

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Minutes - Draft

July 25, 2019

1:00 PM

Gainesville Regional Utilities Multi-Purpose Room

General Policy Committee

Mayor Lauren Poe (At Large)
Commissioner Helen Warren (At Large)
Commissioner Gail Johnson (At Large)
Commissioner Gigi Simmons (District 1)
Mayor-Commissioner Pro Tem Harvey Ward (District 2)
Commissioner David Arreola (District 3)
Commissioner Adrian Hayes-Santos (District 4)

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CALL TO ORDER 1:06 PM

ROLL CALL

- Present** 6 - Commissioner Warren, Commissioner Arreola, Commissioner Simmons, Mayor Poe, Mayor-Commissioner Pro Tem Ward, and Commissioner Hayes-Santos
- Absent** 1 - Commissioner Johnson

ADOPTION OF THE AGENDA

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

- Aye:** 6 - Commissioner Warren, Commissioner Arreola, Commissioner Simmons, Mayor Poe, Mayor-Commissioner Pro Tem Ward, and Commissioner Hayes-Santos
- Absent:** 1 - Commissioner Johnson

APPROVAL OF MINUTES

[190084.](#)

Approval of Minutes (B)

RECOMMENDATION *The General Policy Committee approve the minutes of June 13, 2019.*

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

- Aye:** 6 - Commissioner Warren, Commissioner Arreola, Commissioner Simmons, Mayor Poe, Mayor-Commissioner Pro Tem Ward, and Commissioner Hayes-Santos
- Absent:** 1 - Commissioner Johnson

DISCUSSION OF PENDING REFERRALS

[180958.](#)

Rental Housing Subcommittee Draft Recommendations to the City Commission (B)

Motion: 1) Move all recommendations from the Rental Housing Subcommittee to the City Commission; and 2) City Attorney draft an ordinance for Recommendations #(6) and (4) to be brought to the Commission for discussion.

Mayor Poe introduced the item, thanked the members of the Rental House Subcommittee for their work; thanked constituents for their participation. Invited Commissioner Arreola to present the recommendations.

Commissioner Arreola gave a presentation on the recommendations of the Rental Housing Subcommittee. Recognized Subcommittee members, staff and citizens for their participation in the process of developing the recommendations. Introduced and gave an overview of the Subcommittee's report.

(A) Renters' Rights and Responsibilities:

Commissioner Arreola reviewed the recommendations related to Renters' Rights and Responsibilities.

Commissioner Warren commented about ongoing community efforts and connecting with City staff. Assistant City Manager Fred Murry responded.

Mayor-Commissioner Pro Tem Ward asked a question about the timeline for implementing the recommendations. Commissioner Arreola responded that the Commission will have to give direction.

Commissioner Hayes-Santos responded that the goal of implementing in October 2020 when the ordinance is passed. Fred Murry responded.

(B) Rental Housing Code:

Commissioner Arreola reviewed the purpose for the code and the recommendations included. Presented on the Landlord Permit Program.

Mayor-Commissioner Pro Tem Ward asked a question about the number of units (item c). Jeff Look, Interim Code Enforcement Manager responded.

Commissioner Simmons thanked Commissioner Arreola for serving as Chair of the Subcommittee. Asked a question about Landlord License program costs. Commissioner Arreola responded. Fred Murry responded, commented on the need for a detailed financial analysis. Commissioner Simmons asked a follow-up question; Fred Murry responded. Commissioner Hayes-Santos spoke to the matter.

Commissioner Warren asked a question about program costs for landlord licenses. Jeff Look responded. Commissioner Hayes-Santos responded.

Mayor-Commissioner Pro Tem Ward spoke to the matter, asked for history of the landlord permit requirements. City Attorney Nicolle Shalley responded.

(C) Energy Efficiency Ratings:

Commissioner Arreola presented on the energy efficiency ratings recommendation. Mayor-Commissioner Pro Tem Ward asked a question about existing standards for Section 8 Housing. Ron Hall, Alachua County Housing Authority, responded.

Commissioner Hayes-Santos spoke to the matter of an energy efficiency rating system.

(D) City Regulation of Bed and Breakfast Establishments:

Commissioner Arreola commented on additional items not included in the recommendations by the Subcommittee. Thanked the Commission and reviewed the Final Recommendation Summary at the end of the report.

Commissioner Arreola moved that the recommendations be brought to a City Commission meeting.

Commissioner Hayes-Santos asked if a motion could be made to ask the City Attorney to draft an ordinance to bring to the City Commission. Mayor Poe spoke to the matter. Commissioner Arreola agreed to the change. Commissioner Warren spoke to the matter.

Mayor Poe commented about short-term rentals, concerns about incongruities between short-term rentals and bed and breakfasts. Wants to continue discussing how to address health and safety, other issues. Regarding Energy Efficiency Ratings, commented in favor of giving property owner to be reassessed more frequently than every eight years. Commented about the trade-offs between cost to landlords and affordability of the unit.

Mayor-Commissioner Pro Tem Ward spoke in support of recommendations, but has concerns regarding rental affordability.

Commissioner Hayes-Santos spoke to the matter of energy efficiency standards. Commissioner Simmons and Commissioner Warren spoke to the matter.

Mayor Poe thanked the Subcommittee for its work.

Donald Shepherd, Robert Mounts, James Thompson, Darlene Pifalo, Eli Barrett, Jeremiah Tattersall, Terry Martin-Back, Matthew Umanos, Jason Fults, Susan McQuillan, Tim Harden, Marci Stephen, Reina Saco and James Ingle spoke to the matter.

City Attorney Nicolle Shalley asked for clarification on the motion.

Commissioner Hayes-Santos thanked the Chair and the members and citizens for their participation in the Rental Housing Subcommittee.

Mayor-Commissioner Pro Tem Ward thanked the community and members.

Commissioner Warren announced Continuum of Care and United Way will be holding an upcoming Landlord Summit at GRU on August 29th at 6:00pm.

Commissioner Arreola commented about the Rental Housing Subcommittee and thanked everyone involved.

Mayor Poe thanked everyone involved in the Rental Housing Subcommittee.

RECOMMENDATION

Review the proposed recommendations and modify any recommendation and direct staff to schedule this item before the City Commission at a General Policy Committee for discussion and policy direction to City Staff.

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

Aye: 6 - Commissioner Warren, Commissioner Arreola, Commissioner Simmons, Mayor Poe, Mayor-Commissioner Pro Tem Ward, and Commissioner Hayes-Santos

Absent: 1 - Commissioner Johnson

[190153.](#) **Referral List (B)**

RECOMMENDATION *The General Policy Committee discuss the referral list.*

No Action Taken

PUBLIC COMMENT

Tim Harden

MEMBER COMMENT

Fred Murry commented about Jeff Look's retirement.

ADJOURNMENT - 2:56 PM