

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final

February 18, 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)

If you have a disability and need an accommodation in order to participate in this meeting, please contact the Office of Equal Opportunity at (352)334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish relay, please call 1-877-955-8773. For STS French Creole relay, please call 1-877-955-8707.

Welcome to the City Commission meeting!

We're glad you're here. Please review the meeting process and how you can participate.

What is the Meeting Agenda? The City Commission makes policies and conducts the city's business in an open forum. The agenda is an outline of what will happen during the meeting. It includes the following sections:

Adoption of Consent Agenda (CA): The Consent Agenda is a group of business items that the Commission votes on together in one motion. These items are not discussed separately. The Commission may remove an item to discuss during the meeting or at a later meeting. This process saves time for discussing Regular Agenda items.

Adoption of Regular Agenda: The Commission approves the order of the Business Discussion (**BD**) items on the Regular Agenda. The Commission may re-order or remove discussion items.

The (**B**) after an item's title means that there are materials, called Backup, in support of the item. Click the links on the agenda to view the documents. An (**NB**) after an item's title means there are no Backup materials for the item.

How to Share Your Opinion. Your opinion is important to the City Commission. There are multiple ways to give a public comment for the official meeting record. The options listed below may be offered during this meeting. Please see the city's [Public Meeting Calendar](#) for full details on public comment opportunities.

Submit Written Public Comment: You may write a public comment on any City Commission Meeting agenda item. Visit our website, www.cityofgainesville.org, and go to the "Agendas & Minutes" tab. Click on the "eComment" link in the right-hand column. Written comment opens when the agenda is published the Friday before the meeting and closes one (1) hour before the start of the meeting. Your comments will be sent to the City Commissioners and added to the official record.

Speak at a Public Meeting: Any member of the public may sign up to speak at a City Commission meeting. Visit our website, www.cityofgainesville.org, and go to the "Agendas & Minutes" tab on our website. Click on the "eComment" link in the right-hand column and register to speak on a specific agenda item. Online registration closes one (1) hour before the meeting is called to order. You may also register on the sign-up sheet in the Auditorium before the meeting begins. Speakers will be called to the podium by name and should address their comments to the Chair of the meeting, usually the Mayor. There are two types of public comment during Commission Meetings:

General Public Comment: The public is invited to speak to the Commission for three (3) minutes about any topic, as long as it is not on the Agenda. This is an opportunity to bring up new ideas or issues to the Commission. Each person may speak during one comment period: at the start of the 1pm session, at the start of the 5:30pm session, or at the end of the meeting. The Commission will not discuss or make decisions on ideas presented during this time. Comments may be referred to city staff for follow up.

Public Comment on Agenda Items: The Commission may take public comment on specific agenda items during discussion. Speakers may have three (3) minutes and comments must relate to the agenda item.

Early Public Comment: During Early Public Comment, community members may speak on agenda items without waiting for the item to be called during the meeting. Speaking at Early Public Comment waives the right to speak later during the meeting. Members of the public may speak for three (3) minutes on one agenda item or five (5) minutes on two or more items. Speakers should begin their comments by announcing which items they are addressing so the timeclock can be set properly.

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.

AGENDA STATEMENT

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

ROLL CALL**INVOCATION****CA ADOPTION OF CONSENT AGENDA (CA) - GRU, General Government, Audit & Finance Committee and General Policy Committee Items****CA-1 [200832.](#) Approval of Minutes from the February 4, 2021 City Commission Meeting (B)**

RECOMMENDATION *The City Commission approve the February 4, 2021 minutes.*

[200832 February 4, 2021 Minutes 20210218](#)

CA-2 [200822.](#) Nominations - Library District Board of Trustees (B)

Explanation: The Library District's Board of Trustees consists of seven (7) members appointed by the Library District Governing Board. Three (3) of the seven members are City of Gainesville representatives, three (3) are Alachua County representatives, and one (1) is a representative of the Alachua County League of Cities. The term of City Representative Dr. Bessie Jackson expires on March 31, 2021. The Library District advertised one City of Gainesville vacancy and one Alachua County vacancy from January 4, 2021 - February 5, 2021. One application for the City of Gainesville position was received. The application and a list of the current members of the Board of Trustees are attached.

RECOMMENDATION *The City Commission nominate the applicant for consideration of appointment by the Library District Governing Board.*

[200822 City of Gainesville Agenda Item - 2.18.21 20210218.pdf](#)

CA-3 [200811.](#) Approval of Special City Commission Meetings - Comprehensive Plan Update (NB)

RECOMMENDATION *The City Commission approve the special meetings scheduled for March 31, 2021 at 3:00 PM and May 5, 2021 at 6:00 PM.*

CA-4 [200815.](#) **GRU Operational Update for the Month of January 2021 (B)**

Explanation: Staff has prepared a report of statistical and operational data from GRU's operations in the month of January 2021.

