

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Minutes - Draft

January 7, 2021

1:00 PM

City Hall Auditorium

City Commission

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

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CALL TO ORDER - 1:05 PM

AGENDA STATEMENT

ROLL CALL

Present 6 - Commissioner Simmons, Commissioner Hayes-Santos, Mayor Poe, Commissioner Saco, Commissioner Ward, and Mayor-Commissioner Pro Tem Arreola

Absent 1 - Commissioner Johnson

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

Modification: Move CA-9 to Regular Agenda.

Nathan Skop spoke to the matter.

A motion was made by Commissioner Simmons, seconded by Commissioner Ward, that this Matter be Adopted on the Consent Agenda with Modification. The motion carried by the following vote:

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

Absent: 1 - Commissioner Johnson

CA-1 [200576.](#) Approval of Minutes from the December 3, and December 15, 2020 City Commission Meetings (B)

RECOMMENDATION *The City Commission approve the December 3, and December 15, 2020 minutes.*

Approved as Recommended

CA-2 [200635.](#) Town Hall Meetings (NB)

RECOMMENDATION *The City Commission approve the following Town Hall Meetings:*

- January 27, 2021, 6:00 pm*
- March 24, 2021, 6:00 pm*
- April 28, 2021, 6:00 pm*
- July 29, 2021, 6:00 pm*
- October 20, 2021, 6:00 pm*
- December 8, 2021, 6:00 pm*

Approved as Recommended

CA-3 [200636.](#) City Commission Special Meeting - Perform GNV Vision Zero (NB)

RECOMMENDATION *The City Commission approve a special meeting on April 21, 2021 at 4:00 pm to discuss GNV Vision Zero.*

Approved as Recommended

CA-4 [200570.](#) City Commission Strategic Planning Workshops (NB)

RECOMMENDATION *The City Commission approve the strategic planning workshops for Thursday, April 29, 2021 from 1:00 pm - 6:00 pm and Friday, April 30, 2021 from 2:00 pm - 6:00 pm.*

Approved as Recommended

CA-5 [200574.](#) Charter Officers' Annual Performance Evaluations Special Meeting (NB)

RECOMMENDATION *The City Commission approve the Charter Officers' Annual Performance Evaluations special meeting scheduled for January 20, 2021 at 5:00 pm.*

Approved as Recommended

CA-6 [200626.](#) Resignation of Shaun Jensen from the Nature Centers Commission (B)

RECOMMENDATION *The City Commission accepts the resignation of Shaun Jensen, effective immediately.*

Approved as Recommended

CA-7 [200632.](#) Gainesville Regional Utilities FY22 Budget Calendar (NB)

RECOMMENDATION *Approve the above-listed dates as requested.*

Approved as Recommended

CA-8 [200579.](#) City Auditor Annual Report, Risk Assessment and Audit Plan (B)

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

Approved as Recommended

CA-10 [200578.](#) City Auditor Quarterly Update (B)

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

Approved as Recommended

CA-11 [200629.](#) Loewenthal v. City of Gainesville; Case No. 2019-CA-3778; Eighth Judicial Circuit, in and for Alachua County, Florida. (NB)

RECOMMENDATION *The City Commission 1) approve the terms of the mediated settlement agreement; and 2) authorize the City Attorney to settle the claims of Nicholas Loewenthal, arising from an accident that occurred on or about September 1, 2018.*

Approved as Recommended

CA-12 [200648.](#)

City Parking Lot # 10 - Review of Offering Memorandum (B)

This item involves City Commission review of an Offering Memorandum for City Parking Lot #10 prepared by Colliers International.

RECOMMENDATION

The City Commission: 1) hear a presentation on the offering memorandum from staff and Colliers International; 2) provide any input deemed appropriate regarding the offering; and 3) direct staff to move forward with marketing and release of the offering.

Approved as Recommended

CA-13 [200352.](#)

Federal Legislative Agenda Priorities 2021(B)

RECOMMENDATION

The City Commission review and approve the final list of Federal Legislative items and adopt the 2021 Federal Legislative priorities for our federal lobbying team.

