

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final

April 28, 2022

1:00 PM

City Hall Auditorium

General Policy Committee

Mayor Lauren Poe (At Large)
Mayor-Commissioner Pro Tem Reina Saco (At Large, Seat A)
Commissioner Cynthia Moore Chestnut (At Large, Seat B)
Commissioner Desmon Duncan-Walker (District 1)
Commissioner Harvey Ward (District 2)
Commissioner 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 Equity and Inclusion 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 to Spanish relay, please call 1-877-955-8773. For STS Spanish to English relay, please call 1-844-463-9710.

1. Direct Staff to include the Eastside Sports Complex on the 2022 Wild Spaces Public Places Infrastructure list and for funding provided by GCRA.
2. Direct Staff to secure a Consultant to explore the project scope, needs, facilities and provide a cost estimate for a multi-use Sports Complex at 8th Avenue and Waldo Road. Additionally, the proposal should include the requisite amenities as well as parking.
3. Request Representative Yvonne Hayes Hinson to schedule meeting(s) with the Florida Department of Transportation to discuss and implement traffic calming measures on the Waldo Road corridor from 16th Avenue to 8th Avenue and other stretches as deemed necessary.
4. Involve community neighbors in outreach and community engagement efforts.

[211103_East Gainesville Sports Complex - Revised_20220428](#)

DP-3 [210982.](#) **Eastside Urgent Care Initiative (B)**

Explanation: This item seeks City Commission review and direction on next steps regarding the Eastside Urgent Care Initiative. On September 20, 2021, at a joint County/City meeting, UF Health/Shands staff gave a presentation regarding a proposed urgent care clinic to be developed on property under their control on Hawthorne Road, proximate to GTEC and the Cornerstone redevelopment project. The approximately 10,000 square foot urgent care center facility will provide a variety of medical services including on-site lab, x-ray, and minor medical procedures and will serve individuals of all ages, who are with or without insurance coverage or advance appointments. The clinic will operate 7 days a week and will offer extended hours.

To facilitate this initiative, the County and City are providing a \$4.5 million grant (50% commitment from each party) to support the land preparation, building construction and outfitting of the Center. The grant award is memorialized in a separate triparty agreement between the City of Gainesville, Alachua County, and Shands Teaching Hospital and Clinics, Inc., for the City and the County.

Under the Agreement, funds must be encumbered and Shands must commence construction by December 31, 2024. It is anticipated that the urgent care center will be completed within 18 months after Shands commences construction. After Shands has completed construction and has begun operating the urgent care center, Shands must under the

Agreement maintain continuous operations of the urgent care center for a period of 20 years. If at any time during the Agreement Shands ceases to operate the urgent care center, it must reimburse the City and the County certain prorated amounts of the funding provided.

The facility and the associated property present several exciting opportunities to collocate supportive services and ancillary development to compliment the clinic. To that end, staff from the City and Shands have been in discussions over the past 3 months to coordinate a schematic design for the placement of an RTS mobility hub/transfer station and a Community Resource Paramedicine (CRP) facility on the southern portion of the property while still reserving space for other supportive medical services. Additionally, a significant portion of the property's Hawthorne Road frontage is programmed for a future grocery retailer and associated parking. A revised conceptual site plan is included in the backup.

Next steps:

- Department of Sustainable Development has begun the process to initiate the appropriate land use/zoning change for the subject property that would accommodate the proposed uses*
- Pre-planning for infrastructure and property disposition is continuing between UF Health and City staff regarding co-location of an RTS Eastside Transfer Station (recently funded through an FTA grant) and the GFR Community Paramedic Program on the southern portion of the subject property*
- Staff is pursuing potential acquisition of the intervening private property located east of GTEC and west of the UF Shands property (Parcel: 11338-000-000)*

Request for Information (RFI) Eastside Urgent Care Facility

To gauge interest in this proposal from other healthcare providers the City of Gainesville released a Request for Information (RFI) on December 2, 2021. The City received three (3) responses from:

*SIMED Health, LLC
Solutions Consulting
University of Florida College of Dentistry*

An analysis of the proposals is contained in the back-up and the solicitation guidance was that all responses received in accordance with the invitation would be presented to the City Commission for their consideration. Furthermore, the RFI indicated that the City Commission would consider the responses and may choose one or more concepts for a more formal solicitation.

