

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final

August 4, 2022

10:00 AM

City Hall Auditorium

City Commission

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.

Welcome to the City Commission meeting!

Learn about the meeting process and how to participate.

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

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

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

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

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

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

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

- **Pre-recorded comment:** Call to record a voice comment *before* the meeting. Visit the [Public Meeting Calendar](#) for details. Comments received by the deadline will be played at the meeting.
- **In-person comment:** Neighbors present in the meeting chambers may comment at the designated time. Safety protocols will be observed.

Public Comment on Agenda Items

- **In-person comment:** Neighbors present in the meeting chambers may comment at the designated times. Safety protocols will be observed.

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

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

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

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

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

ROLL CALL**INVOCATION**

CA ADOPTION OF AGENDA (Includes both Consent and Regular Agenda Items. Consent Agenda Items that will not be discussed, may include Advocacy Resolutions)

CONSENT AGENDA ITEMS

CA-1 [211431.](#) Approval of Minutes from the July 14, July 18 (2) and July 21, 2022 City Commission Meetings (B)

RECOMMENDATION *The City Commission approve the July 14, July 18 (2) and July 21, 2022 minutes.*

[211431 July 14, 2022 Minutes 20220804.pdf](#)

[211431 July 18 Special CCOM Meeting Minutes 20220804.pdf](#)

[211431 July 18, 2022 Joint CCOM UAB Minutes 20220804.pdf](#)

[211431 July 21, 2022 Minutes 20220804.pdf](#)

CA-2 [210660.](#) Bid Award - H. Spurgeon Cherry Pool Liner Replacement (B)

This item is a request for the City Commission to authorize the bid award to AuMiller Pools, LLC for the H. Spurgeon Cherry Pool Liner Replacement, located at 1001 NW 31st Drive.

Explanation: Renovation of the H. Spurgeon Cherry Pool Aquatics Center was identified as a first priority project in the Parks, Recreation and Cultural Affairs Vision 2020 Master Plan.

Invitation to Bid #WSPP-220037-DM was posted on DemandStar on January 11, 2022. AuMiller Pools, LLC was the only bidder at \$614,250.00. That bid was rejected and the solicitation cancelled because it was over budget. The rebid for the H. Spurgeon Cherry Pool Liner

Replacement was issued on May 17, 2022 with a due date of June 17, 2022. The scope of work was changed to include only the replacement of the pool liner. The project consists of the removal and disposal of the existing pool liner and installation of a new PVC Membrane pool liner with a 10-year warranty. Once again, AuMiller Pools, LLC was the sole bidder for this work with a bid of \$454,950, which was still over the City's budget.

AuMiller Pools, LLC agreed to enter into negotiations with the City and meetings were held on June 28th and July 6th. During these discussions the City agreed to allow AuMiller Pools, LLC to complete the project by the end of January, 2023 in order to realize a cost savings of \$104,950, resulting in a new negotiated price of \$350,000. AuMiller Pools, LLC will complete the work per the project's plans and specifications.

Staff recommends awarding this contract to AuMiller Pools, LLC in the amount of \$350,000 for the H. Spurgeon Cherry Pool Liner Replacement.

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

Fiscal Note: Funds in the amount of \$350,000 are available for the H. Spurgeon Cherry Pool Liner Replacement project from the Pool Improvements Wild Spaces & Public Places ½ cent sales tax project account.

There is no annual increase in operating and maintenance costs anticipated after the H. Spurgeon Cherry Pool Liner Replacement project is complete.

RECOMMENDATION

The City Commission: 1) award the bid to AuMiller Pools, LLC for the H. Spurgeon Cherry Pool Liner Replacement; and 2) authorize the City Manager or designee to execute all contract documents and other necessary documents, subject to approval by the City Attorney as to form and legality.

Legislative History

12/2/21 City Commission Approved as Recommended

[210660K_WSP-220070-DM H. Spurgeon Cherry Pool Liner Replacement Reb](#)

[210660L_AuMiller Pools ITB Submittal Response 20220804](#)

[210660M_Memo to File - AuMiller Negotiations 20220804](#)

[210660N_Award recommendation transmittal 20220804](#)

CA-3 [211341.](#)

Fourth Contract Amendment to Extend the Agreement for Solid Waste Collection with GFL Solid Waste Southeast, LLC (NB)

Explanation: The City executed the Amended and Restated Agreement for collection of solid waste, recyclable materials and yard trash dated January 28, 2014 with WCA of Florida, LLC (WCA) now known as GFL Solid Waste

Southeast, LLC (GFL). The City Commission approved the First Amendment to this Agreement on May 20, 2021 for the extension of the Agreement through March 31, 2022 and two additional three-month extensions through September 30, 2022 to allow time for the procurement process for a new contract. To allow for finalization of the new contract, this Fourth Amendment provides for an additional three-month extension until December 30, 2022. The current contract will be extended under the same terms and conditions.

Strategic Connection

Goal 2: Sustainable Community and is a normal priority item.

Fiscal Note: The cost of this service is budgeted in the FY23 Solid Waste Fund Operating Budget.