Fiscal Note: None.

RECOMMENDATION Receive report.

[200815_GRU_Ops_Update_Jan2021_All_Depts_20210211](#)

CA-5 [200805.](#) **Gainesville Fire Rescue Growth and Expansion Feasibility Master Plan (B)**

This item requests the City Commission authorize the City Manager or designee to enter into a contract with Emergency Services Consulting International, Inc. (ESCI) to complete a Fire Rescue Growth and Expansion Feasibility Master Plan.

Explanation: In August 2020, Gainesville Fire Rescue and City staff began developing a Request for Proposal RFP GFDX-210007-MS to seek an experienced, nationally recognized consultant team to develop a facilities master plan that evaluates Gainesville Fire Rescue resiliency, as well as growth and expansion required to meet current and future community service needs. The plan will also address existing facility conditions, as well as provide an assessment of additional infrastructure needs, to meet current and future service delivery.

Four companies submitted responses. In non-ranked order, they were:

AP Triton Consulting LLC
Emergency Services Consulting International, Inc.
FACETS Consulting
Matrix Consulting Group

Using the City's Professional and Other Services Evaluation Handbook, the team selected two companies to provide presentations in January 2021. Subsequent to the presentations, Emergency Services Consulting International, Inc. was ranked first and AP Triton Consulting, LLC was ranked second.

Staff recommend awarding the contract to Emergency Services Consulting International, Inc.

Fiscal Note: Funding of \$136,620.00 has been identified in Fund 354 (CIRB - 2014 CIP Fund).

RECOMMENDATION The City Commission: 1) approve the selection of

Emergency Services Consulting International, Inc. (ESCI); and 2) authorize the City Manager to execute the contract subject to the approval of the City Attorney as to form and legality.

[200805A_GFR Master Plan submittal_Emergency Consulting20210218.pdf](#)

[200805B_GFR Master Plan submittal_AP Triton Consulting_20210218.pdf](#)

CA-6 [200806.](#)

Assistance to Firefighters Fire Prevention and Safety Grant Application FY2020 (NB)

This item recommends that the City Commission authorize the City Manager or designee to apply for and, if awarded, accept grant funds from the FY2020 US Department of Homeland Security, Federal Emergency Management Agency Fire Prevention and Safety Grant Program.

Explanation: The Fire Prevention and Safety Grants (FP&S) are part of the US Department of Homeland Security/Federal Emergency Management Agency Assistance to Firefighters Grant program and support projects that enhance the safety of the public and firefighters from fire and related hazards. The application period for the FY2020 FP&S Grant funds opened January 25, 2021 and closes February 26, 2021.

Gainesville Fire Rescue proposes the submission of an application that would support two projects:

- 1) Integrated Pre-fire Plan, Fire Inspection, and Fire Investigation software needed to coordinate GFR's fire inspection, fire investigation and pre-fire planning efforts. The software will provide responding firefighters property and business information needed during emergency responses to optimize service delivery and enhance firefighter safety. New software will address the Commission on Fire Accreditation International (CFAI) recommendation to better integrate data sources and records to ensure accuracy of risk data analysis. Cost \$40,000.00.*
- 2) After the Fire Program tools and equipment which provide a direct after-the-disaster service and resource link to our neighbors who are affected by a disaster such as a residential house fire. This program will provide direct person to person contact or liaison between the fire department and our neighbors. Cost \$7,253.00.*

Fiscal Note: The total cost of both projects is estimated at \$47,253.00 and the required match for the City of Gainesville is 5%. The City could receive up to \$44,890.35. Matching funds of approximately \$2,362.65 will be identified in the department's budget.

RECOMMENDATION

The City Commission authorize the City Manager: 1) submit the grant application; 2) if awarded, execute the grant contract, pending approval by the City Attorney as to form and legality; and 3)

*approve required financial processes for
expending the grant funds and matching funds.*

CA-7 [200827.](#)

**Request for Proposal (RFP) Staff Ranking City of Gainesville, FL -
Inclusionary Housing Program Development and Exclusionary Zoning
Study (B)**

Explanation: On August 31, 2020, the City Commission requested that staff begin the development of an inclusionary zoning program and a review of potential exclusionary zoning provisions contained within the City's Land Development Code. The referral was part of a multi-part motion intended to further the City's equitable development goals through a variety of policy and programmatic strategies.