Approved as Recommended

CA-14 [200658.](#)

Settlement of Worker's Compensation Claim - Scott Ferrel (NB)

This item involves the full and final settlement of Mr. Ferrel’s workers’ compensation claim(s), which will include all future medical and indemnity payments. The total settlement amount is \$110,000.00 and represents a significant cost advantage to the city.

RECOMMENDATION

The City Commission authorizes Special Counsel to prepare and execute the appropriate documents for a lump-sum settlement of the Worker's Compensation claim of Mr. Ferrel in the amount of \$110,000.00

Approved as Recommended

ADOPTION OF REGULAR AGENDA

Modifications: Move CA-9 to Regular Agenda and SR-2 to February 4, 2021.

Nathan Skop spoke to the matter.

Ed Bielarski spoke to DHR outage.

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

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

Absent: 1 - Commissioner Johnson

GENERAL PUBLIC COMMENT - Members of the public may speak for up to three (3) minutes per meeting on any item not on the agenda. Individuals may choose to speak during any one of the General Public Comment periods during the meeting.

Nathan Skop

BD BUSINESS DISCUSSION ITEMS (BD) - GRU and General Government items placed on the agenda by the Charter Officers or moved from Consent.

BD-1 [190564.](#) Old Fire Station #1 Rental & Adaptive Reuse Invitation to Negotiate (B)

Motion: Authorize the City Manager to move forward with the project, No. 1 ranked respondent (University of Florida).

Lee Feldman, City Manager gave an update.

RECOMMENDATION *The City Commission (1) hear an update on the ITN and (2) Provide direction to City Manager and/or Designee on next steps.*

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

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

Absent: 1 - Commissioner Johnson

BD-2 [200456.](#) City of Gainesville’s Urban Forest Management Plan (B)

Motion: Adopt the City of Gainesville's Urban Forest Management Plan.

Lee Feldman introduced.

Liliana Kolluri, Environmental Coordinator for Department of Sustainable Development gave a presentation.

Dr. Michael Andrew, UF School of Resource and Conservation spoke to the matter.

Nathan Skop and May Lou Hildreth spoke to the matter.

RECOMMENDATION *The City Commission adopt the Urban Forest Management Plan as the strategic plan for management of the City of Gainesville's urban forest.*

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

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

Absent: 1 - Commissioner Johnson

BD-3 [200620.](#)

Groundwater Recharge Wetland Property Purchase (B)

Motion: The City Commission: 1) approve both Purchase and Sale Agreements for the purchase of two properties located in the 3400 block of SW 122nd Street) from Mitchem-Rivers, LLC in a combined amount not to exceed \$1,590,000.00 plus closing costs, as negotiated by staff. Motion passed unanimously. Commissioner Johnson absent.

2) Authorize the General Manager, or his designee to execute all documents necessary to complete the acquisition of the real property in accordance with the Purchase and Sale Agreements, subject to approval by the City Attorney as to form and legality. Motion passed unanimously. Commissioner Johnson absent.

3) Provide guidance on potential funding and operations of public access, and reach out to NCFRPC and other agencies to see what funding partner potentials there are, have a joint City/County meeting, have Parks Department do a preliminary assessment of what might be able to be done for public access, bring something back to the Commission within 180 days, and placing this on the Joint City/County agenda. Motion passed 5-1. Commissioner Hayes-Santos in dissent. Commissioner Johnson absent.

Ed Bielarski, GRU General Manager introduced.

Tony Cunningham, Water/WasteWater Officer gave a presentation.

Rick Hutton, Supervisor Engineer Utility Designer gave a presentation.

Kristen Sealey, Engineer Utility Designer 4 gave a presentation.

Tiffany Davis, Land Rights Coordinator gave a presentation.

Nathan Skop spoke to the matter.