RECOMMENDATION

The City Commission approve the Fourth Amendment to the Amended and Restated Agreement between the City and GFL Solid Waste Southeast, LLC for Collection of Solid Waste, Recyclable Material, and Yard Trash and authorize the City Manager or designee to execute the appropriate contract documents, subject to approval by the City Attorney as to form and legality.

CA-4 [211393.](#)

Florida Recreation Development Assistance Program Grant Acceptance - Forest Park Improvements (B)

This item is a request for the City Commission to authorize the acceptance of a Florida Recreation Development Assistance Program (FRDAP) grant to support improvements at Forest Park, located at 4501 SW 20th Ave, Gainesville, FL 32607

Explanation: In November 2017, Forest Park was acquired by the City of Gainesville through annexation from Alachua County. The park was in very poor condition when it was transferred from the County to the City and is in need of a large overhaul. The park currently contains 3 soccer fields, volleyball and basketball courts, a restroom building, a picnic pavilion, and associated parking. The soccer fields currently flood during larger storm events and need to be renovated to prevent the flooding as well as add a fourth 2/3-size field which would cater to youth and older adult soccer groups. Additional improvements include hardscape, landscape, irrigation, prefabricated shade structures, an additional pavilion, additional site furnishings, court surfacing (pickleball and basketball), field/court equipment, fencing, water fountains, and a dog wash station.

In March 2021 the City Commission approved a project budget for improvements at Forest Park. Community engagement, surveying,

geotechnical exploration, environmental assessments, design and permitting took place from 2021 through the summer of 2022.

In October 2021 the Wild Spaces & Public Places program applied for a Florida Recreation Development Assistance Program (FRDAP) Fiscal Year 2022-2023 grant to support improvements at Forest Park. In July of 2022 the City received notification that our application had been selected by the Florida Legislature and approved by Governor DeSantis for funding. This \$200,000 grant will help support the construction of park improvements such as court surfacing, a new pavilion, field lighting, water fountains, off-leash dog park amenities, landscaping, field turf, irrigation, shade, bleachers, benches, tables, fencing, netting, sitework and soccer field drainage. The reconstruction of Forest Park is anticipated to begin in early 2023.

Staff recommends accepting the FRDAP Fiscal Year 2022-2023 grant in the amount of \$200,000.

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

Fiscal Note: Matching funds in the amount of \$200,000 are available in the Forest Park Improvements Wild Spaces & Public Places ½ cent sales tax project account.

RECOMMENDATION

The City Commission: 1) authorize the City Manager or designee to execute all contract documents and other necessary documents, subject to approval by the City Attorney as to form and legality.

[211393A_Gainesville.Budget Confirmation Report_20220804](#)

[211393B_FY2022-2023 Recommended FRDAP Priority List_20220804](#)

[211393C_Forest Park - Civil Plans_20220804](#)

[211393D_Forest Park - Hardscape, Landscape, Irrigation Plans_20220804](#)

CA-5 [211396.](#)

Contract for Purchase and Sale of Real Property - Laurel Ridge Acquisitions, LLC (B)

This item seeks City Commission approval of a Contract for Purchase and Sale of Real Property within the City of Gainesville's Airport Industrial Park.

Explanation: In May, 2022, staff was approached by an agent with a Purchase and Sale Agreement on behalf of Laurel Ridge Acquisitions LLC regarding the acquisition of 6.3 acres of land in the Airport Industrial Park.

The Buyer is planning to build a 25,000 - 30,000 SF warehouse that will serve as a distribution center for wholesale roofing supplies (this is a local

roofing supply company currently located in the Northwood Industrial Park).

This location will employ 20-30 people (possibly an additional 10 jobs net) with an average wage of \$20/hr. Monthly sales at the location will be in the range of \$1.5 million of which nearly all will generate additional revenue in the form of sales tax. There may be room to build a second warehouse of similar size on a speculative basis without a current tenant lined up. It would be expected that a similar number of people would be employed at this location as well.

The Gainesville Alachua County Regional Airport Authority (GACRAA) was provided with an initial briefing on the proposed contract at their June 23, 2022 regular meeting.

As is the case with other surrounding properties, the subject property has been signed as available for purchase for several years and per agreement between the City of Gainesville and GACRAA and therefore it has been competitively placed per the City Commission's existing Real Estate policies.

Proposed terms of the Contract are as follows:

*Purchase price of \$244,000 (per appraisal) for 6.3 acre to Gainesville Regional Airport
\$10,000 initial deposit
Acceptable Title/Survey by Buyer
City/Airport approval of proposed development plan and building permits
180 day due diligence period (with up to 90 day extension)
Closing to occur 30 days following the due diligence period
Reverter language indicating project completion within two years*

The subject property will need to be processed through the City's land regulatory process and receive the appropriate development authorizations and building permits.

In terms of background, the Airport Industrial Park represents an economic development partnership between the City of Gainesville and the Gainesville Regional Airport.