To that end, staff prepared a Request for Proposal (RFP) that was released by the City's Purchasing Division on December 14, 2020. A diverse staff evaluation team reviewed proposals from two (2) entities that submitted consistent with the City's procurement regimen. The number one ranked firm, HR&A Advisors, Inc. has prior experience working on similar projects including Detroit, MI and New Orleans, LA. Staff is recommending the following ranking of the 2 firms:

- 1) HR&A Advisors, Inc.*
- 2) Tindale Oliver*

Strategic Connection:

Goal 1 of the City Commission's Strategic Plan concerns advancing efforts to make Gainesville a more equitable community. Additionally, the Commission identified development of affordable housing strategies as their top priority for their 2020-2021 policy agenda.

Fiscal Note: The bid award amount proposed by HR&A Advisors, Inc. is \$200,000.

RECOMMENDATION

The City Commission: 1) approve staff's recommended ranking of the firms; 2) authorize the City Manager or designee to negotiate a contract and any related documents with HR&A Advisors, Inc. subject to approval from the City Attorney as to form and legality; and, 3) return to the City Commission for final review and approval of the contract.

[200827A-RFP Document-DOSD-Zoning Review & Inclusionary Study-F 20210304](#)

[200827B-Submittal-HR&A 20210304](#)

[200827C-Submittal-Tindale-Oliver and Associates Inc 20210304](#)

[200827D-Summary Evaluation-Procurement.xlsx 20210304](#)

[200827E-Recommendation of Award Public Notice 20210304](#)

CA-8 [190897.](#)

Authorization of a Task Assignment under a Professional Architectural and Engineering Consulting Services Continuing Services Agreement (B)

This item is a request for the City Commission to approve a Task Assignment in the amount of \$116,738 for professional design services for the Wild Spaces & Public Places (WSPP) Multiuse Trail and the Gainesville Regional Utilities (GRU) Solids Handling Facility Access Roadway (SE Williston Road to Sweetwater Branch Creek) with Jones, Edmunds & Associates, Inc.

Explanation: In 2012, the City Commission approved the Parks, Recreational and Cultural Affairs Vision 2020 Master Plan. This plan brought to light the need for additional multiuse trails and better connectivity between parks. In April of 2017 the City entered into a \$3,000,000 interlocal agreement with the County for projects of mutual interest to the County and the City. The Sweetwater Recreational Trail is the first priority project under this agreement. WSPP Staff worked with the DRMP, Inc. design team in 2019 to develop a schematic layout of the entire trail project to better identify the constraints, design challenges, and gather stakeholder input.

The schematic trail layout showed the multiuse trail running parallel to an existing GRU dirt access road. The GRU dirt access road is currently used by GRU to access their transmission lines and sanitary sewer infrastructure. It will be used in the future to access a GRU Water/Wastewater Solids Handling Facility, which will be constructed on the old Compost Plant property.

The grading, stormwater design, and permitting required for the GRU access road improvements and the construction of the multiuse trail are tightly intertwined; therefore GRU and WSPP agreed that it would be in the best interest of the City for Jones, Edmunds & Associates, Inc. to design the multiuse trail in conjunction with the GRU access road improvements from SE Williston Road to Sweetwater Branch Creek.

The GRU access road begins at a driveway off SE Williston Road at GRU's Lift Station No. 40 and continues approximately 1,600 feet northwest through a GRU utility easement. The existing dirt access road is not currently suitable for the vehicle traffic and loading expected to enter the proposed GRU Solids Handling Facility and therefore requires improvement and stabilization. Work performed under this Task

Assignment will include developing Contract Documents and preparing Permit Applications for the WSPP Multiuse Trail and the improved GRU Solids Handling Facility Access Roadway as described in the Scope of Services. GRU and WSPP have a MOU in place formalizing the joint project and the cost sharing partnership.

Jones, Edmunds & Associates, Inc. is an approved vendor under the Professional Architectural and Engineering Consulting Services continuing services agreements to help facilitate City projects. They have experience facilitating similar projects.

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

Fiscal Note: Funds in the amount of \$116,738 are available for professional design services for the WSPP Multiuse Trail and the improved GRU Solids Handling Facility Access Roadway: \$71,894.53 from the Sweetwater Recreational Trail WSPP ½ cent sales tax project account and \$44,843.47 from the GRU W/WW Capital Improvement account. GRU agrees to transfer funds to WSPP in the amount of \$44,843.47 upon City Commission approval of the task assignment with Jones, Edmunds & Associates, Inc.

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.

Legislative History

2/6/20 City Commission Approved as Recommended

[190897A County Interlocal for \\$3 million 20200206](#)

[190897E Jones Edmunds - JEA - 2018-049-AU 20210218](#)

[190897F Draft JEA Task Assignment 20210218](#)

[190897G JEA Cost Breakdown 20210218](#)

[190897H JEA Draft Concept for GRU 20210218](#)

[190897I MOU between GRU and PRCA-WSPP 20210218](#)

CA-9 [200837.](#)

Bid Award - Clarence R. Kelly Community Center and Park (B)

This item is a request for the City Commission to authorize the bid award to Blackwater Construction Services, LLC for the construction of the Clarence R. Kelly Community Center and Park, located at 1701 NE 8th Avenue.