Fiscal Note: The City is contributing \$2,250,000 for the East Side Urgent Care Center from the American Rescue Plan Act of 2021 State and Local Fiscal Recovery Funds from the revenue loss category. Funding has also been

appropriated in the FY 2022 General Government Financial and Operating Plan. Funding for the Eastside RTS Transfer Station has been provided via a recently announced FTA grant and GFR Community Paramedic Program building footprint funding is pending.

RECOMMENDATION

The City Commission: 1) hear a brief presentation; 2) approve the Urgent Care Center Agreement and authorize the Mayor to execute, subject to approval by the City Attorney as to form and legality; 3) direct staff to initiate a land use/zoning change on the subject property that will accomplish the land development objectives of the project; 4) direct staff to continue work with UF Health staff on co-location of the Eastside RTS Transfer Station and GFR Community Paramedic Program on the subject property; and 5) direct staff on next steps regarding the responses to the Request for Information (RFI) responses.

[210982_Eastside Urgent Care Clinic_Conceptual Drawing_20220317](#)

[210982_Eastside Urgent Care_RFI_20220317](#)

[210982_East Gainesville Urgent Care Initiative_RFI Response Analysis_20220317](#)

[210982_SIMED_Eastside Urgent Care Clinic_RFI Submittal Response_20220317](#)

[210982_Solutions_Eastside Urgent Care Clinic_RFI Submittal Response_20220317](#)

[210982_UF College of Dentistry_Eastside RFI Submittal Response_20220317](#)

[210982_RTS Presentation GPC 2022 v2_20220317](#)

[210982_Urgent_Care_Center_Agreement_20220428](#)

DP-4 [211113.](#) **GCRA Update (B)**

Explanation: GCRA staff will provide regular updates to General Policy Committee meetings. These updates will also be presented to the GCRA Advisory Board.

Fiscal Note: None

RECOMMENDATION

Hear a presentation from staff and take appropriate actions as necessary.

[211113_GCRA Update April 2022.04.28.pdf](#)

DP-5 [201087.](#) **American Rescue Plan Act (ARPA) Update**

Explanation: Attachment A - "City of Gainesville ARPA SLFRF Project Funding Summary through April 28, 2022" provides an overview of the current

appropriated and earmarked ARPA State and Local Fiscal Recovery Funds (SLFRF) funded projects. GSG, the City's General ARPA consultant, has worked with Staff to determine funding eligibility under the ARPA program.

The following projects have been allocated funding by the City Commission:

Aid to Non-Profit Organizations - \$6,981,322 awarded; \$18,678 remaining:

At the April 21, 2022 City Commission meeting, the City Commission approved the Community Foundation of North Central Florida's (Foundation) recommended funding awards to 36 nonprofit organizations totaling \$6,981,322 (Agenda #211074). The Foundation has begun to notify the nonprofit organizations of their final awards. Next steps include:

- 1. GSG and City Staff to meet with individual awardees to discuss subrecipient agreements, determine funding distribution method (reimbursement or in advance), compliance monitoring, reporting and record retention requirements.*
- 2. Awardees are registered in the City's vendor management system.*
- 3. Execution of subrecipient agreements.*
- 4. Upon execution of subrecipient agreement, funds will begin to be disbursed to nonprofit organizations.*
- 5. Hold meetings (monthly or quarterly based on the nonprofit organization) with awardees and City staff to ensure proper compliance with the U.S. Treasury guidelines as required by the ARPA Final Rule. - starting at the release of funds and ongoing through December 31, 2026.*

In addition, the City Commission requested that the remaining funding, \$18,678, be allocated for educational and training sessions to be conducted by the Community Foundation of North Central Florida for local nonprofit organizations. Verification that this type of work is ARPA eligible is underway and expected to be available by April 28.

The City Commission also directed staff to bring back to the General Policy Committee the community ID and empowerment center for discussion on alternate funding sources.

Administrative Costs - \$52,460:

On December 6, 2021 the City Commission approved the release of a Request for Qualifications (RFQ) for a consultant to manage the distribution of \$7 million in ARPA funds to local non-profit entities in Gainesville. The solicitation was posted on December 7, 2021 and closed on December 21, 2021. At the January 6, 2022 City Commission meeting (Agenda #210759), staff recommended the Commission award the RFQ

to Baker Tilly, the first ranked firm. After discussion, the City Commission awarded the RFQ to the Community Foundation of North Central Florida, the third ranked firm, due to its local presence, knowledge of and relationships with local non-profits.

