefits is included in the Fiscal Year 2022 operating funds.

RECOMMENDATION 1) The City Commission approve the employment agreement with Ms. Curry; and 2) authorize the Mayor to execute the agreement subject to approval of the City Attorney as to form and legality.

[210545_Employment Agreement - Interim City Manager - Cynthia Curry_CAedit](#)

CA-27 [210534.](#) Bid Award - SW 62nd Blvd Resurfacing Project (B)

Explanation: This item is a request for the City Commission to authorize the bid award to V.E. Whitehurst & Sons, Inc. for the SW 62nd Blvd Resurfacing project. On October 4, 2021, the Procurement Division received two bids from responsible responsive bidders for the construction of the project. The lowest evaluated bid meeting the specifications was submitted by V.E. Whitehurst and Sons, Inc. in the amount of \$2,160,145.09.

The SW 62nd Blvd Resurfacing project consists of resurfacing the roadway from SW 13th Place to Newberry Rd. Additionally, the project includes the addition of six (6) foot paved shoulders from approximately SW 13th Place to NW 1st Place, three mid-block crosswalks with flashing beacons, sidewalk connections for bus stops and mid-block crosswalks and boarding and alighting areas for bus stops.

The project is scheduled to commence in January 2022 and be complete early summer 2022. All work requiring lane closures is scheduled to be completed at night to minimize disruptions to neighbors.

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 normal priority item. This item is related to Vision Zero which is a top priority item.

Fiscal Note: Funding for construction of the project in the amount of \$2,160,145.09 is available through the following sources: \$1,700,145.09 for roadway construction through the Local Option Gas Tax Fund; \$350,000 for construction of the three (3) midblock crosswalks through the Transportation Concurrency Exception Area - Zone B; and \$110,000 for construction of the RTS boarding and alighting areas through the Transportation Concurrency Exception Area - UF Context Area.

RECOMMENDATION

The City Commission: 1) award the bid to V.E. Whitehurst & Sons, Inc. for the SW 62nd Blvd Resurfacing Project in the amount of \$2,160,145.09; and 2) authorize the City Manager or designee to execute all contract documents and other necessary documents for the construction of the project, subject to approval by the City Attorney as to form and legality.

[210534A 220015-SW 62 Blvd Resurfacing Bid Record 20211104](#)
[210534B Response Watson Construction 20211104](#)
[210534C 220015-Response VE Whitehurst 20211104](#)
[210534D 220015-Proj Map SW 62 Blvd N-SW 20th Ave-SR 26 20211104](#)
[210534E 220015-ITB SW 62 Blvd Resurfacing-FINAL 20211104](#)
[210534F 220015-ITB SW 62 Blvd Resurfacing ADD#2-FINAL 20211104](#)
[210534G 220015-ITB SW 62 Blvd Resurfacing ADD#1-FINAL 20211104](#)

CA-28 [201109.](#)

City Parking Lot # 10 - Contract for Sale and Purchase (B)

This item involves requesting City Commission approval regarding the contract for sale and purchase of City Parking Lot # 10.

Explanation: On January 7, 2021 the City Commission approved an Offering Memorandum designed to solicit proposals for the redevelopment of City Parking Lot #10.

On May 6, 2021, the City Commission reviewed three (3) proposals from: Ken McGurn, AMJ Group, Inc. and Predesco Property Investments, LLC and directed the following:

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

On August 19, 2021, the City Commission approved a term sheet with AMJ with the following motion:

(1) Accept term sheet and sale of Lot 10 with the exception of the lease of office space and before closing bring back negotiation on an affordable housing program; and (2) Direct staff to bring back information to the Commission a structure on the affordability subsidies as well as the "My Neighborhood" program, with recommendations included from the Office of Equity and Inclusion and options specifically for this development.

Since the August 19th meeting staff has reviewed a Contract for Purchase and Sale and a Development Agreement with AMJ encapsulating the approved terms sheet components as well as an affordable housing program.

The major components of the Contract for Sale and Purchase are:

*Purchase price - \$2,045,000 (at closing)
Use of Funds from Sale - \$350,000 (site improvements); \$1,000,000 (affordable housing)
Requesting pedestrian bridge connection into SW Parking Garage Affordable Housing Program (see below)
Parking in addition to that provided on-site will be within the SW Downtown (City) Parking Garage
Use of site: Minimum of 7 stories multi-use inclusive of grocery store; 75 on-site parking spaces; office; and 104 residential condominium
Due Diligence Period is 60 days from Effective date; Project Time Frame; Construction to begin 12 months after closing (closing to occur on or before 90 days after City Commission contract approval); Buyer agrees to claw-back in the event a building permit is not issued 24 months following closing.
Reverter language covers development agreement timing, issuance of building permits timing, and completion of construction timing.*

Affordable Housing Program Framework

AMJ is currently coordinating with several City departments (CAPER, HCD, and GCRA) to develop an affordable housing program with various subsidy levels. OEI will need to validate the subsidy levels with a demographic analysis of the City's income earning households. Below is the proposed framework relating to the affordability of the residential condominiums:

Condominiums will maintain affordability for 15 - 30 years (subject to final negotiation of the development agreement) after first sale and all resale(s) thereafter until time frame is finished.

Units which have received funds from the set-aside as part of the sale of Lot 10, will be required to sell to a person(s) at one of the AMI level(s) determined by the City as part of the affordable for sale housing program. If a unit is not sold to another buyer at one of the AMI levels, per above, the person(s) receiving assistance from the City affordable for sale housing assistance program will be required to pay back those funds. A third party will be selected during project development to work on behalf of the program goals stated above.

The developer will ensure that the Condominium Association contracts with, or continues with, the selected firm.

The selected firm will work with the Condominium Association to ensure that all units subsidized with City of Gainesville funding adhere to the guidelines.

The above will be incorporated in the development agreement.

Fiscal Note: An appraisal of City Parking Lot #10 in December, 2020 indicates an estimated market value of \$2,975,000. The AMJ Group proposal offers \$2,045,000 with the following uses of funds from sale: \$350,000 site improvements and, \$1,000,000 for on-site affordable housing units.

Strategic Connection

This item is connected to Goal 4: A Resilient Local Economy

RECOMMENDATION

The City Commission approve the Lot #10 contract for sale and purchase and authorize the City Manager to execute the Contract for Sale and Purchase regarding City Parking Lot #10 and all related documents subject to approval of form by the City Attorney.

Legislative History

5/6/21 City Commission Approved, as shown above

[201109.A Lot 10 PSA - Final Draft 10-5-21.pdf 20211021](#)

[201109.B Lot 10 Term Sheet AMJ Group Inc..pdf 20211021.pdf](#)

CA-29 [210488.](#)

State Agency for Surplus Property Program for Gainesville Police Department (B)

Explanation: The Federal Property Assistance (FPA) surplus program was formed in 1965 under Florida Statutes Chapter 217 as amended. The FPA Program acquires and distributes U.S. Department of Defense, and federally owned tangible personal property declared excess/surplus by the military and federal government. This property is allocated to the State of Florida for the benefit of state and local law enforcement, public agencies and private/nonprofit eligible organizations. The acquisition of federal surplus property through Florida 1033 Program and State Agency for Surplus Property (SASP) results in sizable cost savings in asset procurement for law enforcement, public agencies and nonprofit organizations, which saves tax dollars.