Explanation: In 2018, Wild Spaces & Public Places (WSPP) worked with a design team and the community to establish a master plan for the Clarence R. Kelly Center site (CRK). On April 11, 2019, the General Policy

Committee approved a building and park development scope of work, estimated to cost \$1,750,000. In the summer of 2019 staff negotiated a design services task assignment with Wannemacher Jensen Architects, Inc. (WJA) to provide construction documents, facilitate project permitting and provide construction administration services for a new CRK.

One Day Came, Inc. (ODC) went through a competitive Request for Qualifications (RFQ) solicitation in 2018 and was approved as a Construction Management at Risk (CMAR) firm for minor projects for the City of Gainesville (City). WSPP hired ODC in September 2019 to provide construction cost estimates throughout the design of the new Clarence R. Kelly Community Center and surrounding site development to ensure that the project could be constructed within budget. ODC provided WSPP with a budget report on the 60% construction documents and 90% construction documents indicating that the project was within the \$1,750,000 CRK project budget. On August 15, 2020, ODC provided WSPP with a Guaranteed Maximum Price (GMP) of \$2,845,161.

The intent was to use the City's CMAR contract (with ODC) once we had negotiated a GMP for work under \$2,000,000 using the City's Continuing Services CMAR contract. Work in excess of \$2,000,000 cannot be performed under the City's active continuing services contracts.

To validate the accuracy of the GMP proposal, staff retained J.E. Decker Construction Group to prepare an independent cost estimate. That detailed estimate was completed on October 16, 2020 and indicated that the project, as currently designed, would cost \$2,915,462 to build.

Based upon the projected price and the desire to maintain the project scope, staff terminated the task assignment with One Day Came, Inc. and proceeded with a design/bid/build procurement.

On December 22, 2020 the Purchasing Division solicited bids for the Clarence R. Kelly Community Center and Park project. A mandatory pre-bid conference was held on January 14, 2021 at 11:00 a.m. at the existing Clarence R. Kelly Community Center. A total of twenty-seven (27) bidders attended the pre-bid conference. All bids were due at 3:00 p.m. on February 9, 2021. A total of thirteen (13) bids were received by 3:00 p.m. Twelve (12) of these bids were from construction firms with one (1) firm submitting a bid solely for the playground and adult fitness equipment.

Staff recommends awarding this contract to Blackwater Construction Services, LLC in the amount of \$2,292,276.00 for construction of the new Clarence R. Kelly Community Center and Park. Blackwater Construction Services, LLC was determined to be the lowest responsible, responsive bidder as stipulated by the City's competitive bidding process.

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

Live and Experience and Goal 1: Equitable Community in the City's Strategic Plan and is a high priority.

Fiscal Note: Funds in the amount of \$2,478,137.44 are available for the Clarence R. Kelly Community Center and Park project; \$1,500,000.00 from the Clarence R. Kelly Community Center Wild Spaces & Public Places ½ cent sales tax project account and \$978,137.44 from the WSPP unobligated fund balance. Funding above the beyond the construction contract amount with Blackwater Construction Services, LLC is for owner direct purchases of the following: furniture for the new building, IT equipment from GRU, park signage, 1% for public art, permit fees (tree mitigation, site work and building permits), and owner's contingency.

The annual increase in operating and maintenance costs after the Clarence R. Kelly Community Center and Park project is complete is approximately \$40,839.00 for a .5 FTE Grounds and Events Worker, additional utility costs, materials and supplies. This .5 FTE is needed to maintain the expanded park. The hours of operation for the Clarence R. Kelly Community Center would remain as is under this proposed staffing model, but could be expanded in future years as directed by the City Commission.

RECOMMENDATION

The City Commission: 1) award the bid to Blackwater Construction Services, LLC for the construction of the Clarence R. Kelly Community Center and Park; 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.

[200837A WSPP-210016-DM Clarence R. Kelly Community Center - ITB 20210218](#)

[200837B WSPP-210016-DM - Bid Set of Plans 20210218](#)

[200837C WSPP-210016-DM - Specifications 20210218](#)

[200837D WSPP-210016-DM - Addendum #1 20210218](#)

[200837E WSPP-210016-DM - Addendum #2 20210218](#)

[200837F WSPP-210016-DM - Addendum #3 20210218](#)

[200837G WSPP-210016-DM - Addendum #4 20210218](#)

[200837H WSPP-210016-DM - Bid Tabulation 20210218](#)

[200837I WSPP-210016-DM - Bid Analysis 20210218](#)

[200837J WSPP-210016-DM - Award Recommendation 20210218](#)

[200837K O&M - Grounds and Events Worker - Maintain current hours of operation](#)

CA-10 [200839.](#)

Appointments to City Commission Advisory Boards and Committees (B)

RECOMMENDATION

The City Commission appoint:

Kaylene Sottanno to the Citizen's Advisory Board for Community Development for a term to expire on 11/1/2023.