RECOMMENDATION

The City Commission:

1) approve both Purchase and Sale Agreements for the purchase of two properties located in the 3400 block of SW 122nd Street) from Mitchem-Rivers, LLC in a combined amount not to exceed \$1,590,000.00 plus closing costs, as negotiated by staff;

2) Authorize the General Manager, or his designee to execute all documents necessary to complete the acquisition of the real property in accordance with the Purchase and Sale Agreements, subject to approval by the City Attorney as to form and legality; and

3) Provide guidance on potential funding and operations of public access.

A motion was made by Commissioner Ward, seconded by Commissioner Saco, that this Matter be Approved, as shown above.

BD-4 [200656](#).

Commissioner David Arreola - Community Vaccination (B)

Motion: 1) Authorize City of Gainesville general government staff to offer public space and paramedics to ACHD for immediate vaccine administration; 2) .Authorize City of Gainesville general government staff to collaborate with ACHD to create an education program on vaccine safety and transparency on vaccine administration; 3) Coordinate with ACHD to assist with developing next priority lists of community vaccination for at-risk people and the entire population throughout 2021 and to assist with community outreach, education, and administration; and 4) Write a letter to UF Health and NFRH supporting their coordination with ACHD to assist with supplying vaccines for community vaccination of the general population once they have completed vaccinating their own staff and high risk patients.

Mayor-Commissioner Pro Tem Arreola spoke to the matter.

Nathan Skop spoke to the matter.

RECOMMENDATION

The City Commission to discuss and take action as necessary.

A motion was made by Mayor-Commissioner Pro Tem Arreola, seconded by Commissioner Hayes-Santos, that this Matter be Approved, as shown above.

The motion carried by the following vote:

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

Absent: 1 - Commissioner Johnson

BD-5 [200659.](#) **Organizational Culture Audit Overview (B)**

Ginger Bigbie, Director of Audit and Finance gave a presentation.

Nathan Skop spoke to the matter.

RECOMMENDATION *The City Commission hear a project update for the organizational culture audit.*

Heard

CA-9 [200577.](#) **General Government Financial Reporting Process Memo (B)**

Ginger Bigbie, Director of Audit and Finance gave a presentation.

Lee Feldman spoke to the matter.

Nathan Skop spoke to the matter.

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

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

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

Absent: 1 - Commissioner Johnson

CC COMMISSION COMMENT

Motion by Mayor-Commissioner Pro Tem Arreola, seconded by Commissioner Hayes-Santos: City host a memorial for deceased COVID victims on 1/19/21 at 5:30 PM. Motion passed unanimously. Commissioner Johnson absent.

Recess: 4:28 PM.

PLEDGE OF ALLEGIANCE

PR PROCLAMATIONS/SPECIAL RECOGNITIONS (PR)

PR-1 [200646.](#) **National Slavery and Human Trafficking Prevention Month - January, 2021 (B)**

RECOMMENDATION *Co-Chairman of the North Central Florida Human Trafficking Task Force Melanie Mitchell to accept the proclamation.*

Heard

PR-2 [200660.](#) **Martin Luther King Jr. Hall of Fame Day (B)**

RECOMMENDATION *Honorable Rodney Long to accept proclamation.*

Heard

PR-3 [200671.](#) **King Celebration 2021 (B)**

RECOMMENDATION *Honorable Rodney Long to accept proclamation*

Heard

RE RESOLUTIONS - ROLL CALL REQUIRED (RE)

PUBLIC HEARINGS (PH)

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

Recess - 5:43 PM

Reconvene - 6:00 PM

SR-1 [200253.](#) **Quasi-Judicial Rezoning - 8.33 Acres of Property Located at 6224 SW 20th Avenue (B)**

Ordinance No. 200253

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 8.33 acres of property generally located at 6224 SW 20th Avenue, as more specifically described in this ordinance, from Single/Multi-Family (RMF-5) to Multi-Family (RMF-8); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

A motion was made by Commissioner Hayes-Santos, seconded by Commissioner Ward, that this Matter be Adopted on Final Reading (Ordinance).