At the February 24, 2022 City Commission meeting, the City Commission approved setting aside \$52,460 in ARPA funds to fund the Community Foundation of North Central Florida contract. This earmark allowed for a first (\$30,080) and second (\$22,380) round, if needed, of application reviews for distribution of the \$7 million allocation (Agenda #201087). Funds were appropriated into the FY 2022 budget via budget amendment on March 17, 2022 (Agenda #210922).

After further review and consultation with the City's general ARPA consultant Government Services Group, LLC, it is recommended that funding for this contract be allocated from the City's General Fund rather than the ARPA Special Revenue Fund, requiring an adjustment via budget amendment. By funding the contract with General Fund, the City Commission may apply a local preference to the solicitation as allowed in its procurement policies. Lastly, the final funding amount needed for this contract is \$30,080 since the Aid to Nonprofit Organizations Program was allocated in one round by the City Commission on April 21, 2022 (Agenda #211074).

East Side Urgent Care Center - \$2,250,000:

The triparty agreement between the City, Alachua County and UF Health Shands is pending City Commission approval.

Energy Rehabilitation - \$1.9 million:

Staff continues to work towards implementing the proposed changes to the GRU LEEPplus program that will leverage ARPA funds to expand LEEPplus services in scope and broaden the eligibility criteria so that more neighbors can receive the service - including landlords. Staff is updating all marketing materials and communications associated with the program to reflect the enhancements made and is also modifying the application that reflect the changes in eligibility criteria for the program. It is expected that the enhanced services will be offered starting May 2022.

Vision Zero - \$1,250,000:

Funding for this project was appropriated into the FY 2022 budget on March 17, 2022. The Transportation Department is undergoing the hiring process for a project manager and a GIS Analyst to assist implementation of Vision Zero projects.

Community Resource Paramedicine (CRP) Program - \$1 million:

The CRP program will purchase equipment that allows for the expansion and enhancement of services, enabling the program to increase the

capacity of those served in the Individualized Care, Population Resilience, Community Engagement, and Preventative Health Programs. As of April 13, 2022, GFR has received CF33s and office equipment for CRP employees added in FY22/23. The Advanced Life Support (ALS) bags, ALS drugs, radios, and cell phones have been ordered and delivery is expected by early May 2022. GFR has finalized the ambulance specifications with the Department of Transportation's Fleet Division and the two ambulances are being ordered via the Fleet procurement process. A Method of Sole Source (MOSS) has been completed for the cardiac monitors and the vendor has been asked to update their quote. Finally, the remaining hardware and software are pending bids and proposals from applicable vendors.

Community Land Trust - \$1 million:

At the March 17, 2022 City Commission meeting, City Commission approved for staff to move forward with the creation of a Community Land Trust in partnership with Bright Community Trust, Inc. (Agenda #210933).

Eviction Protection & Assistance - \$1 million:

The COVID-19 pandemic has resulted in a variety of programs at the Federal, State and local levels to provide different types of homeowner assistance: rental assistance to prevent eviction, mortgage assistance to address delinquencies and prevent defaults/foreclosures, and utility assistance, to name a few.

At the local level, the City provided two programs to neighbors totaling \$1,024,291 (GNVCares About Neighbors -\$498,851.51 was released to help 419 households and the Coronavirus Relief Program \$525,439.67 was released to help 220 households). The County managed the Emergency Rental Assistance Program that also supplemented eviction protection and utility assistance support to Gainesville residents. The State's Florida Homeowner Assistance Fund provides \$676,102,379 in financial assistance to the state of Florida through the United States Department of the Treasury, and this program is underway. This initiative is under further review.

National League of Cities One Nation/One Project - \$648,176:

At the January 13, 2022 GPC, the City Commission approved the City applying to the National League of Cities One Nation/One Project: There is No Place Like Home initiative. The program requires a minimum of 2% of ARPA funds. Gainesville received notification on March 25, 2021 that it was selected to take part in the Improving Community Health and Resilience through the Arts pilot cohort. The cohort is comprised of eight other cities throughout the United States.