The Florida Law Enforcement Support Office (LESO) also known as the Florida 1033 Program supports only law enforcement agencies. The Florida 1033 Program originated from the National Defense Authorization Act of 1997. This law allows transfer of excess Department of Defense property that might otherwise be destroyed to law enforcement agencies in the State of Florida. The program uses web-accessible surplus/excess databases FEPMIS of the U.S. Defense Logistics Agency. The program enables law enforcement agencies to have equipment they may otherwise not have the resources to purchase. More information on the Florida 1033 Program

State Agencies for Surplus Property (SASP) Program supports many different nonprofit organizations and all public agencies to include law enforcement, facilitating the requests and transfers of surplus federal government property to eligible organizations in Florida for more information on the SASP Program . These programs will benefit the Gainesville Police Department through means of office supplies, kitchen supplies for the Reichert House/BOLD Program, and fleet vehicles. The Gainesville Police Department will not purchase weapons, armored vehicles or other military grade equipment from this program.

Law enforcement agencies are the only public agency that can join both programs for eligibility for three years.

Strategic Connection

This item is connected to Goal 5: Best in Class Neighbor Services and community policing which is a top priority.

Fiscal Note: Financial costs varies on the surplus item that is being requested for purchase.

RECOMMENDATION

The City Commission (1) grant the Chief of Police the signature authority to allow the Gainesville Police Department to participate in this program for three years (2) allow the application process to proceed with signature authority by the City officials before the deadline of October 31 (3) subject to review and approval by the City Attorney as to form and legality.

[210488 State Plan of Operations updated for 2021 20211021](#)

CA-30 [210524.](#)

Project Safe Neighborhood (B)

AGENDA UPDATE - ADDED ITEM

Explanation: The Gainesville Police Department (GPD) will use grant funds to support its Project Safe Neighborhood (PSN) initiative. GPD will combine several evidence-based practices including Hot Spots Policing, Focused Deterrence Strategies, Group Violence Reduction Strategy (GVRS), INSPIRE Interrupters (similar to Cure Violence and Cease Fire initiatives). These practices target the specific criminal behavior committed by a small number of chronic offenders, such as youth gang members and/or repeat violent offenders. The strategies also reward compliance and nonviolent behavior among targeted offenders by providing positive incentives, such as access to social services and job opportunities.

Deliverable 1: Grant funds will be used to support overtime for officers to enhance both gun and gang crime investigations. Documentation to be provided upon request may include, but is not limited to: timesheets, payroll, and paystubs. Minimum performance is in accordance with the employment agreement, positions descriptions, and/or supervisor's command.

Deliverable 2: Grant funds will be used to contract with a third party for data analytics, evaluations, and data validation. Documentation to be provided upon request may include, but is not limited to: activity reports, data analysis reports, program evaluations, timesheets, canceled checks/statements, procurement records, invoices, etc. Minimum performance is in accordance with the agreement between the third party

and the subrecipient.

Deliverable 3: Grant funds will be used to support case management services for violence interrupters. Documentation to be provided upon request may include, but is not limited to: activity reports, case logs, timesheets, invoices/pay stubs, canceled checks/statements, etc. Minimum performance is in accordance with the agreement between the violence interrupters and the subrecipient.

Deliverable 4: Grant funds will be used to purchase high resolution covert video cameras and license plate readers to be placed in hotspot locations. We will use existing infrastructure to attach the cameras and LPRs to. Documentation to be provided upon request may include, but is not limited to: invoices, purchase orders, canceled checks, statements, inventory records, etc.

Fiscal Note: The total award of this grant is \$126,143.00

RECOMMENDATION

The City Commission accept this grant authorize the City Manager to execute all agreements relating to the grant subject to the City Attorney's review as to form and legality.

[210524 2021-PSNN-ALAC-1-3T-002 20211021](#)

ADOPTION OF REGULAR AGENDA

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.

GENERAL PUBLIC COMMENT - 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) - GRU and General Government items placed on the agenda by the Charter Officers or moved from Consent.

BD-1 [210537](#) Canvassing Board Appointment (B)

AGENDA UPDATE - CHANGED TEXT FILE, REVISED BACK-UP AND MOVE TO CONSENT

Explanation: County Commissioner Anna Prizzia withdrew her name from consideration.

RECOMMENDATION

The City Commission appoint Harvey Budd to the

2021 Special Election Canvassing Board.

[210537_Budd Letter of Interest_20211021](#)

BD-2 [210506.](#) **Appointments to the Gainesville Community Reinvestment Area Advisory Board and the Student Community Relations Advisory Board (B)**

AGENDA UPDATE - CHANGED TEXT FILE AND NEW BACK-UP

RECOMMENDATION *The City Commission discuss the appointment to the Gainesville Community Reinvestment Area Advisory Board and the Student Community Relations Advisory Board and take appropriate action.*

[210506_GCRAAB Ballot & Applications_20211021](#)

[210506_SCRAB Ballot & Applications_20211021](#)

[210506_GCRA Founding Ordinance_20211021](#)

BD-3 [190564.](#) **Discussion of Disposition of Old Fire Station 1 (B)**

AGENDA UPDATE - REMOVE ITEM

Explanation: At the May 6th, 2021 City Commission Meeting, the Commission approved moving forward with an agreement with the University of Florida for rental and adaptive reuse of Old Fire Station #1. This was based upon an Invitation to Negotiate (ITN) solicited on 2/12/2020. As part of the motion, the City Commission instructed the City Manager to evaluate the structure and determine the costs necessary to bring the building up to code.

The City contracted with Brame Heck Architects Inc. to perform the comprehensive analysis of the structure at 427 South Main Street including the 2 accessory building. That report listed the following required renovations:

- 1. Upgrades to the building structure to support the increased structural loads resulting from the new occupancy.*
- 2. Replacement of all mechanical, lighting, power, and plumbing systems, which are near the end of their service life.*
- 3. Addition of a fire sprinkler system to the building.*
- 4. Accessibility upgrades to the building as required by the Florida Building Code - Accessibility. Primarily these include replacing the restroom facilities, and providing vertical accessibility.*
- 5. Demolition and replacement of all interior partitions, finishes, doors and equipment.*
- 6. Replacement of exterior doors and windows.*

It is the opinion that the proposed new use is feasible. It is also the belief of our consultant that in the current construction market, renovating the existing building as proposed by UF would represent a lower overall cost than building a comparable new structure on the same site. Some of that savings would come from careful reuse of the existing building walls and structure, and additional savings could be realized from lower site developments costs compared to a new development. The budget analysis below projects an estimated cost of \$4.4 million for renovation of all three buildings on the site, which includes the minimum required site work.