Due to prior agreement respecting Airport Industrial Park property the proceeds of the sale go to the Airport with the City benefiting from proceeds derived from increases in ad valorem revenue over time associated with development of the property and the related creation of jobs.

Strategic Connection

Airport Leveraging...Outcomes, Options, Direction and City Actions.

Fiscal Note: The purchase price offered for the western 6.3+ acres of Lot 2 of the Minor Subdivision Book 2 Page 78 is \$244,000 or \$38,730 per acre which is generally in line with the industrial market for property in this area based

upon a recent appraisal by Emerson Appraisal in September, 2021. These proceeds of the sale would go to the Gainesville Regional Airport.

RECOMMENDATION

The City Commission direct: 1) the City Manager to execute the Contract for Purchase and Sale of Real Property regarding the western 6.3+ acres of Lot 2 of the Minor Subdivision Book 2 Page 78 and all related documents subject to approval of form by the City Attorney; 2) authorize the Mayor, or designee, to execute and deliver, and the City Clerk, or designee, to attest the Special Warranty Deed conveying fee simple title; and, 3) authorize and direct pursuant to 270.11, Fla. Stat. that the Special Warranty Deeds include a release and discharge of all of the City's oil, gas, and mineral rights on the subject property.

[211396 Emerson Appraisal Airport Acreage Both Parcels 20220804](#)

[211396 Executed Resolution-File 200961-Real Property Policy 20220804](#)

[211396 City Airport Agreements on AIP 20220804](#)

[211396 Laurel Ridge - Gainesville - PSA 2022.07.04](#)

[211396 2022-203 Emerson Email - Appraised Value Confirmation.docx](#)

CA-6 [211400.](#)

Regional Transit System (RTS) Proposed Fall 2022 Transit Service Changes (B)

This item is a request for the City Commission to review and approve the proposed Fall 2022 Service Changes effective August 15, 2022.

Explanation: Regional Transit System (RTS) undertakes service changes in the Fall, Spring and Summer and coincide with the semester schedules for the University of Florida (UF) and Santa Fe College (SFC). These changes respond to funding availability, reflect service priorities based on ridership, address community preferences and lately, consider the impacts of driver shortages. The proposed changes fall into several categories such as routes without changes, routes with modified frequencies and span of service, new routes, and/or discontinued routes. The new route is requested and funded by Santa Fe College. RTS presented proposed changes for feedback at the May 12, 2022 General Policy Committee meeting and at the RTS Citizen Advisory Board (CAB) held on May 26, 2022 as part of the public involvement process. A copy of proposed RTS Fall 2022 Transit Service Changes is included in the back-up.

Strategic Plan Connection: The Regional Transit System network provides transportation access to many services within our community and supports all five goals in the City's strategic plan including Equitable Community, A More Sustainable Community, a Great Place to Live and

Experience, a Resilient Local Economy, and “Best in Class” Neighbor Services.

Fiscal Note: In fiscal year 2022-23, RTS will receive approximately \$13.8 million from UF for transit services and \$800,000 from SFC for transit services.

RECOMMENDATION *The City Commission review and approve the proposed Regional Transit System (RTS) Fall 2022 Service Changes effective August 15, 2022.*

[211400A Proposed Fall 2022 Service Changes 20220804](#)

[211400B Summary of Fall 2022 Service Changes 20220804](#)

CA-7 [211403.](#)

Interlocal Agreements between Alachua County and the City of Gainesville for the Implementation of National Pollutant Discharge Elimination System (NPDES) Programs (NB)

Explanation: This item is a request for the City Commission to authorize the City Manager to enter into agreements between Alachua County and the City of Gainesville for the allocation, implementation and establishment of National Pollutant Discharge Elimination System (NPDES) requirements and programs.

The Clean Water Act requires the City of Gainesville, Alachua County and the Florida Department of Transportation to maintain NPDES Phase II Municipal Separate Stormwater Systems (MS4) permits for the Gainesville Urbanized Area. In 2001, the City of Gainesville, Alachua County and FDOT established the Gainesville Clean Water Partnership (Partnership). The purpose of the Partnership is to jointly and cost effectively implement permit responsibilities.

The Alachua County Public Works Department contributes funds to the Partnership. The Alachua County Environmental Protection Department is an environmental service provider to the Partnership. The City seeks to continue annual agreements with Alachua County Public Works to continue funding for the Partnership for FY 23 and the foreseeable future, and with the Alachua County Environmental Protection to continue to provide environmental services to the Partnership for FY 23 and the foreseeable future.

Strategic Connection

Goal 2: Sustainable Community - a normal priority item.

Fiscal Note: Alachua County Public Works will contribute up to \$200,000 annually to the City of Gainesville for implementation of Clean Water Partnership NPDES programs. The Partnership shall fund County EPD up to \$350,000 annually for environmental services.

RECOMMENDATION *The City Commission authorize the City Manager*

to enter into agreements with Alachua County to provide the City up to \$200,000 annually for implementation of National Pollutant Discharge Elimination System programs and for the City to contract with the Alachua County for environmental services up to \$350,000.00 annually, subject to approval by the City Attorney as to form and legality.