The City's application and vision was centered on the use of arts as a means of improving community health and wellness. The core team is comprised of University of Florida representatives from the Center for

Arts in Medicine, SPARC 352, UF Health Shands Arts in Medicine, Collaborative Initiatives; an Alachua County Public Schools member, and City staff from the Department of Parks, Recreation and Cultural Affairs, the

Department of Strategy, Planning and Innovation, and the City Manager's Office. Planning for the implementation of this project is underway and the kick-off meeting with the National League of Cities is scheduled for April 29.

Violence Intervention- \$621,483:

GPD is currently planning over-time details that will be oriented to focus on the violent crime problems in defined areas. These are called the Community Oriented Policing Details which include gun buy-back programs, enhanced community policing in neighborhoods, and those which focus on community engagement. For the Community Education Efforts and the Forensic Truck, GPD is gathering quotes for the purchase of the requested equipment that will be provided to the City's Procurement Division. The position of the Public Safety Coordinator (Police Athletic League Coordinator) will be created with the guidance of the Human Resource Department. GPD continues to work on a job description and a pay range for the position.

Personal Protective Equipment (PPE) - \$300,000:

GFR completed its analysis of PPE inventory and needs for emergency preparedness. GFR is working with the City's Procurement Division to begin the procurement process for the equipment.

Utility Debt Forgiveness - \$250,000:

GRU provided list of 32 accounts with COVID installment plans with balances totaling \$26,926.90 and an additional transfer is underway to fully settle accounts. This initiative is under further review.

The following projects are earmarked for ARPA funding by the City Commission:

Broadband/Digital Access - \$9.6 million:

At the March 4, 2021 City Commission meeting, the City Commission approved an agreement with Magellan Advisors to prepare a Broadband Business Plan Strategy for the City of Gainesville. At the March 3, 2022 City Commission meeting, the City Commission directed GRU and Magellan to develop a business plan for a pilot project in the priority one area with a future option to expand citywide and explore options for wireless deployment (Agenda #210267). GRU and Magellan Advisors continue to work through this action item with an expected report to the City Commission on June 9, 2022.

East Side Mobility Hub - \$2 million:

On March 14, 2022 the Department of Transportation received notice from the Federal Transportation Agency of a \$10,660,817 grant award for the Regional Transit System for bus replacement (\$6,600,000) and for construction of a new bus transfer station (\$4,060,817). Given this new funding source for an East Side Mobility Hub, staff recommends this earmark be released.

Homeless Outreach - \$400,000:

GRACE Marketplace presented an update on the Homeless outreach program at the April 7, 2022 City Commission meeting. It is anticipated that \$400,000 earmark in ARPA funding will not be needed until October 1, 2022.

The following project requires review for funding and eligibility for ARPA:

Youth Cadet Program:

Staff continues to work through developing a Youth Cadet Program with the Gainesville Police Department, Gainesville Fire Rescue and Gainesville Regional Utility. Verification that this type of program is ARPA eligible is underway and expected to be available for discussion by April 28.

Strategic Connection:

Goal 1: Equitable Community

Goal 2: Sustainable Community

Goal 3: A Great Place to Live and Experience

Goal 4: Resilient Local Economy

Goal 5: "Best in Class" Neighbor Services

Fiscal Note: Project and administrative expenses will be funded by the Coronavirus State and Local Fiscal Recovery Funds allocated to the City of Gainesville by the American Rescue Plan Act of 2021. The City received its first half of the \$32.4 million allocation (\$16.2 million) on June 14, 2021. The second tranche is expected in June 2022.

RECOMMENDATION

The City Commission

1) Approve releasing \$18,678 for the Aid to Nonprofit Organizations program to the General ARPA funding category.

2) Approve releasing \$52,460 of ARPA funding to cover administrative costs of the Community

Foundation of North Central Florida contract to the General ARPA funding category.

3) Approve appropriating \$30,080 in the General Fund to cover administrative costs of the Community Foundation of North Central Florida contract on the next budget amendment.