The ITN did not include a cost sharing option at this high level of discussions. These numbers have not been discussed with the University of Florida. It is also important to note that these are cost estimates.

Strategic Connection

Goals 1: Equitable Community, 2: Sustainable Community, 3: A Great Place to Live and Experience, 4: Resilient Local Economy, and 5: "Best in Class" Neighbor Services.

Fiscal Note: The estimated project cost is \$ 4.4 Million.

RECOMMENDATION

The City Commission: 1) discuss the report prepared by Brame Heck Architects Inc. and 2) provide direction to the City Manager on how to move forward with the building.

Legislative History

11/7/19	City Commission	Continued
11/21/19	City Commission	Approved as Recommended
12/3/20	City Commission	Continued
1/7/21	City Commission	Approved, as shown above
5/6/21	City Commission	Approved, as shown above

[Old GNV Fire Station 1 FINAL 08312021](#)

TIME CERTAIN - 2:30 PM

BD-4 [210396.](#)

Greenhouse Gas (GHG) Inventory Results Report to the City Commission (B)

City Commission to hear a presentation on the results of a recent Greenhouse Gas (GHG) Inventory conducted in partnership with International Council for Local Environmental Initiatives (ICLEI), Local Governments for Sustainability.

Explanation: In November of 2019, the City Commission passed a resolution declaring a climate emergency. A request was made by the Commission for the

development of a carbon emissions dashboard.

While the City possessed much of the data needed to develop such a dashboard, staff lacked the scientific expertise to properly construct a dashboard. As a result, the City re-joined ICLEI - Local Governments for Sustainability, an organization dedicated to providing guidance and resources to municipalities that seek to make a positive impact on climate issues. The last time the City was a member of ICLEI was 2014.

The City also contracted with ICLEI to assist with the collection and analysis of data to develop a Greenhouse Gas (GHG) Inventory. ICLEI has developed two inventories: a Local Government Operations (LGO) inventory that focuses solely on the operations of the City of Gainesville as an organization and a Community Wide Inventory that looks at GHG emissions for the Gainesville community as a whole.

Strategic Goal/Initiative

This effort is a Management in Progress item under Goal 2: More Sustainable Community of the City's 2021/2022 Action Agenda.

Fiscal Note: No fiscal impact at this time.

RECOMMENDATION

The City Commission hear a presentation from an International Council for Local Environmental Initiatives (ICLEI) representative regarding the results of the Greenhouse Gas (GHG) Inventory and provide direction for next steps.

[210396_2021_GainesvilleFL_OCT_21Presentation_20211021.pdf](#)

[210396_Gainesville_2019_InventoryReport_FINAL_8_23_20211021.pdf](#)

TIME CERTAIN - 3:30 PM

BD-5 [210418.](#)

University Avenue and W 13th Street Safety Study (B)

This item relates to the overview of the corridor safety study recommendations and selection of preferred Complete Street design concepts for design and implementation. The study was prepared by HDR Engineering Inc. under contract number 2018-049-AP.

Explanation: The City of Gainesville is committed to expediting a plan to increase safety in areas of high pedestrian volume, in particular University Avenue and W 13th Street. HDR Engineer Inc. was retained by the City to review prior plans, evaluate existing conditions and develop concept recommendations for implementation in the short- and long-term horizons. The study is being conducted in two phases; this presentation is for Phase 1: University Avenue between NW 22nd Street and NE 3rd Avenue; and, W 13th Street between NW 5th Avenue and SW 9th

Avenue. Phase 2 of the study will commence shortly after conclusion of Phase 1.

The study provides concept level Complete Street alternatives based on extensive evaluation of existing conditions and standards, building upon the findings of previous studies and on extensive coordination with stakeholders including the Florida Department of Transportation (FDOT), University of Florida (UF), Gainesville Citizens for Active Transportation (GCAT), and Gators Against Student Pedestrian Deaths (GASPD).

Fiscal Note: Implementation of the study recommendations is currently unfunded. The next step for Phase 1 is the development of construction design plans which is estimated at approximately \$500,000. The City included a funding request in the amount of \$20 million in its legislative priorities to expedite design and implementation of the overall project.

Strategic Recommendation: 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

RECOMMENDATION

The City Commission receive a presentation and authorize the City Manager (or designee) to (1) identify a funding source to cover the design of the preferred corridor alternatives adopted by the City Commission and (2) secure a design consultant and proceed with the design phase, subject to review by the City Attorney as to form and legality.

[210418 COG CityCommissionMeeting 2021-09-30 20211021](#)

BD-6 [200934.](#)

GRUCom Ethernet Service Agreements for Gainesville Fire Rescue (B)

This item requests that the City Commission authorize the City Manager or designee to execute agreements with GRUCom to upgrade the existing Ethernet data transport service to all Gainesville Fire Rescue stations and administrative buildings.

Explanation: Gainesville Fire Rescue currently has an agreement with GRUCom for Ethernet service which expires January 26, 2022 which included nine (9) sites for \$175 monthly for a total annual cost of \$18,900. Essential upgrades are needed prior to the expiration of the current agreement and include a total of ten (10) sites at an initial cost of \$300 per site per month for a total of \$36,000 for FY22. The agreement is for a 60-month term with a 3% annual escalator. The total expense for the duration of the agreements is estimated to be \$191,128.89. Payments are processed through monthly billing from GRUCom.

Fiscal Note: The total cost for the agreements over 60 months is estimated to be \$191,128.89. The cost difference for FY22 and FY23 is \$37,080 from the current amount in the GFR budget. A funding increment was not included

in the FY22-23 budget to cover the difference. GFR will fund the increased amount in its FY22-23 biennial budget plan.

RECOMMENDATION *The City Commission authorize the City Manager or designee to execute the agreements with GRUCom subject to approval by the City Attorney as to form and legality.*

[200934A GRU Ethernet Agreements for GFR 20211021.pdf](#)

[200934B GRUCom Updated Ethernet Quote 20211021.pdf](#)

BD-7 [210497.](#) **Weyerhaeuser 121 Contraction (B)**

Explanation: The purpose of this item is to introduce an ordinance to contract the City of Gainesville municipal boundaries as set forth in Section 171.052, Florida Statutes for the subject property. The draft ordinance is provided in the backup along with an associated map of the subject property.