Evie Martin to the student seat of the City Beautification Board for a term to expire on 9/30/2021.

Leanne Sheffer to the Nature Centers Commission for a term to expire on 11/1/2022.

Octavia Washington to SHIP - Affordable Housing Advisory Committee for a term to expire on 7/1/2022.

Roselind Brown to the voting non-student seat of the Student Community Relations Advisory Committee for a term to expire on 9/30/2022.

[200839_CACCD Applications_20210218](#)

[200839_CBB Application_20210218](#)

[200839_NCC Applications_20210218](#)

[200839_SCRAB Application_20210218](#)

[200839_SHIP-AHAC Application_20210218](#)

[200839_Advisory Board and Commission Ballot Form_20210218](#)

CA-11 [200809.](#)

Resignation of Lane Abraben from the Gainesville Community Reinvestment Area Advisory Board and Diedre Houchen from the Wild Spaces Public Places Public Oversight Committee (B)

RECOMMENDATION

The City Commission accepts the resignation of Lane Abraben from the Gainesville Community Reinvestment Area Advisory Board and Diedre Houchen from the Wild Spaces Public Places Public Oversight Committee effective immediately.

[200809_GCRA Resignation_20210218](#)

[200809_WSPP Resgnation_20210218](#)

CA-12 [200351.](#)

State Legislative Agenda Priorities for FY 2021-22 (B)

Explanation: The purpose of this agenda item is to review and approve the newly revised list of State Legislative priorities that reflect necessary changes made to the amount and purpose for the Eastside Mobility Hub Transfer Station request; and as part of a multi-part motion on the West University Avenue Traffic Safety item made at a City Commission meeting on

1/21/2021, add a section including creation of a statewide coalition for further funding support by FDOT.

Fiscal Note: TBD.

RECOMMENDATION

The City Commission approve the list of newly revised and added State Legislative items to formally re-establish FY 2021-22 State Legislative priorities prior to the start of the upcoming State Legislative Session.

Legislative History

10/22/20	General Policy Committee	Approved, as shown above
11/19/20	City Commission	Approved as Recommended

[200351 State LegislativePriorities 2021 Revised 20210218](#)

ADOPTION OF REGULAR AGENDA

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.

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

BD-1 [200718.](#) Advisory Board and Committee Annual Reports (B)

Explanation: At the September 17, 2020 meeting the Commission moved to request annual reports from all Advisory Boards and Committees.

In accordance with the motion, the reports in the backup have been compiled. The City Clerks' Office will continue working with the Advisory Boards and Committees to submit outstanding reports.

Fiscal Note: N/A

RECOMMENDATION

The City Commission receive and review the advisory board and committee annual reports and hear a presentation.

Legislative History

1/21/21	City Commission	Approved as Recommended
1/28/21	General Policy Committee	Heard
2/11/21	General Policy Committee	Heard

[200718_Final to Chair DRB Annual Report Presentation_20210218.pdf](#)

BD-2 [200840.](#) **Appointments to the Gainesville Human Rights Board (B)****RECOMMENDATION**

The City Commission discuss appointments to the Gainesville Human Rights Board and take appropriate action.

[200840 GHRB Ballot & Applications 20210218](#)

BD-3 [180942.](#) **GRU Service Area Maps and Extension Policies (B)**

****This item was presented to the UAB on February 11, 2021.****

Explanation: GRU previously provided a presentation to the General Policy Committee regarding the current policies for extending water, wastewater, electric, and natural gas service outside the Gainesville city limits. The City Commission subsequently made a motion for GRU to provide service area maps to the General Policy Committee for their consideration of policies regarding extending utilities outside the City limits. Attached in the backup are the service area maps, as requested.

In addition, the City Commission requested that the UAB provide a recommendation regarding the extension of utility service beyond existing service area boundaries and potentially adding a requirement for City Commission approval prior to such an extension.

A new City Commission review and approval process is not necessary for the gas and electric systems since current policies require approval prior to significant extensions or expansion outside current service area boundaries. Significant expansion of the gas system currently requires City Commission approval because it exceeds the cost threshold for City Commission approval. To avoid encroachment on other existing gas supply systems, any proposed expansion of the gas system would also require the consent from the Florida Public Service Commission (FPSC). The State is completely divided up into electric service territories served by existing electrical supply providers. Any expansion or change of the electric system boundaries outside of the current electric territory currently in place would require an agreement between the electric providers already covering those territories and also an approval by the (FPSC). The amount of capital required to make a change in the electrical territory served would also trigger CCOM approval.