Legislative History

5/13/21	General Policy Committee	Approved, as shown above
5/27/21	General Policy Committee	Discussed
9/2/21	City Commission	Approved, as shown above
10/19/21	City Commission	Approved, as shown above
12/6/21	City Commission	Approved, as shown above
1/6/22	City Commission	Heard
2/24/22	General Policy Committee	Approved, as shown above
3/10/22	General Policy Committee	Approved, as shown above

[201087_Attachment A – City of Gainesville ARPA SLFRF Project Funding Sum](#)

DP-6 [210163.](#)

Redistricting the City's Election Districts Based upon 2020 Census Data (B)

AGENDA UPDATE - ADDITIONAL BACK-UP

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

On October 21, 2021, the City adopted Resolution No. 210163, which set forth the City Commission's intent to redistrict the City's election districts according to certain criteria. The City has contracted with Dr. Michael McDonald and Dr. Daniel Smith, both Political Science Professors and redistricting experts at the University of Florida and acting under U.F. BEBR to analyze the data, and provide redistricting options. Neighbors have been given an opportunity to participate in the process by submitting their own maps to the consultants and the City.

Historically, the City defines its districts by grouping contiguous voting precincts as codified in section 9-1.1 of the City Code of Ordinances.

Adherence to precinct lines in redistricting minimizes split precincts and the complexity that results from split precincts. Additionally, adherence to precinct lines is significant in this redistricting effort due to the lack of time to explore redistricting based upon surveyed metes and bounds or census block methodology.

New City election districts must be established before the upcoming 2022 election, because the Supervisor of Elections is drawing new precinct boundaries which will alter and potentially remove or add some City precincts. Therefore, it will not be possible to conduct the upcoming 2022 election based upon existing City Commission districts that are defined by the 2012 precincts set forth in section 9-1.1.

The Alachua County Board of County Commissioners must adopt the precincts subject to the recommendation and approval by the Supervisor of Elections. After the Alachua County Board of County Commissioners adopts the precincts, the City Commission can establish City election districts by ordinance. A draft ordinance is included in the backup for information and review.

RECOMMENDATION

The General Policy Committee consider a final plan for city election districts and, if the Alachua County Board of County Commissioners has adopted the precincts, 1) give authority to the consultants to adjust district boundaries to conform to the precincts approved by the Alachua County Board of County Commissioners, based upon the adopted criteria and final concept approved by the City Commission, 2) give authority to the consultants to finalize the city election districts to be adopted by ordinance, and 3) set future meetings for adoption of the ordinance.

Legislative History

7/22/21	General Policy Committee	Approved, as shown above
9/9/21	General Policy Committee	Approved, as shown above
10/21/21	City Commission	Adopted (Resolution)
2/17/22	City Commission	Approved, as shown above
3/3/22	City Commission	Approved, as shown above
3/17/22	City Commission	Approved, as shown above
3/28/22	City Commission	Approved, as shown above
3/31/22	City Commission	Discussed
4/7/22	City Commission	Discussed

[210163 draft resolution 20210909](#)
[210163 Spectrum of Public Participation Chart 20210909](#)
[210163 Resolution Final 20211021](#)
[210163 Gainesville Plans Presentation 20220217](#)
[210163 Redistricting Update 20220217](#)
[210163 Revised Gainesville Plans Presentation 20220217](#)
[210163 Gainesville Plans Presentation 20220317](#)
[210163 Comm Adrian Hayes-Santos Redistricting - Option 3 Adjusted 202203](#)
[210163 northeast-gainesville-3-25-02 20220328.pdf](#)
[210163 southwest-gainesville-3-25-02 20220328.pdf](#)
[210163 southeast-gainesville-3-25-02 20220328.pdf](#)
[210163 north-gainesville-3-25-02 20220328.pdf](#)
[210163 west-center-Gainesville-3-25-02 20220328.pdf](#)
[210163 Changes in Precincts-UPDATED-3-25 -Gainesville-only 20220328.pdf](#)
[210163 Comm Hayes-Santos New Map Proposal 20220328.pdf](#)
[210163 Redistricting Map \(Senate & House Districts\) 20220331](#)
[210163 Redistricting Map \(Single Map Draft 1\) 20220331](#)
[210163 Com Ward Map Proposal 20220407](#)
[210163 draft ordinance 20220428](#)
[210163 draft ordinance 20220505](#)
[210163 Gainesville Plans Presentation 20220505](#)
[210163 Alachua County Precincts Map Adopted 4-26-22 20220505](#)
[210163 Comm Hayes-Santos New Map Proposal 20220505](#)

PUBLIC COMMENT**MEMBER COMMENT****NEXT MEETING DATE****May 12, 2022****ADJOURNMENT**