Staff has determined that the property meets the criteria for contraction of municipal boundaries as set forth in Section 171.052, Florida Statutes. Specifically, the subject property fails to meet the criteria of Section 171.043, Florida Statutes, as the subject property:

- a. is not developed for urban purposes as prescribed by Section 171.043(2), Florida Statutes; and*
- b. does not lie between the post-contraction municipal boundary and an area developed for urban purposes that is either not adjacent to the post-contraction municipal boundary or cannot be served by the municipality without extending services or water or sewer lines through the subject property; and*
- c. is not adjacent, on at least 60 percent of its external boundary, to any combination of the post-contraction municipal boundary and the boundary of an area or areas developed for urban purposes.*

Strategic Connection:

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

RECOMMENDATION *The City Commission direct the City Manager to advertise the ordinance and schedule the ordinance for two readings.*

[210497A Contraction Map 20211021.pdf](#)

[210497B Draft Ordinance 20211021.pdf](#)

CC 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 [210525.](#) American Pharmacist Month October, 2021 (B)**

RECOMMENDATION *APhA-ASP FPA/ACAP Liaison Yania
Aguero-Martinez to accept the proclamation.*

[210525 American Pharmacist Month 2021 20211021](#)

PR-2 [210526.](#) Cyber Security Awareness Month - October, 2021 (B)

RECOMMENDATION *GRU CIO Walk Banks, GRU Director Tim Kelley
and GRU Supervisor Kirk Selph to accept the
proclamation.*

[210526 Cyber Security Awareness Month 20211021](#)

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 (RE)**RE-1 [210163.](#) Redistricting Resolution (B)**

Resolution No. 210163

A resolution of the City of Gainesville, Florida, providing the intent of the City Commission to redistrict the City of Gainesville's election districts in accordance with Section 2.02 of the Charter Laws and in consideration of the 2020 Census conducted by the U.S. Census Bureau; providing an immediate effective date.

Explanation: On September 9, 2021, the General Policy Committee discussed the draft Redistricting Resolution, which was prepared by the City Attorney's Office in consultation with the City's redistricting consultant. The Resolution sets forth the process, intent, and criteria to guide the City Commission in drawing new lines for the City's election districts based

upon the 2020 census data.

RECOMMENDATION *The City Commission adopt the Resolution.*

Legislative History

7/22/21	General Policy Committee	Approved, as shown above
9/9/21	General Policy Committee	Approved, as shown above

[210163 draft resolution 20210909](#)

[210163_Spectrum of Public Participation Chart_20210909](#)

RE-2 [210533.](#)

Resolution Authorizing an Allonge to the Variable Rate Subordinated Utilities System Revenue Bond, 2018 Series A (B)

Explanation: In 2018, the City Commission adopted its Supplemental Subordinated Utilities System Revenue Bond Resolution authorizing the sale of the 2018 Series A Bonds to STI Institutional & Government, Inc. ("STI") in the amount of not to be outstanding in excess of \$25 million. The 2018 Series A Bonds represent a revolving line of credit which provided the utility with a low-cost source of additional liquidity to fund operating costs to assist in the financial management of unforeseen events. The addition of this line of credit provides balance to the utility's sources of available liquidity between capital projects and operating costs. Rating agencies and investors look favorably at this additional liquidity during uncertain financial times.

This line of credit expires effective November 30, 2021. GRU staff, financial advisor and bond counsel have worked with representatives from STI to negotiate a three year extension to this line of credit to maintain the liquidity this agreement provides. The proposed resolution authorizes this three year extension, extends the mandatory tender date by STI to 18 months and modifies the interest rate provisions for the Bond.

Fiscal Note: It is not anticipated that this line of credit will be utilized outside of unexpected financial circumstances. The recurring cost of the unused portion of the line of credit is 25 basis points or one-quarter of one percent based on the average unused amount of the facility in the prior quarter. Amounts drawn on the line will accrue interest at a variable rate equal to 79% of the sum of the daily Secured Overnight Financing Rate (SOFR) plus 1.85%.

RECOMMENDATION *The City Commission approve an amendment to the Supplemental Subordinated Utilities System Revenue Bond Resolution authorizing an allonge to the Bond extending the maturity date on the Series 2018A Revenue Bond, and authorize the execution and delivery thereof subject to approval of the City Attorney as to form and legality.*

At their October 14, 2021 meeting, the UAB voted

unanimously to advise the City Commission to approve the staff recommendation.

[210533 Truist Resolution \\$25M LOC Extension 20211021](#)

RE-3

[210536.](#)

A Resolution Authorizing Amendments to the Financing Agreement for the Oak Hammock Continuing Care Retirement Community (B)

Resolution No. 210536

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

Explanation: The City serves as the conduit issuer of the Continuing Care Retirement Community Revenue Refunding Note Series 2017A and 2017B (the "Notes") issued for the benefit of Oak Hammock at the University of Florida, Inc., a Florida not-for-profit corporation (the "Borrower"), and purchased by TD Bank, N.A. (the "Noteholder") pursuant to a Financing Agreement dated as of September 1, 2017. The parties subsequently entered into a First Amendment to Financing Agreement dated as of October 1, 2018. The Borrower and the Noteholder now desire to further amend the Financing Agreement to modify the initial Noteholder Put Date and interest rate formula applicable to the 2017A Note and other changes related thereto and to make certain changes to the covenants for the Notes. Such modifications require a Second Amendment to the Financing Agreement. This Resolution authorizes certain officials of the City to execute the Second Amendment, and take certain other actions in connection with the amendments.

Fiscal Note: The Notes do not constitute an indebtedness of the City. The liability of the City, as a conduit issuer, is limited to paying the sums due under the Notes solely from the revenues and receipts derived from the Financing Documents.

RECOMMENDATION

The City Commission adopt the proposed Resolution

[210536 draft resolution 20211021](#)

RE-4 [210487](#) **SW 62nd Boulevard Connector - Various Actions Relating to Construction (B)**

Explanation: The SW 62nd Boulevard Connector project consists of construction of a 1.1 mile new roadway facility from SW 43rd Street/Clark Butler Boulevard to SW 52nd Street. The roadway cross section includes 11 ft travel lanes, 7 ft bike lanes and a 10 ft multi-use path. The purpose of the project is to provide an interconnected, multimodal grid system in accordance with the City's Comprehensive Plan. Additionally, the project will provide traffic congestion relief to I-75, SW 34th Street, Archer Road, SW 20th Ave and Newberry Road.

The right-of-way acquisition, design and construction are fully funded by the Florida Department of Transportation (FDOT) by federal and state grants earmarked for the corridor; the project design and permitting is being delivered by the City on behalf of FDOT via a Local Agency Program (LAP) Agreement. The final design & permitting phase is on-going and final design plans & permits are required to be delivered to FDOT by February 2022 to meet the funding obligations of the design & permitting LAP Agreement. FDOT will require the City to enter into additional agreements to transfer the right-of-way FDOT acquired to the City and to fund the construction and inspections phases of the project. As such, this item involves a Resolution authorizing the City Manager or designee to execute and enter into agreements, and other documents with FDOT for the Project on behalf of the City.

The project impacts wetlands and wetland buffers which will require permitting and mitigation. Wetland impacts are regulated by the St. Johns River Water Management District (SJRWMD) with pre-emption Legislation. Wetland buffer impacts are regulated by the City, Alachua County via the Countywide Wetland Protection Code and SJRWMD; the County Code is the most stringent regulation. Community Builders have reviewed the applicable codes and mitigation options and developed the following proposal as the most cost effective plan for mitigation: 1) Wetland mitigation via purchase of credits from Mill Creek Mitigation Bank, and 2) Wetland buffer mitigation via design and Phase I construction of the Biven's Arm Wetland Boardwalk marsh restoration. Since the wetland mitigation is a State requirement, the cost associated with the mitigation is reimbursable with FDOT grant funding. However, since the buffer mitigation is a local requirement, the mitigation costs will be funded with local funds. The Biven's Arm project is currently partially funded with Parks, Recreation & Cultural Affairs budget allocations.