CA-8 [211428.](#)

City of Gainesville Regional Transit System (RTS) Title VI Plan Update (B)

This item is a request for the City Commission to review and approve the updated Title VI Plan 2022-2025.

Explanation: Title VI of the Civil Rights Act of 1964 prohibits discrimination on the basis of race, color, or national origin in programs and activities receiving Federal financial assistance. Specifically, Title VI provides that "no person in the United States shall, on the grounds of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance" (42 U.S.C Section 2000d).

The Civil Rights Restoration Act of 1987 clarified the intent of Title VI to include all programs and activities of Federal-aid recipients, sub-recipients, and contractors whether those programs and activities are federally funded or not. Moreover, the Federal Transit Administration ("FTA") has placed renewed emphasis on Title VI issues, including providing meaningful access to persons with Limited English Proficiency ("LEP").

Recipients of public transportation funding from FTA and the Florida Department of Transportation (FDOT) are required to develop policies, programs, and practices that ensure federal transit dollars are used in a manner that is nondiscriminatory, as required under Title VI. The Regional Transit System, as a recipient of FTA funds, is required to update and submit a Title VI plan every three years in order to qualify for continued FTA assistance. The last report was submitted in 2019.

A copy of RTS Title VI 2022-2025 Plan is included in the back-up.

Strategic Connection: The Regional Transit System network provides transportation access to many services within our community and supports all five goals in the City's strategic plan including Equitable Community, A More Sustainable Community, a Great Place to live and Experience, a Resilient Local Economy, and "Best in Class" Neighbor Services.

Fiscal Note: There is no fiscal impact associated with this item, however it is required

to maintain eligibility for continued FTA assistance in the future.

RECOMMENDATION *The City Commission review and approve the updated City of Gainesville Regional Transit System (RTS) Title VI 2022-2025 Plan.*

[211428A_Draft RTS Title VI Program Report_20220804](#)

CA-9 [211453.](#) Resignation of Brian Ausgood from the Gainesville Reinvestment Area Advisory Board (B)

RECOMMENDATION *The City Commission accepts the resignation of Brian Ausgood, effective immediately.*

[211453_GCRAAB Resignation_20220804](#)

CA-10 [211362.](#) Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Heartwood Community (B)

AGENDA UPDATE - CHANGED TEXT FILE AND BACK-UP

Explanation: On September 2, 2021, GCRA staff recommended an amendment to the Declaration of Covenants, Conditions and Restrictions for the Heartwood Community (Legistar #201163). Subsequent to the approval of the amendment by the City Commission, it was realized that additional changes were necessary.

The recommended changes are:

1. ARTICLE VII - Delete paragraph 7.7, delete first sentence of new 7.12
2. Exhibit D - Design Guidelines Section 3.6 - Site Details Walls, Fences and Gates, first paragraph: Replace the word "shall" and replace it with the word "may"

Strategic Connection: This initiative is connected to Goal 3: A Great Place to Live & Experience

Fiscal Note: None

RECOMMENDATION *The City Commission to authorize the City Manager, or designee, to: 1) Approve of the recommended changes as shown in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Heartwood Community and 2) Authorize the Mayor to execute the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Heartwood Community and 3) authorize the City Attorney to record the Amended and Restated Declaration of Covenants, Conditions*

and Restrictions for Heartwood.

[211362_A Amended and Restated Declaration of Covenants, Conditions and R](#)

CA-11 [211458.](#) **Murphree Water Treatment Plant Administration Building Renovation (B)**

Explanation: The Murphree Water Treatment Plant (MWTP) became the centerpiece of GRU's drinking water treatment in 1975. The MWTP serves approximately 200,000 people in the City of Gainesville and surrounding area. This facility has historically hosted tours from many community groups to educate citizens on the drinking water supplied to our distribution system. In 2019, GRU embarked on a risk assessment of our water assets as required by America's Water Infrastructure Act (AWIA). Several security improvements were identified at MWTP. These project improvements are driven by both safety and security concerns with the administration building where most employees are housed and visitors are hosted.

In 2020, GRU staff began the design for upgrades to the MWTP Administration Building. Donnelly Architecture and Foresight Construction were identified to participate on this project given their history of successfully working together on other building projects at MWTP. Upgrades planned for the facility include replacement of doors and associated security provisions to increase the security of the treatment plant as recommended by the AWIA assessment. The work also includes replacement of failing floor and wall finishes as well as improvements to meeting and gathering spaces. This project will also capitalize on educational opportunities to showcase how GRU provides clean, safe, and reliable drinking water to our community.

Fiscal Note: The cost of construction is \$1,614,634.23 and will be accomplished in FY22 and FY23. This project is accounted for in the current Water Fund Budget for FY22 and FY23.

RECOMMENDATION

The City Commission approve the Guaranteed Maximum Price (GMP) agreement under contract 2018-074-B with Foresight Construction for Construction Manager at Risk services. The 2018-074 Construction Manager at Risk contracts were originally approved by the City Commission on December 7, 2017.