Currently, expansion of the water and wastewater system beyond the existing service area boundaries does not require review or approval from the City Commission since it is typically outside the City limits. Most expansions or extensions of the water and wastewater systems are designed, constructed, and funded by new development. Alachua County has an Urban Cluster line which is intended to regulate

development. Alachua County Board of County Commission approval is required for extension of water and wastewater service beyond the line.

The proposed approach is to require that extensions of water and wastewater beyond the Urban Cluster line must be approved by the City Commission in addition to Alachua County. This approach will require a process to be developed that includes this step in the development review process, since currently projects outside the City limits do not require the developer to engage in the City of Gainesville development review process.

Fiscal Note: Not Applicable

RECOMMENDATION

- 1) City Commission receive and evaluate the GRU Service Area Maps.
- 2) Require any development that extends Water and Wastewater services beyond the Alachua County Urban Cluster Line to receive approval from the City Commission prior to receiving a Utility Construction Permit.

On February 11, 2021, the UAB voted 6-0 (with Member Rockwell absent) to advise the City Commission to approve the staff recommendation.

Legislative History

4/4/19	City Commission	Referred to the General Policy Committee
4/25/19	General Policy Committee	Approved, as shown above

[180942 GRU Policies Providing Services Beyond Service Area 20190425](#)

[180942 GRU Utilities Service Area 20210121](#)

[180942 Reclaimed Service Area 20210121](#)

[180942 Sewer Service Area 20210121](#)

[180942 Water Service Area 20210121](#)

[180942 Electric Service Area 20210121](#)

[180942 Gas Service Area 20210121](#)

[180942_Service_Area_Presentation_20210211](#)

[180942 Service Area Presentation 20210218](#)

BD-4 [200807.](#)

City of Gainesville Housing Action Plan (B)

Explanation: The purpose of this item is to present an overview of and seek direction from the City Commission regarding the finalized draft of the City of Gainesville Housing Action Plan (Plan). This proposed Plan seeks to:

- 1) address the availability of affordable housing in the City;
- 2) establish protocols and standards to continue the development and inclusion of

affordability in all housing discussions; and 3) set expectations and requirements related to new construction initiatives throughout the municipality.

In partnership with the Florida Housing Coalition, City Leadership, Housing & Community Development staff, Department of Sustainable Development staff, along with other Community Builders, collaborated to engage the Gainesville Community in discussions on neighborhood and area housing needs. Additionally, Community Partners were also involved in these conversations, to incorporate business/client concerns and suggestions to define and focus the Plan's overall commitments and purpose.

As part of this process, staff has consulted with the Office of Equity & Inclusion and scheduled a meeting to discuss the creation of a timeline for the activation of the Government Alliance on Race & Equity (GARE) Toolkit procedures. GARE activities and processes will ensure that the Plan meets and/or exceeds equity requirements.

The Plan provides a framework to continue discussions as the city moves forward to support affordable housing models, which promote community engagement and the well-being of our neighborhoods. The Plan is also formulated to allow enhancements to facilitate dynamic modifications and updates.

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

Fiscal Note: To be determined based on final approval of the Housing Action Plan.

RECOMMENDATION *The City Commission: 1) hear and receive presentations and; 2) provide feedback.*

[200807A_Memo_20210218](#)

[200807B_HCD_Presentation_20210218](#)

[200807C_FHC_Presentation_20210218](#)

[200807D_2020_HUD_Income_Limits_20210218](#)

TIME CERTAIN - 3:00 PM

BD-5 [200823.](#) **Presentation on the Grade Level Reading Campaign (B)**

Explanation: In late 2020, during a Joint City Commission and Children's Trust meeting, there was a discussion on the Grade Level Reading Campaign that is being formed in our area.

RECOMMENDATION *The City Commission hear a presentation.*

[200823 Lectio Institute Report 20210218](#)

[200823 Lectio Report Summary 20210218](#)

BD-6 [200358.](#) **COVID Update (NB)**

AGENDA UPDATE - REMOVE ITEM

RECOMMENDATION *The City Commission hear an update from City Manager Feldman.*

Legislative History

9/30/20	City Commission	Discussed
1/21/21	City Commission	Approved, as shown above

BD-7 [200690.](#) **COVID Update (B)**

AGENDA UPDATE - ADDED ITEM

RECOMMENDATION *The City Commission hear an update from City Manager Feldman.*

Legislative History

1/12/21	City Commission	Discussed
2/4/21	City Commission	Approved, as shown above

[200690A Hillsborough Order 20210204.pdf](#)

BD-8 [200821.](#) **University Avenue and W. 13th Street Complete Streets Design Concepts - Authorization of a Task Assignment under a Professional Engineering and Consulting Services Agreement (B)**

This item is a request to approve a Task Assignment agreement between the City of Gainesville and HDR Engineering Inc. for Complete Streets corridor concepts under contract number 2018-049-AP.