A constructability review and construction engineering and inspections for the project is proposed to be completed by a hired consultant which will be funded by FDOT. In accordance with the Competitive Consultants Negotiations Act, proposals were solicited under RFP #PWDA-22004-MS - SW 62nd Blvd Connector CEI (Federal Funds). A total of seven proposals were received by the solicitation deadline; three proposal were

deemed non-responsive for not complying with the instructions contained in the RFP. The remaining four proposals were evaluated and were selected to provide oral presentations. The evaluation team ranked the respondents as follows: 1) Kinsinger Campo & Associates Corp; 2) EXP US Services; 3) Johnson, Mirmiran, & Thompson; and 4) Ally Engineering Services, Inc.

The project design and permitting is on schedule to be complete February 2022. Construction is scheduled to commence Fall 2022 and reach final completion Fall 2024.

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 normal priority item. This item is related to Vision Zero which is a top priority item.

Fiscal Note: The total estimated project cost is \$15.1M, which includes an approximate 9% contingency for unforeseen conditions.

FDOT will be providing approximately \$13.1 million for the construction and wetland credit mitigation purchase for the project through LAP Agreements. The current construction cost is estimated to be \$11.5 million and the wetland mitigation is estimated to be \$562,500 (4.5 credits at \$125,000 per credit; total number of credits required is pending review by the water management district).

The Biven's Arm Wetland Boardwalk marsh restoration and phasing plan is estimated to cost \$100,000 which will be funded with local funds contained in Local Option Gas Tax Fund; there is currently \$1.99 million allocated in the budget for SW 62nd Blvd Corridor (the remaining funds will be utilized to resurface the roadway from Newberry Rd to SW 20th Ave). Phase I construction will be funded with local funds contained in General Capital Projects fund; there is currently \$213,000 allocated in the budget for this project which will be leverage for additional grant funding.

FDOT will be providing approximately \$2 million for the constructability review and construction engineering & inspections for the project through LAP Agreements. The current estimate for this scope of work is \$1.65 million.

RECOMMENDATION

The City Commission: 1) Adopt the Resolution which authorizes the City Manager or designee to execute agreements, and any other necessary documents with FDOT pertaining to this project, subject to approval of the City Attorney or designee as to form and legality; 2) Authorize the City Manager or designee to enter into a Memorandum of Understanding with Alachua County for wetland and wetland buffer mitigation for this project, subject to approval of the City Attorney or designee as to form and legality; 3) Authorize the City Manager or designee to enter into a Sales Agreement with Mill

Creek Mitigation Bank (JMM Land Ventures, LLC) for the purchase of wetland mitigation credits for this project, subject to the approval of the City Attorney or designee as to form and legality; and 4) Accept the evaluation team's selection of the four most qualified firms for RFP #PWDA-22004-MS - SW 62nd Blvd Connector CEI (Federal Funds) in the order of rankings and authorize the City Manager or designee to initiate contract negotiations and execute a contract for professional services subject to approval by the City Attorney or designee as to form and legality.

[210487A_211365-6 Concurrence to Negotiate_20211021](#)

[210487B_220004-Handbook 210715 Prof. Svcs. Eval. SW 62nd Blvd Connecto](#)

[210487C_220004-ITB SW 62nd Blvd Connector CEI-CCNA-ADD#1 Final_2021](#)

[210487D_220004-RFP 210715 SW 62nd Connector CEI Final_20211021](#)

[210487E_220004-RFP SW 62nd Blvd Connector CEI-AI Backup Memo_202110](#)

[210487F_220004-RFP SW 62nd Blvd Connector CEI-Oral Eval. Summary_202](#)

[210487G_220004-RFP SW 62nd Blvd Connector CEI-Written Eval. Summary_2](#)

[210487H_Presentation 211021 SW 62nd Blvd Connector Update_20211021](#)

[210487I_Resolution Draft SW 62nd Blvd_20211021](#)

[210487J_SW 62nd Blvd Location Map_20211021](#)

[210487K_Project Funding Chart_20211021](#)

RE-5 [210483.](#)

First Budget Amendment to the FY 2022 General Government Financial and Operating Plan Budget (B)

Resolution No. 214083

A Resolution of the City Commission of the City of Gainesville, Florida; relating to its general government budget for the fiscal year beginning October 1, 2021 and ending September 30, 2022; amending Resolution No. 210430, by making certain adjustments to the General Government Financial and Operating Plan Budget; and providing an immediate effective date.

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.

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.

[210483 A FY22 First Budget Amendment Resolution 20211021](#)

[210483 B FY2022 First Budget Amendment Attachment A 20211021](#)

[210483 C FY2022 First Budget Amendment Memorandum 20211021](#)

NBR RESOLUTIONS (NBR) - NON BINDING

NBR-1 [210406.](#) **Commissioner David Arreola - Resolution in Support of Advancing Reproductive Freedom (B)**

RECOMMENDATION *The City Commission adopt the proposed resolution.*

[210406 Arreola City of Gainesville Resolution in Support of Advancing Reprod](#)

PH PUBLIC HEARINGS (PH)

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

SR-1 [200723.](#) **Land Use Change - 42.973 Acres of Property known as Oak Hall School (B)**

Ordinance No. 200723

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 42.973 acres of property known as Oak Hall School generally located at 1700 SW 75th Street, as more specifically described in this

ordinance, from Alachua County Institutional to City of Gainesville Education (E); 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 changing the land use category of approximately 43 acres property known as Oak Hall School, located at 1700 SW 75th Street, from Alachua County Institutional to City of Gainesville Education. This property was annexed by referendum into the city on February 20, 2020. As a result of annexation, the city must now assign appropriate land use and zoning designations. The City Plan Board held a public hearing on January 28, 2021, where it voted to recommend approval of this amendment to the Future Land Use Map of the Comprehensive Plan.

Section 163.3184, Florida Statutes, sets forth the procedure for amending the Comprehensive Plan. The first hearing is the transmittal stage and must be advertised at least seven days prior to the hearing. The second hearing is the adoption stage and must be advertised at least five days prior to the hearing. Within ten working days after the first hearing, the City must transmit the amendment to the reviewing agencies and to any other local government or state agency that has filed a written request for same. These agencies have 30 days after receipt of the amendment to forward written comments to the City, which the City must then consider during the second hearing. If adopted on second reading, the City will forward the amendment within ten working days to the state land planning agency and any party that submitted written comments.