[211458 GMP Proposal SUMMARY GRU MWTP Renovation 20220804](#)

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.

BD BUSINESS DISCUSSION ITEMS (Agenda Items that will be discussed, including those moved from Consent)**BD-1 [201008](#) Downtown Strategic Plan Project Update (B)**

Explanation: The Downtown Strategic Plan is a Top Priority for the City Commission as identified in the City Strategic Plan: 2020-2025-2035. A contract authorized by the City Commission with MKSK, in partnership with sub-contractors, Development Strategies and EDA, was executed in November 2020 and co-funded by the GCRA and University of Florida. The Department of Sustainable Development, Division of Economic Opportunity and Special Projects, is the project lead.

On April 8, 2021, the City Commission at a General Policy Committee (GPC) meeting approved the project's Engagement Brief. Since then, the project team has reviewed existing conditions, analyzed previous planning efforts, and engaged with more than 700 voices in the Gainesville community through a variety of tools and mediums, including one public meeting, two presentations to the GCRA Advisory Board, fifteen focus groups, hundreds of online and paper surveys, and dozens of one-one-one meetings with key organizations, community partners and stakeholders, in order to develop a clear understanding of the Gainesville downtown area. MKSK representatives have visited Gainesville three times during this process and as mentioned have been working on the project with local firm EDA.

In April, the project team shared its draft analysis and key ideas for the proposed Downtown Strategic Plan in three public settings, including the 4/19/22 GCRA Advisory Board meeting, a Community Meeting on 4/20/22, and the 4/21/22 City Commission meeting. The draft was generally received with enthusiasm in all forums, and community feedback was collected by staff and MKSK. This feedback has been incorporated into the final document, which will be presented at this meeting for adoption. The Downtown Strategic Plan includes the following five chapters: 1) Introduction, 2) Downtown Today, 3) Community Engagement, 4) 16 Ideas for Downtown GNV, 5) Implementation.

Strategic Connection: The Downtown Strategic Plan is an FY 2021 top priority policy action item listed under Goal 3: A Great Place to Live & Experience.

*Fiscal Note: Original Strategic Plan planning contract amount: \$250,000 (\$125,000 GCRA, \$125,000 UF)
Expended to date (7/7/22): \$230,000 (\$115,000 GCRA, \$115,000 UF)
No funds have been allocated for the Plan implementation. However, proposed order of magnitude costs for potential implementation projects are outlined in the implementation matrix.*

RECOMMENDATION

The City Commission: 1) Hear a presentation. 2) Adopt the City of Gainesville Downtown Strategic Plan. 3) Direct and discuss next steps for Plan implementation.

Legislative History

4/8/21	General Policy Committee	Heard
4/21/22	City Commission	Approved, as shown above

[201008 Gainesville Engagement Brief final 20210408](#)

[201008 Engagement Summary 20220421](#)

[201008 Downtown GNV Strategic Plan - City Commission Update HR](#)

[201008 Downtown Strategic Plan Overview 20220421](#)

[201008 Commission Meeting Presentation](#)

[201008 Downtown Strategic Plan Memo to accompany plan to City Commission](#)

[201008 DT GNV Strategic Plan Book 20220804](#)

BD-2[211425.](#)**Streatory Update (B)**

Explanation: The Streatory was initiated in 2020 as an emergency tool to support local businesses with an expanded outdoor seating area during the COVID pandemic. Temporary measures were installed to provide safe pedestrian malls in lieu of thru traffic and on-street parking in 3 selected areas downtown: (1) SW 1st Ave, S Main St to SW 1st St, (2) SW 1st Ave, SW 1st St to SW 2nd St, and, (3) NW 2nd St, W University Ave to NW 1st Ave. These temporary measures have been in place since the summer of 2020 and staff requests direction from the City Commission on their future.

Since 2020, business and property owners located along the Streatory have expressed conflicting needs and preferences regarding the future of the Streatory: Some support a permanent pedestrian mall, while others prefer on-street parking and easy access. Permanent improvements are pending City Commission approval and resource allocation. The Commission expressed the wish for the Streatory to remain, however, to date, no funding has been allocated for permanent improvements.

On April 21, 2021, as part of its motion for the Downtown Strategic Plan update, the Commission directed staff to provide an update about the Streatory within 45 days. In today's presentation, staff will provide an overview of the existing conditions and will discuss concepts for City Commission consideration and direction moving forward.

Fiscal Note: Will be determined on selected path forward.

RECOMMENDATION

The City Commission: 1) Hear a staff presentation. 2) Direct Staff on next steps

[211425_HP Resolution 2022-01 Street Closure at NW 2nd St](#)

[211425_Steatory Presentation_CCom 080422](#)

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

12:00 PM - 1:00 PM LUNCH BREAK

1:00 PM - Call to Order Afternoon Session

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

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

BD BUSINESS DISCUSSION ITEMS

BD-3 [211448.](#) Proposed 2023 Water/Wastewater Connection Charges and Other New Development Related Fees (B)

Explanation: As a standard industry practice, GRU charges connection charges for new customer connections to the water and wastewater systems. These charges, along with other new development related fees, are reviewed and adjusted on an annual basis. GRU has been using the Engineering News Record Construction Cost Index for annual inflationary adjustments in most years, with detailed reviews of the basis for these charges on a periodic basis. Based on the construction cost index, connection charges and other fees are proposed to increase by 8.24% from 2022 to 2023.