Explanation: The City of Gainesville is committed to increasing pedestrian safety along University Avenue from NW 22nd Street to NE 3rd Street and 13th Street from NW 5th Avenue to Archer Road through the implementation of Complete Street elements. This agreement will identify design concepts to create street corridors prioritizing people movement with near, mid and long term recommendations.

Fiscal Note: The cost of the study is quoted at \$168,274.50. Funds have been identified and are available in the Campus Development Agreement

Capital Projects Fund.

Strategic Recommendation: This item is connected to Goal 3: A Great Place to Live and Experience in the City's Strategic Plan as part of the Vision Zero Strategy and is a high priority item.

RECOMMENDATION *The City Commission authorize the City Manager (or designee) to execute the Task Assignment Agreement between the City of Gainesville and HDR Engineering Inc. for the University Avenue and 13th Street Corridor Study, subject to review by the City Attorney as to form and legality.*

[200821A_HDR Engineering 2018-049-AP_20210218](#)

[200821B_HDR Task-Assignment CorridorStudyScope_20210218](#)

[200821C_HDR Complete Streets Exp Sample_20210218](#)

BD-9 [200863.](#)

Canvassing Board Appointment (B)

AGENDA UPDATE - ADDED ITEM

RECOMMENDATION *The City Commission discuss and appointment a citizen member to the 2021 Canvassing Board.*

[200863_Canvassing Board Ballot_20210218.pdf](#)

[200863_Re_Canvassing Board_20210218.pdf](#)

[200863_Fwd_Letter of interest to serve on the Canvassing Board_20210218.pr](#)

CC COMMISSION COMMENT**PLEDGE OF ALLEGIANCE****PR PROCLAMATIONS/SPECIAL RECOGNITIONS (PR)**

PR-1 [200842.](#)

Special Recognition of the City of Gainesville's Participation in the 2020 Census Community Partnership and Engagement Program (NB)

RECOMMENDATION *The City Commission recognize the City of Gainesville, members of the commission, city staff and community neighbors for their participation in the 2020 Census Community Partnership and Engagement Program.*

PR-2 [200808.](#)

Conservationist Amy Carpus Day February 16, 2021(B)

RECOMMENDATION *Parents of Amy Carpus to accept the*

proclamation.

[200808_Conservationist Amy Carpus Day_20210204](#)

PR-3 [200816.](#) Steven R. Phillips Day February 18, 2021 (B)

RECOMMENDATION *Parks Recreation and Cultural Affairs Director
Steven R. Phillips to accept proclamation.*

[200816 Steven R. Phillips Day_20210205](#)

PR-4 [200824.](#) Emancipation Day May 20, 2021 (B)

RECOMMENDATION *Cotton Club Museum and Cultural Center
COE/Founder Vivian Filer to accept proclamation.
Cotton Club Museum and Cultural Center VP
Board of Directors Otis Stover to accept
proclamation. Cotton Club Museum and Cultural
Center Financial Secretary to accept proclamation.*

[200824 Proclamation Emancipation Day_20210211](#)

RE RESOLUTIONS - ROLL CALL REQUIRED (RE)

RE-1 [200736.](#) Resolution on Mayors for a Guaranteed Income (MGI) (B)

AGENDA UPDATE - ADDITIONAL BACK-UP

RECOMMENDATION *The City Commission: 1) Approve the Resolution;
and 2) Approve Memoranda of Understanding
between City, MGI and Community Spring.*

Legislative History

2/11/21 General Policy Approved, as shown above
Committee

[200736_Guaranteed Income Presentation_20210211](#)

[200736_Draft Resolution in Support of a Guaranteed Income_20210211](#)

[200736 MOU - Gainesville_20210218.pdf](#)

**RE-2 [200812.](#) Resolution Authorizing Extension of the Existing Credit Facility with
respect to GRU's Taxable Commercial Paper Program (B)**

****This Item was presented to the UAB on February 11, 2021.****

Explanation: GRU's debt portfolio includes two commercial paper programs. In order

to obtain the lowest interest rate GRU maintains a credit facility for each commercial paper program to secure its outstanding commercial paper. These credit facilities provide funds to pay upon the principal amount due upon the maturity of the commercial paper, in the event of a market disruption that precludes remarketing of the commercial paper. The credit facility on our taxable commercial paper program currently issued by State Street Bank expires August 27, 2021. Our financial advisor, PFM Financial Advisors, LLC, has engaged in discussions with State Street Bank regarding terms for extension of the facility. State Street was agreeable to a four year extension of the facility at terms favorable to GRU and has required in connection therewith certain amendments to conform to the bank's standard terms of agreement.