Within 30 days following the City's adoption of the amendment, any affected person may file a petition with the State Division of Administrative Hearings to request a hearing to challenge the amendment's compliance with Chapter 163, Florida Statutes. If not timely challenged, this amendment shall become effective 31 days after the state land planning agency notifies the City that the amendment package is complete. If timely challenged, this amendment shall become effective when the state land planning agency or the Administration Commission issues a final order determining that this amendment is in compliance with Chapter 163, Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this amendment has become effective.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

8/5/21 City Commission Adopted on First Reading (Ordinance)

[200723A draft ordinance 20210805](#)

[200723B PB-20-01 LUC Oak Hall School CPB 210128 Minutes](#)

[200723C PB-20-01 LUC Oak Hall School Staff ReportwAppendices 20210](#)

[200723D PB-20-01 LUC - Oak Hall School Staff Presentation CCOM 8.5.21](#)

SR-2

[200724.](#)

Quasi-Judicial - Rezoning 42.973 Acres of Property known as Oak Hall School (B)

Ordinance No. 200724

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 42.973 acres of property known as Oak Hall School generally located at 1700 SW 75th Street, as more specifically described in this ordinance, from Alachua County Planned Development (PD) to City of Gainesville Education (E); 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 42.973 acres of property known as Oak Hall School generally located at 1700 SW 75th Street. This property was voluntarily annexed into the city on February 20, 2020. As a result of annexation, the city must now assign appropriate land use and zoning designations. The requested rezoning is consistent with the Comprehensive Plan and meets all applicable review criteria. The City Plan Board held a public hearing on January 28, 2021, where it voted to provide a recommendation.

This ordinance requires two hearings and shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 200723 becomes effective as provided therein.

RECOMMENDATION

The City Commission adopt the proposed ordinance.

Legislative History

8/5/21	City Commission	Approved, as shown above
9/2/21	City Commission	Adopted on First Reading (Ordinance)

[200724A draft ordinance 20210805](#)

[200724B draft ordinance 20210902](#)

[200724C PB-20-02 ZON Oak Hall School CPB 210128 Minutes](#)

[200724D PB-20-02 ZON Oak Hall School Staff Report w Appendices 202](#)

[200724E PB-20-02 ZON - Oak Hall School - Staff Presentation CCOM 8.5.21](#)

SR-3 [210033](#)**Quasi-Judicial - Rezoning 0.945 Acres of Property Located at the SW Corner Intersection of W University Avenue and SW 12th Street (B)**

Ordinance No. 210033

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 0.945 acres of property generally located at the SW corner of the intersection of W University Avenue and SW 12th Street, as more specifically described in this ordinance, from Urban 9 (U9) 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 will rezone approximately 0.945 acres of property located at the SW corner intersection of W University Avenue and SW 12th Street from Urban 9 (U9) to Planned Development (PD). This ordinance was generated by an application from the private property land owners. The City Plan Board held a public hearing on May 27, 2021, where it voted to recommend approval of this rezoning.

The purpose of the planned development (PD) district is to provide a particularized zoning district that recognizes unique conditions, allows design flexibility, and promotes planned diversification and integration of uses and structures, which other zoning districts cannot accommodate, while also retaining the city commission's authority to establish such limitations and regulations as it deems necessary to protect the public health, safety, and general welfare.

This ordinance requires two hearings and will become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 210032 becomes effective as provided therein.

RECOMMENDATION

The City Commission adopt the proposed ordinance.

Legislative History

9/2/21 City Commission Adopted on First Reading (Ordinance)

[210033B PB 21 57 ZON CPB210527Minutes](#)
[210033C PB-21-57 ZON_GHA_MOU_lincolnventuresgnv_May_25_2021](#)
[210033D PB-21-57 ZON_Staff_PresentationCCOM_8.5.21](#)
[210033E PB-21-57 ZON_StaffReportandAppendices_20210805](#)
[210033A draft ordinance_20210902](#)
[210033 PRES DRAFT 210902 Lincoln Ventures CC1_20210902 MOD](#)
[210033 revised draft ordinance_20210916](#)

SR-4 [210195.](#) **Text Change - Amending the Land Development Code to Comply with a Federal Emergency Management Agency (FEMA) Mandated Update (B)**

Ordinance No. 210195

An ordinance of the City of Gainesville, Florida, amending the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) relating to floodplain management regulations provided in Sections 30-8.23 through 30-8.38; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: **STAFF REPORT**

This ordinance was City-initiated in order to comply with a Federal Emergency Management Agency (FEMA) mandated update (FEMA Policy #104-008-03) which requires Florida's local jurisdictions to revise their existing flood control ordinances for consistency with Florida Building Code updates. This code amendment was reviewed and edited by FEMA staff and approved by the Florida Division of Emergency Management. The City Plan Board held a public hearing on July 22, 2021, where it voted to recommend approval of this amendment to the Land Development Code. This ordinance must be adopted by September 24, 2021. This ordinance requires two hearings and will become effective immediately upon adoption.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

9/2/21 City Commission Adopted on First Reading (Ordinance)

[210195A draft ordinance 20210902](#)

[210195B PB 21 00097 TCH CCStaffReport 20210722](#)

[210195C PB 21- 00097 TCH CCAppendixA 2020902](#)

[210195D PB-21-00097 TCH Engagement Note](#)

[210195E PB-21-00097 TCHCC PowerPoint 20210902](#)

[210195F CodeChange2021 PPT 20210902](#)

SR-5 [200038.](#)

**City of Gainesville Registry of Protected Public Places Phase III Listing
(B)**

Ordinance No. 200038

An ordinance of the City of Gainesville, Florida, adding specified real properties owned in fee simple by the City of Gainesville to the City of Gainesville Registry of Protected Public Places; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: Section 5.09, City of Gainesville Charter, created a Registry of Protected Public Places for real properties owned in fee simple by the City that are acquired or used for conservation, recreation, or cultural purposes, and that are deemed by the City Commission to be worthy of the highest level of protection. At a public hearing the City Commission may add properties to the Registry by adopting an ordinance by a five-sevenths vote of the membership of the Commission. Once placed on the Registry, the properties may not be sold, or converted to a use that will result in a loss of values for which a property was placed on the Registry, except by a majority vote of the electors voting in a city-wide referendum election.

Six additional nature parks are proposed for listing as Phase III: 29th Road Nature Park Additions, Boulware Springs Nature Park, Colclough Pond Nature Park Additions, Forest Park Conservation Area Additions, Loblolly Woods Nature Park Additions, and Morningside Nature Park Additions. The property listing document provides legal descriptions, location maps, and a description of values for which the properties are to be protected.

This ordinance requires two hearings and will become effective immediately.

Fiscal Note: There is no cost to the City to list properties on the Registry of Protected Public Places.

RECOMMENDATION

The City Commission adopt the proposed ordinance.