In addition to the requested fee increase, staff is proposing to delete the Connection Charge Installment provision (Section 27-103) from the City ordinance. This provision allowed owners of existing homes connecting to GRU water and/or wastewater to finance connection charges over 10 years. This provision is no longer needed since ConnectFree pays for connection charges to connect existing homes. Also, it is no longer supported by GRU's Customer Information System.

Staff is also proposing an ordinance modification regarding connection charge credits which apply to redevelopment. Under this provision, if

applicable connection charges had been paid for a structure that previously existed on a property, GRU will issue a credit toward connection charges for redevelopment of the property. It is proposed that a clarification be added that the previous structure had to have had GRU water and wastewater accounts within last 10 years in order to get credit. The reason for this proposed change is that the billing system can only go back 10 years and it is very difficult to track and verify structures that have not existed for more than 10 years. The proposed policy is consistent with those of other utilities.

Fiscal Note: There are no significant fiscal impacts. The increase in connection fees would be expected to result in a small increase in revenue. However, connection charge revenues vary from year to year depending on development activity.

RECOMMENDATION

The City Commission:

1) Approve the proposed FY2023 water and wastewater connection charges and other related fees and direct the City Attorney's office to include these fees in the draft ordinance updating fees in Appendix A.

2) Approve the proposed ordinance modifications and direct the City Attorney's office to draft an ordinance to effect the changes.

[211248 WW Connection Charges 20220804](#)

RE RESOLUTIONS

RE-1 [211449.](#)

Resolution Authorizing an Amendment to a Swap Transaction Between the City of Gainesville D/B/A Gainesville Regional Utilities and Citibank N.A., Amending the Floating Rate Payable to the City Thereunder (B)

Explanation: In November of 2017, the City acquired the facility now known as Deerhaven Renewables. This acquisition was funded through the issuance of the following bonds:

\$415,920,000 in fixed rate bonds, Series 2017A.

\$150,000,000 in variable rate bonds Series 2017B. These bonds were synthetically fixed through swap agreements with Goldman Sachs and Citibank N.A. shortly after issuance.

\$115,000,000 in variable rate bonds, Series 2017C, which at the time were left unhedged.

In December of 2019, GRU entered into a swap agreement with Citibank N.A. to synthetically fix the Series 2017C bonds. Under the provisions of the swap agreement, GRU agreed to make fixed rate payments of 1.41%

to Citibank N.A., and Citibank N.A. agreed to make variable rate payments to GRU equal to 70% of the one month LIBOR (London Interbank Offering Rate).

LIBOR is now being transitioned away from as an index for financial transactions, and will no longer be published as a benchmark rate as of June 30, 2023. In anticipation of the cessation of the use of LIBOR as a benchmark rate, Citibank N.A. has proposed amending the existing swap agreement on the 2017 Series C bonds by replacing the floating rate payable by Citibank N.A., currently based on one month LIBOR, with a floating rate based on the 10 year SOFR (Secured Overnight Financing Rate).

Fiscal Note: As of this writing, one month LIBOR is 2.13%, and the 10 year SOFR is 2.77%. Therefore converting the basis on GRU's variable rate receiving leg of the Series 2017 C swap from one month LIBOR to 10 year SOFR translates to an increased receiving rate for GRU of 0.64%. Assuming the continued relative relationship of these indices, applying this variance against the \$115,000,000 notional amount of the Series 2017 C swap results in an annual benefit to GRU of approximately \$736,000.

RECOMMENDATION

The City Commission authorize the resolution amending the swap between the City of Gainesville D/B/A Gainesville Regional Utilities and Citibank N.A. by amending the floating rate payable to the City.

[211249 Amend S2017C Swap Presentation 20220804](#)

[211249 Constant Maturity Swap Resolution 20220804](#)

RE-2 [211379.](#)

Resolution for Amendment to the Traffic Signal Maintenance and Compensation Agreement with FDOT (B)

This item is a request to amend the Florida Department of Transportation Traffic Signal Maintenance and Compensation Agreement and authorize the City Manager to execute all necessary documents.

Explanation: The Florida Department of Transportation (FDOT) currently compensates the City of Gainesville annually for maintenance of Traffic Signals and Intelligent Transportation System (ITS) infrastructure along the State Highway System (SHS). This includes traffic signals, school beacons, blank out signs, travel time detector, within city limits, and Connected and Automated Vehicle Devices (CAVD) beginning in FY20/21.

Strategic Connection: This item is connected to Goal 2: "Sustainable Community" and Goal 5: "Best in Class Neighbor Services" in the City's Strategic Plan.