Fiscal Note: The cost of the four-year extension is 64 basis points, a reduction of three basis points compared to the current three year agreement.

RECOMMENDATION

The City Commission approve 1) the resolution authorizing an extension of the existing credit facility with State Street Bank for GRU's taxable commercial paper program, subject to the approval of the City Attorney as to form and legality and 2) the form of the amendment to the Credit Agreement for the credit facility and fee letter.

On February 11, 2021, the UAB voted 6-0 (with Member Rockwell absent) to advise the City Commission to approve the staff recommendation.

[200812 CP Series D Resolution 20210211](#)

RE-3

[200813.](#)

Resolution Authorizing Extension of the Existing Liquidity Agreement with respect to GRU Variable Rate Utilities System Revenue Bonds 2007 Series A (B)

****This item was presented to the UAB on February 11, 2021.****

Explanation: GRU's debt portfolio contains a mix of fixed rate and variable rate debt. In order to obtain the lowest interest rate GRU maintains liquidity facilities to secure its outstanding publicly issued variable rate demand bonds. These liquidity facilities provide cash to pay investors that tender their bonds, in the event of a market disruption that precludes remarketing of the bonds or in certain instances, a termination of the liquidity facility. The liquidity facility on our 2007 Series A Bonds currently issued by State Street Bank expires April 1, 2021. Our financial advisor, PFM Financial Advisors, LLC, has engaged in discussions with State Street Bank regarding terms for extension of the facility. State Street was agreeable to a four year extension of the facility at terms favorable to GRU and has required in connection therewith certain amendments to conform to the bank's standard terms of agreement.

Fiscal Note: The cost of the four-year extension is 54 basis points, an increase of three basis points over the current three year agreement.

RECOMMENDATION

The City Commission approve 1) the resolution authorizing an extension of the existing liquidity facility with State Street Bank for Variable Rate Utilities System Revenue Bonds 2007 Series A, subject to the approval of the City Attorney as to form and legality and 2) the form of the amendment to the Standby Bond Purchase Agreement for the liquidity facility and fee letter.

On February 11, 2021, the UAB voted 6-0 (with Member Rockwell absent) to advise the City Commission to approve the staff recommendation.

[200813_2007A_SBPA_Resolution_20210211](#)

RE-4 [200833.](#) Resolution of Traffic Safety and FDOT (B)

AGENDA UPDATE - REVISED BACK-UP

Explanation: The purpose of this agenda item is to review and adopt Resolution #200833 as part of a multi-part motion on the West University Avenue Traffic Safety item made at a City Commission meeting on 1/21/2021. This Resolution outlines the issue context, City initiatives, and call for funding and other commitments from FDOT concerning the recent tragedies of UF student traffic-related fatalities.

Fiscal Note: TBD.

RECOMMENDATION

The City Commission adopt Resolution #200833.

[200833_Resolution_FDOT_Traffic_Draft_20210218](#)

PUBLIC HEARINGS (PH)

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

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

FR-1 [200440.](#) Quasi-Judicial - Planned Development Amendment - Alachua Health Services Stillpoint (B)

Ordinance No. 200440

An ordinance of the City of Gainesville, Florida, amending Ordinance No.

080565 commonly known as "Alachua Health Services Stillpoint" Planned Development located in the vicinity of 2730 NW 39th Avenue to allow for a 30 bed assisted living facility (ALF) and other permitted uses with certain conditions, 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: STAFF REPORT

This ordinance will amend an existing Planned Development (PD) known as the Alachua Health Services Stillpoint, by amending Ordinance No. 080565 which was adopted by the City in 2009. Adoption of the ordinance in 2009 allowed for the medical office uses that exist there today which include services from acupuncturists, massage therapists, herbalists, psychotherapists, physical therapists, and chiropractic. This amendment will allow for the property to be used as a 30-bed assisted living facility (ALF) with two phases of development; medical and dental offices; or research development and testing facilities. Phase 1 of the ALF development includes using existing space to accommodate 18 to 20 beds, and Phase 2 would add approximately 1,500 sq ft of new building area to accommodate 8-10 beds. The size of the facility will be governed by State of Florida guidelines for ALFs. The total building area allowed would increase from 3,505 sq ft to 5,000 sq ft. The intent is to provide an affordable living arrangement for elderly residents who receive federal government assistance.

At a public hearing on October 22, 2020, 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.

[200440A_draft ordinance_20210218.pdf](#)

[200440B_PB-20-96_PDA_Staff_Presentation](#)

[200440C_PB-20-96_PDA_StillPoint_Applicant_Presentation](#)

[200440D_StaffReport_PB-20-96_PDA_20201022](#)

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