Legislative History

9/2/21 City Commission Adopted on First Reading (Ordinance)

[100523_PPT_20110131.pdf](#)
[100523A_Land Registry Phase I Listing_20110303.pdf](#)
[100523B_Land Resistry Ordinance_20110303.pdf](#)
[100523C_PPT_20110303.pdf](#)
[100523A_Reg Narr20130321.pdf](#)
[100523B_LandRegOrdFinal_20130321.pdf](#)
[100523A-MOD_RegistryPPT_20130905.pdf](#)
[100523B-MOD_080576Ordinance_20130905.pdf](#)
[100523C-MOD_PropertyList_20130905.pdf](#)
[100523_MOD LoblollyNeighborsPP_20130905.pdf](#)
[100523A_Land Reg PowerPt_20130923.pdf](#)
[100523B_Listing Plan_20130923.pdf](#)
[100523C_OrdFinal_20130923.pdf](#)
[100523D_Registration_20130923.pdf](#)
[100523E_Land Reg Map_20130923.pdf](#)
[100523A_OrdExh_20131107.pdf](#)
[100523B_PhasedListPln_20131107.pdf](#)
[100523C_RegNotc_20131107.pdf](#)
[100523D_IIBListMap_20131107.pdf](#)
[200038_draft ordinance 20210902](#)

SR-6 [200292.](#)

Renaming of Certain City Parks (B)

Ordinance No. 200292

An ordinance of the City of Gainesville, Florida, amending Section 18-18, Listing of city parks, to rename certain parks; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: The ordinance would make changes to the names of two City parks. The park at J.J. Finley Elementary School would be renamed to Carolyn Beatrice Parker Park, consistent with the new name of the school; and Loblolly Woods would be renamed Loblolly Woods Nature Park.

This ordinance requires two hearings and will become effective immediately.

Fiscal Note: There is no appreciable cost to the City to change the names of the two City parks.

RECOMMENDATION

The City Commission adopt the proposed ordinance.

Legislative History

9/17/20 City Commission Approved as Recommended
 9/2/21 City Commission Adopted on First Reading (Ordinance)

[200292A 1st Am Thru Interlocal Joint Use of City Park 20200917.pdf](#)

[200292 draft ordinance 20210902](#)

SR-7 [210314.](#)

Ordinance Amending Chapter 26 Related to Parking Meters, Parking Lots, and Parking Garages (B)

Ordinance No. 210314

An ordinance of the City of Gainesville, Florida, amending Division 2 in Article III of Chapter 26 of the City Code of Ordinances related to parking meters, parking lots, and parking garages; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: New technology, such as remote parking payment systems and virtual parking permits, has rendered certain code provisions regulating parking obsolete. This ordinance updates obsolete provisions, grants authority to the city manager to establish locations, rate structures, rates, and methods of payment for on-street parking, parking lots, and parking garages. The flexibility granted to the city manager in this ordinance will enable the city to react to market conditions and create pricing structures according to demand. The city commission would retain authority to set maximum rates for parking.

Fiscal Note: None.

RECOMMENDATION

The City Commission adopt the proposed ordinance.

Legislative History

9/2/21 City Commission Adopted on First Reading (Ordinance)

[210314A draft ordinance 20210902.pdf](#)

FR ORDINANCES, 1ST READINGS - ROLL CALL REQUIRED

FR-1 [200877.](#)

Text Change - Delete the 10-acre Minimum Transect Rezoning Requirement (B)

Ordinance No. 200877

An ordinance of the City of Gainesville, Florida, amending Section 30-3.14 of the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) to revise the additional criteria for applications to rezone to a transect zone; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

AGENDA UPDATE - REMOVE ITEM

Explanation: STAFF REPORT

This ordinance amends the Land Development Code to delete the 10-acre minimum transect rezoning requirement for property that is not adjacent to an existing transect zone. The City Plan Board reviewed the petition on March 18, 2021, and voted to recommend approval of this text change to the Land Development Code. This ordinance requires two hearings and will become effective immediately upon adoption at second reading.

RECOMMENDATION

The City Commission adopt the proposed ordinance.

Legislative History

8/5/21 City Commission Continued

[Final Staff Report and Attachments A and B PB-21-13 TCH Coffey South Main](#)

[200877A draft ordinance 20210805](#)

[200877B Staff Report and Attachments PB 21 13 TCH 20211021](#)

[200877C Staff PPT PB-21-13 South Main 20211021](#)

[200877D PB-21-13 TCH Applicant MOD 20211021](#)

[200877A draft ordinance 20211021.pdf](#)

AR ORDINANCES, ADOPTION READINGS - ROLL CALL REQUIRED

AR-1 [200878.](#) **Land Use Change - 4.82 Acres of Property Located at 1015 South Main Street (B)**

Ordinance No. 200878

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 4.82 acres of property generally located at 1015 South Main Street, as more specifically described in this ordinance, from Industrial (IND) to Urban Core (UC); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

AGENDA UPDATE - REMOVE ITEM

Explanation: STAFF REPORT

This ordinance will amend the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 4.82 acres of property located at 1015 South Main Street from Industrial (IND) to Urban Core (UC). This ordinance was generated by application of the property owner. The City Plan Board held a public hearing on March 25, 2021, where it voted to recommend approval of this amendment to the Future Land Use Map of the Comprehensive Plan. This proposed amendment to the Comprehensive Plan involves a use of 10 acres or fewer and qualifies as a small-scale development amendment. The City Commission may adopt small-scale development amendments with a single public hearing.

Within 30 days following the City's adoption of this amendment to the Comprehensive Plan, any affected person may file a petition with the State Division of Administrative Hearings to request a hearing to challenge the amendment's compliance with Chapter 163, Florida Statutes. If not timely challenged, this amendment shall become effective 31 days after adoption. If timely challenged, this amendment shall become effective when the state land planning agency or the Administration Commission issues a final order determining that this amendment is in compliance with Chapter 163, Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this amendment has become effective.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

8/5/21 City Commission Continued

[200878A_draft ordinance_20210805](#)

[200878B_StaffReport_PB-21-14LUCwithAandB_20210325](#)

[200878.C_Final PPT PB-21-14 LUC South Main Street_20210805](#)

[200878A_draft ordinance_20211021.pdf](#)

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

FR-2 [200879.](#) **Quasi-Judicial - Rezoning 4.82 Acres of Property Located at 1015 South Main Street (B)**

Ordinance No. 200879

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 4.82 acres of property generally located at 1015 South Main Street, as more specifically described in this ordinance, from General Industrial (I-2) to Downtown (DT); providing directions to the City

Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

AGENDA UPDATE - REMOVE ITEM

Explanation: STAFF REPORT

This ordinance will rezone approximately 4.82 acres of property located at 1015 South Main Street from General Industrial (I-2) to Downtown (DT). This ordinance was generated by application of the property owner. The City Plan Board held a public hearing on March 25, 2021, where it voted to recommend approval of this rezoning.