Fiscal Note: The amount to be reimbursed from the State FY23 is \$794,093.

RECOMMENDATION

The City Commission: 1) adopt the Resolution for the Amendment to the Traffic Signal Maintenance and Compensation Agreement with FDOT; and 2) authorize the City Manager to execute all necessary documents, subject to review and approval by the City Attorney as to form and legality.

[211379A_FDOT_ARV10_TSMCA_FY23_08042022](#)

[211379B_FDOT_ARV10_TSMCA_FY22_Amendment_08042022](#)

[211379C_FDOT_ARV10_TSMCA_2015-Original_08042022](#)

[211379D_Resolution_08042022](#)

OR ORDINANCES**SECOND READINGS**

SR-1 [211150.](#)

Quasi-Judicial - Rezoning 1.27 Acres of Property Located on SW 16th Avenue West of South Main Street(B)

Ordinance No. 211150

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 1.27 acres of property generally located on SW 16th Avenue and west of South Main Street, as more specifically described in this ordinance, from Conservation (CON) to Single Family Residential (RSF-1); 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 1.27 acres of property located on SW 16th Avenue, west of South Main Street from Conservation (CON) to Single Family Residential (RSF-1). This ordinance was generated by an application from the private property land owners. The City Plan Board held a public hearing on April 28, 2022, 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. 211151 becomes effective as provided therein.

RECOMMENDATION

The City Commission adopt the proposed ordinance.

Legislative History

7/21/22 City Commission Adopted on First Reading (Ordinance)

[211150_PB-22-00013ZON_Abdi_Zoning_20220428](#)

[211150A_draft ordinance_20220721.pdf](#)

SR-2 [211143.](#)

Quasi-Judicial - Planned Development Amendment to the Shoppes at Pinewood Planned Development (B)

Ordinance No. 211143

An ordinance of the City of Gainesville, Florida, amending Ordinance No. 050487 commonly known as "The Shoppes at Pinewood" Planned Development located on the southwest corner of U.S. 441 and NW 23rd Terrace to allow for a mini-warehouse/self-storage facility as a use within the Planned Development (PD), as well as providing applicable maximum building area and parking regulations, as more specifically described in this ordinance; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: This ordinance will amend an existing Planned Development (PD) known as the Shoppes at Pinewood Planned Development to add mini-warehouse/self-storage as a permitted use and increase the maximum building area square footage to accommodate the proposed self-storage facility. An additional amendment would apply the current parking standard for a mini-warehouse/self-storage facility in the Land Development Code to the proposed self-storage facility instead of the 1 space per 250 square feet of Leasable Floor Area parking standard that currently applies to the PD as a whole.

Plans for the property include the construction of a climate controlled self-storage facility on one of the existing building pads and a retail commercial building on the second vacant building pad. The proposed amendment will allow for a less intense use at the property that can serve the adjacent residential areas while the retail proposal will front on U.S. 441, away from the multiple-family residential area to the west of the PD. The proposed amendment will support a commercial center that is intended to serve the nearby neighborhoods and the city at large.

At a public hearing on April 28, 2022, the City Plan Board voted to recommend approval of this Planned Development amendment. This ordinance requires two readings and will become effective immediately upon adoption.

RECOMMENDATION

The City Commission adopt the proposed ordinance.

[211143_LD22-000006_Shoppes_Pinewood_PD_Amendment_20220428](#)

[211143A_draft ordinance_20220721.pdf](#)

[211143_CC_Shpps@Pnwd_PDamndmnt_Staff_Presentation_20220721](#)

FIRST READING

FR-1 [211444.](#) Amending the City's Election Districts to include the Portion of Alachua County Precinct No. 63 that lies within the City Limits of the City of Gainesville (B)

Ordinance No. 2022-247

An ordinance of the City of Gainesville, Florida, amending Section 9-1.1 Election districts of the Code of Ordinances by adjusting the boundaries of City of Gainesville District 2 to include the portion of Alachua County precinct no. 63 that lies within the city limits of the City of Gainesville; making findings; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Explanation: On May 9, 2022, the City Commission, pursuant to 2.02 of the Charter Laws of the City of Gainesville, adopted Ordinance No. 210163 adjusting the boundary lines of the election districts of the City of Gainesville. Subsequent to the 2022 redistricting, the Supervisor of Elections of Alachua County informed the City that a small portion of the newly-formed Alachua County precinct 63 was located in the City of Gainesville. The portion of Alachua County precinct 63 that is within the city limits of the City of Gainesville is contiguous with the City's District 2 and no other City district. The portion of Alachua County precinct 63 that is within the city limits of the City of Gainesville contains no registered electors, so adding it to District 2 will not affect the relative apportionment of electors between the city districts or the demographic composition of any of the city districts

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

[211444 2022-247 draft ordinance 20220804](#)

COMMISSION COMMENT

4:30 - 5:30pm DINNER BREAK

5:30pm - CALL TO ORDER - Evening Session

PLEDGE OF ALLEGIANCE

PR PROCLAMATIONS/SPECIAL RECOGNITIONS (PR)

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.