The motion carried by the following vote:

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

Absent: 1 - Commissioner Johnson

SR-2 [200252.](#)

Text Change - Amending the Land Development Code Relating to Two-Family Dwellings (B)

Ordinance No. 200252

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 two-family dwellings; by amending Section 30-2.1 Definitions; by amending Section 30-4.16 Permitted Uses; and by amending Section 30-4.17 Dimensional Standards; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Continued to February 4, 2021.

SR-3 [190696.](#)

Quasi-Judicial - Adding Property to the Local Register of Historic Places - 215 N. Main Street Masonic Lodge (B)

Ordinance No. 190696

An ordinance of the City of Gainesville adding certain property located at 215 N. Main Street and commonly known as the Masonic Lodge, as more specifically described in this ordinance, to the City of Gainesville's Local Register of Historic Places; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Nicolle Shalley, City Attorney spoke to the matter.

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

Mr. Rodriguez spoke to the matter.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

A motion was made by Commissioner Hayes-Santos, seconded by Commissioner Saco, that this Matter be Adopted on Final Reading (Ordinance).

The motion carried by the following vote:

Aye: 5 - Commissioner Simmons, Commissioner Hayes-Santos, Mayor Poe, Commissioner Saco, and Mayor-Commissioner Pro Tem Arreola

Nay: 1 - Commissioner Ward

Absent: 1 - Commissioner Johnson

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

FR-1 [190973.](#) Voluntary Annexation - City-Owned Tower Road Lift Station - 0.057 Acres of Property Located on SW 75th Street (Tower Road) (B)

Ordinance No. 190973

An ordinance of the City of Gainesville, Florida, annexing approximately 0.057 acres of City-owned property (tax parcel no. 06678-010-137) generally located south of the current City limit, west of SW 17th Place, north of SW 19th Place, and east of SW 75th Street (Tower Road), 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 Clerk of the Commission; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Brittany McMullen, Planner III gave a presentation.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

A motion was made by Commissioner Simmons, seconded by Mayor-Commissioner Pro Tem Arreola, that this Matter be Adopted on First Reading (Ordinance). The motion carried by the following vote:

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

Absent: 1 - Commissioner Johnson

FR-2 [190974.](#) Voluntary Annexation - 4.25 Acres of City-Owned Property located South of GRU Water Reclamation Facility (B)

Ordinance No. 190974

An ordinance of the City of Gainesville, Florida, annexing approximately 4.25 acres of city-owned property generally located south of Gainesville Regional Utilities' Water Reclamation Facility, west of Lake Kanapaha, north of Kanapaha Botanical Gardens, and east of SW 63rd 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 Clerk of the Commission; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

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

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

Absent: 1 - Commissioner Johnson

FR-3 [190975](#)

Voluntary Annexation - City-Owned Sweetwater Creek Right-of-Way - 7.16 Acres of Property Located on SE Williston Road (B)

Ordinance No. 190975

An ordinance of the City of Gainesville, Florida, annexing approximately 7.16 acres of city-owned property (tax parcel no. 16246-003-002) generally located south of SE Williston Road and SE 16th Avenue, west of Paynes Prairie, north of Sweetwater Wetlands Park, and east of the Gainesville city limits, 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 Clerk of the Commission; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

Andrew Persons spoke to the matter.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

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

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

Absent: 1 - Commissioner Johnson

FR-4 [190976](#) **Voluntary Annexation - 0.071 Acres of City-Owned Property Located East of SW 41st Boulevard (B)**

Ordinance No. 190976

An ordinance of the City of Gainesville, Florida, annexing approximately 0.071 acres of city-owned property (tax parcel no. 07240-034-000) generally located southwest of Interstate 75, north of Gainesville city limits, and east of SW 41st 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 Clerk of the Commission; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

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

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

Absent: 1 - Commissioner Johnson

ADJOURNMENT - 6:51 PM