This ordinance requires two hearings and will become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 200878 becomes effective as provided therein.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

8/5/21 City Commission Continued

[200879A draft ordinance 20210805](#)

[200879B StaffReport PB-21-15ZON withAandB 20210325](#)

[200879.C Final 08052021 PPT PB-21-15 ZON South Main Street 20210805](#)

[200879A draft ordinance 20211021.pdf](#)

FR-3 [210064.](#)

Voluntary Annexation - 282.86 Acres of Privately-Owned Property West of SW Williston Rd and South of SW 62nd Ave (B)

Ordinance No. 210064

An ordinance of the City of Gainesville, Florida, annexing approximately 282.86 acres of privately-owned property generally located on the west side of SW Williston Road, south of SW 62nd Avenue and the City of Gainesville city limits, north of SW 78th Lane, and east of SW 63rd Boulevard, as more specifically described in this ordinance, as petitioned for by the property owner(s) pursuant to Chapter 171, Florida Statutes; making certain findings; providing for inclusion of the property in Appendix I of the City Charter; providing for land use plan, zoning, and subdivision regulations, and enforcement of same; providing for persons engaged in any occupation, business, trade, or profession; providing directions to the City Clerk; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: This ordinance will annex into the corporate limits of the City of Gainesville tax parcels 06982-000-000, 07002-000-000 (a portion of), 07231-000-000 (a portion of), and 06980-000-000; consisting of approximately 282.86 acres of privately-owned property generally located on the west side of SW Williston Road, south of SW 62nd Avenue and the City of Gainesville city limits, north of SW 78th Lane, and east of SW 63rd Boulevard. On May 19, 2021, the City Commission received and accepted a petition for voluntary annexation and directed the City Attorney to prepare this annexation ordinance.

Municipal annexation in Florida is governed by the Municipal Annexation or Contraction Act (the "Act"), which is found in Chapter 171, Florida Statutes. Section 171.044, F.S., sets forth the requirements and procedure for voluntary annexation, whereby property owners may voluntarily request a municipality to include their property within the corporate limits of that municipality. Besides various procedural requirements, Section 171.044, F.S., sets forth the following substantive requirements for voluntary annexations: 1) the proposed annexation area must be "contiguous" to the municipality; 2) the proposed annexation area must be "reasonably compact"; and 3) the annexation must not create any "enclaves."

It is the opinion of city staff that the procedural and substantive requirements for voluntary annexation described in Section 171.044, F.S., have been met as follows: First, the annexation area is "contiguous" to the city limits because a substantial part of a boundary of the annexation area is coterminous with a part of the city boundary, and is touching or adjoining the city limits in a reasonably substantial sense. Second, the annexation area is "reasonably compact" because it is a reasonable concentration of property in a single area and does not create any enclaves, pockets, or finger areas in serpentine patterns. This annexation would not result in a pattern of land that is winding or turning, and would not create any small isolated unincorporated area that is left in a sea of incorporated property when viewed in relationship to the overall scope and configuration of the annexation area and surrounding municipal property. Third, this annexation would not create any "enclaves" because the annexation would not result in any unincorporated property that is either enclosed and bound on all sides by the city limits; or enclosed within and bounded by the city limits and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the city.

Therefore, and in light of the general purpose of municipal incorporation and the fact that a property owner has voluntarily requested to be annexed into the City of Gainesville, city staff recommends adoption of this voluntary annexation ordinance. The City Commission must decide, based on the map of the annexation area, the opinion and testimony of city staff, and other competent substantial evidence included in the record, whether the proposed annexation meets the essential requirements of the applicable state annexation law as described herein.

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

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

6/17/21 City Commission Approved as Recommended

[210064A draft ordinance 20210916](#)

[210064B Henderson Annexation USR Final 2](#)

[210064C Henderson Annexation Petitions 20210617](#)

[210064A draft ordinance 20211021.pdf](#)

FR-4 [210065.](#)

Voluntary Annexation - 59.80 Acres of Privately-Owned Property South of SW Archer Road and East of SW 44th Street (B)

Ordinance No. 210065

An ordinance of the City of Gainesville, Florida, annexing approximately 59.80 acres of privately-owned property generally located south of SW Archer Road, west of I-75, north of the City of Gainesville city limits, and east of SW 44th Street, as more specifically described in this ordinance, as petitioned for by the property owner(s) pursuant to Chapter 171, Florida Statutes; making certain findings; providing for inclusion of the property in Appendix I of the City Charter; providing for land use plan, zoning, and subdivision regulations, and enforcement of same; providing for persons engaged in any occupation, business, trade, or profession; providing directions to the City Clerk; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: This ordinance will annex into the corporate limits of the City of Gainesville tax parcels 06800-007-001, 06813-000-000, 06813-001-000, 06974-040-000, 07240-001-008, and 07240-050-000; consisting of approximately 59.80 acres of privately-owned property generally located south of SW Archer Road, west of I-75, north of the City of Gainesville city limits, and east of SW 44th Street. On May 19, 2021, the City Commission received and accepted a petition for voluntary annexation and directed the City Attorney to prepare this annexation ordinance.

Municipal annexation in Florida is governed by the Municipal Annexation or Contraction Act (the "Act"), which is found in Chapter 171, Florida Statutes. Section 171.044, F.S., sets forth the requirements and procedure for voluntary annexation, whereby property owners may voluntarily request a municipality to include their property within the corporate limits of that municipality. Besides various procedural

requirements, Section 171.044, F.S., sets forth the following substantive requirements for voluntary annexations: 1) the proposed annexation area must be "contiguous" to the municipality; 2) the proposed annexation area must be "reasonably compact"; and 3) the annexation must not create any "enclaves."

It is the opinion of city staff that the procedural and substantive requirements for voluntary annexation described in Section 171.044, F.S., have been met as follows: First, the annexation area is "contiguous" to the city limits because a substantial part of a boundary of the annexation area is coterminous with a part of the city boundary, and is touching or adjoining the city limits in a reasonably substantial sense. Second, the annexation area is "reasonably compact" because it is a reasonable concentration of property in a single area and does not create any enclaves, pockets, or finger areas in serpentine patterns. This annexation would not result in a pattern of land that is winding or turning, and would not create any small isolated unincorporated area that is left in a sea of incorporated property when viewed in relationship to the overall scope and configuration of the annexation area and surrounding municipal property. Third, this annexation would not create any "enclaves" because the annexation would not result in any unincorporated property that is either enclosed and bound on all sides by the city limits; or enclosed within and bounded by the city limits and a natural or manmade obstacle that allows the passage of vehicular traffic to that unincorporated area only through the city.

Therefore, and in light of the general purpose of municipal incorporation and the fact that a property owner has voluntarily requested to be annexed into the City of Gainesville, city staff recommends adoption of this voluntary annexation ordinance. The City Commission must decide, based on the map of the annexation area, the opinion and testimony of city staff, and other competent substantial evidence included in the record, whether the proposed annexation meets the essential requirements of the applicable state annexation law as described herein.

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

RECOMMENDATION The City Commission adopt the proposed ordinance.

Legislative History

6/17/21 City Commission Approved as Recommended

[210065A draft ordinance 20210916](#)

[210065B Fred Bear Health Park Annexation Petitions 20210617](#)

[210065C Incumbency Certificate - NFRMC Inc 210126 20210617](#)

[210065D Fred Bear Health Park Annexation_USR](#)

[210065A draft ordinance 20211021](#)

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