BUSINESS DISCUSSION ITEMS

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

PH PUBLIC HEARINGS (Including Planning Petitions)

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

SR SECOND READINGS

FR FIRST READINGS

FR-2 [211357.](#) **Comprehensive Plan Amendment and Land Use Change - Amending the Single-Family (SF) Category (B)**

Ordinance No. 211357

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Element and Map of the Comprehensive Plan by amending the Single-Family (SF) land use category and associated property, as more specifically described in this ordinance; 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 amend the Future Land Use Element and Map of the Comprehensive Plan by amending the Single-Family (SF) land use category and associated property. This amendment will become effective 31 days after the state land planning agency notifies the City that the plan amendment package is complete in accordance with Section 163.3184, Florida Statutes.

RECOMMENDATION

The City Commission adopt the proposed ordinance.

[211357A draft ordinance 20220804.pdf](#)
[211346D EZ-Comprehensive Plan Amendment Update Language 20220713](#)
[211346I Final Report Gainesville EZ IZ Study 20220713](#)
[211357B CPB description of motion Ordinance 22020713 2](#)
[211357 C. Hayes-Santos Alternate LUC - Exclusionary Zoning 20220713](#)
[211346 C. Hayes-Santos Exclusionary Zoning Handout updated 20220621 20](#)
[211346K EZ Presentation CCOM 20220804](#)
[211346B 2022 Affordable Housing Framework 3-11-2022 Final 20220713](#)
[211346J Articles and Documentation 20220713](#)

FR-3 [211358.](#)

**Legislative Rezoning and LDC Amendment to Single-Family (SF)
Zoning Districts (B)**

Ordinance No. 211358

An ordinance of the City of Gainesville, Florida, amending the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) and Zoning Map Atlas to provide regulations for and rezone associated property from Single-Family zoning districts (RSF-1 to 4) to a new Neighborhood Residential (NR) district, as more specifically described in this ordinance; providing directions to the City Manager; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

AGENDA UPDATE - ADDITIONAL BACK-UP ADDED

Explanation: STAFF REPORT

This ordinance will amend the Land Development Code and Zoning Map Atlas to provide regulations for and rezone associated property from Single-Family zoning districts (RSF-1 to 4) to a new Neighborhood Residential (NR) district. This ordinance will become effective upon the effective date of the Comprehensive Plan Amendment in Ordinance No. 211357.

RECOMMENDATION

The City Commission adopt the proposed ordinance.

[211358A draft ordinance 20220804.pdf](#)
[211346E EZ-Consolidating RSF Zones Report 20220713](#)
[211346I Final Report Gainesville EZ IZ Study 20220713](#)
[211358B CPB description of motion Ordinance 20220713](#)
[211358 C. Hayes-Santos Alternate ZON - Exclusionary Zoning 20220713](#)
[211346 C. Hayes-Santos Exclusionary Zoning Handout updated 20220621 20](#)
[211346K EZ Presentation CCOM 20220804](#)
[211346B 2022 Affordable Housing Framework 3-11-2022 Final 20220713](#)
[211346J Articles and Documentation 20220713](#)
[211358 C-Saco Recommendations 20220804](#)

FR-4 [211359.](#)

LDC Amendment Regarding Neighborhood-Scale Multi-Family Dwellings (B)

Ordinance No. 211359

An ordinance of the City of Gainesville, Florida, amending the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) to provide flexibility for the development and use of neighborhood-scale multi-family dwellings, as more specifically described in this ordinance; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

AGENDA UPDATE - ADDITIONAL BACK-UP ADDED

Explanation: STAFF REPORT

This ordinance will amend the Land Development Code to provide flexibility for the development and use of neighborhood-scale multi-family dwellings. This ordinance will become effective immediately upon adoption.

RECOMMENDATION

The City Commission adopt the proposed ordinance.

[211346F_EZ-Defining Neighborhood Scale Multi-Family_20220713](#)
[211346G_EZ-Increase Bedroom Limit_20220713](#)
[211346H_EZ-Removing Occupancy Limits_20220713](#)
[211346A_EZ-Amending Development Compatability Report](#)
[211346C_EZ-Amending Lot Split_20220713](#)
[211346I_Final Report Gainesville EZ IZ Study_20220713](#)
[211359B_CPB description of motion Ordinance_20220713](#)
[211359_C. Hayes-Santos Alternate TCH - Exclusionary Zoning_20220713](#)
[211346_C. Hayes-Santos Exclusionary Zoning Handout updated_20220621_20](#)
[211346K_EZ Presentation CCOM_20220804](#)
[211346B_2022 Affordable Housing Framework 3-11-2022 Final_20220713](#)
[211346J_Articles and Documentation_20220713](#)
[211359A_draft ordinance_20220804.pdf](#)
[211359_C-Saco Recommendations_20220804](#)

CC COMMISSION COMMENT

10:00pm or earlier - Adjourn - If later than 10:00pm, the Commission may waive the rules to extend the meeting or may schedule a date/time to continue the meeting