

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final

February 10, 2022

1:00 PM

City Hall Auditorium

General Policy Committee

Mayor Lauren Poe (At Large)
Commissioner Reina Saco (At Large, Seat A)
Commissioner Desmon Duncan-Walker (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**ROLL CALL****ADOPTION OF THE AGENDA****APPROVAL OF MINUTES****DISCUSSION OF PENDING REFERRALS**

- DP-1** [210843.](#) **Introduction and Welcome of Rzescow Polish Delegation (B)**
- RECOMMENDATION** *The General Policy Committee hear remarks.*
- [Hyperlink](#)
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- DP-2** [210828.](#) **Appointments to City Commission Advisory Boards and Committees (B)**
- RECOMMENDATION** *The City Commission appoint:*
- Oscar Santiago Perez to the Regional Transit System Advisory Board to the Student Seat ending on 9/30/2022.*
- Larsen McBride to the Tree Advisory Board ending 1/1/2025.*
- [210828_RTS Application_20220210](#)
- [210828_TAB Application_20220210](#)
- [210828_Advisory Board and Commission Ballot Form_20220210](#)
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- DP-3** [210851.](#) **Charter Amendment Addressing Vacancies in Office (B)**
- Explanation: The City Attorney's office proposes placing a charter amendment on the ballot for the November 8, 2022 election to avoid costly special elections when a commission seat is vacated prior to the end of the term of office.*
- The proposed charter amendment would allow the city commission to appoint a person fill a vacancy until the next city election when a vacancy occurs prior to the qualifying period of the election that occurs in the middle of the vacant seat's term. The elected successor would serve the remaining 2 years of the vacated seat's term. If a vacancy occurs after*

the qualifying period for the regular election that occurs in the middle of the vacated seat's term, the city commission will appoint a person to fill the vacancy until the next city election.

If the Commission reaches consensus on a desired Charter Amendment, the Charter and state law require that the ballot title, ballot question and text of the charter amendment be embodied in an enabling ordinance that must be approved by four-fifths of the Commission members, which is 6 of 7 Commission members.

Fiscal Note: A savings of \$200,000 per special election will be realized by the City of Gainesville.

RECOMMENDATION

The City Commission discuss and direct the City Attorney's Office to advertise an ordinance placing a charter amendment on the ballot.

[210851 Charter Amendment Ordinance Draft 20220203](#)

DP-4 [210393.](#)

Community Land Trust (B)

This item involves a summary of the process and substance related to staff's recent ranking for proposals associated with the City of Gainesville, FL - Community Land Trust RFP.

Explanation: One of the recent City Commission equitable development referrals directed to staff has been to prepare and process an RFP designed to facilitate a partnership with a Community Land Trust (CLT) in order to deliver affordable housing units throughout the community.

On February 4, 2021, the City Commission approved a staff drafted Scope of Services associated with an RFP to be issued seeking Community Land Trust services. The approved RFP was drafted to emphasize that the City sought a CLT partner and requested responders to provide their assessment of what would be most beneficial in terms of the City's contributions to a CLT program.

The RFP was released on March 11, 2021 and processed through the evaluation process in the subsequent ninety (90) days.

There were two respondents and staff provided the following ranking;

- 1) Bright Community Trust, Inc.*
- 2) Alachua Habitat for Humanity*

The staff evaluation committee (representing Gainesville Community Reinvestment Area (GCRA), Housing & Community Development (HCD), The Department of Sustainable Development (DOSD) and Economic Opportunity and Special Projects Planning (formerly CAPER) was unanimous in its ranking and generally staff's recommendation was based upon the number one (1) ranked firm's many years of experience

and capacity operating as a CLT in several parts of the State of Florida; the impression provided by the CLT staff regarding organizational sustainability and approach to engagement; the ability to hit the ground running; and, the sharing of a proposed exit strategy.

There had been a sixty (60) day delay in processing this ranking and forwarding it to the Commission due to a bid protest filed by the 2nd ranked entity. The bid protest was subsequently withdrawn clearing the path for this item to come to the City Commission for direction.

Strategic Connection: Goal 3: A Great Place to Live & Experience - Affordable Housing Strategy

Fiscal Note: The City's proposed financial participation in this effort had not been explicitly defined at the time. The number one (1) ranked firm did provide a proposed five (5) year operating budget at approximately \$200,000 per year for staff/operating support but it was suggested that this was subject to modification based upon the City's proposed level of participation and performance objectives.

RECOMMENDATION *The General Policy hear a brief presentation and provide direction as deemed appropriate.*

[210393.C RFP Submittal Response 20220210.pdf](#)

[210393.J RFP Submittal Response 20220210.pdf](#)

[210393K RFP Doc-Community Land Trust 20220210.pdf](#)

DP-5 [210485.](#)

City of Gainesville - Unsolicited Bid Proposal Process (B)

AGENDA UPDATE - CHANGED TEXT FILE

Explanation: The City over the past several months has received unsolicited proposals for review. Based on City Commission's request and best practice, Staff from GG/GRU Procurement, the City Manager's Office, the City Attorney's Office and the Department of Sustainable Development Economic Opportunity and Special Projects Planning Division reviewed unsolicited proposal processes from other agencies and the Florida Statutes relative to public private partnerships (F.S. 255.065).

The draft process contemplates receipt of unsolicited proposals, submission of an application fee (to compensate staff for internal review and potentially additional fees for external technical review), review and acceptance/ratification by the City/GRU Manager, ratification (or not) by the City Commission, and if ratification, notice of solicitation of additional competitive proposals.

Staff requests the following direction from the City Commission:

1) To what degree does the City Commission wish to make this process permissive vs. restricted?

2) Feedback on the submission fee to be charged to applicants.

Revised agenda item back-up includes the following updates:

1. Placeholder for application fee to be updated based on City Commission direction
2. Removal of requirement for subsequent proposal submissions to require an application fee.
3. Correction on labeling of section 4 sub items.
4. Correction of reference to criteria in section 5.
5. Update to sections 7 and 9 designating the City Commission as final decision making body for rejecting a proposal.

Strategic Connection: Goal 1: Equitable Community

Fiscal Note: The proposed process contemplates a submission fee to cover staff review costs and then potentially additional fees to require any external technical review. Staff requests direction on the magnitude on the submission fee to be charged to applicants.

RECOMMENDATION The General Policy Committee hear a brief presentation and provide input as deemed appropriate.

[210485A Unsolicited Proposals DRAFT 20220210.pdf](#)

[210485B Unsolicited Proposal Policy - DRAFT FINAL - Revised 20220210.pdf](#)

DP-6 [210854.](#)

Wild Spaces Public Places (WSPP) Infrastructure Surtax Ballot Initiative Update (B)

Explanation: Alachua County is proposing a countywide 1% sales tax. One half percent (½%) would be dedicated to continuing the existing Wild Spaces Public Places (WSPP) sales tax that currently expires in December, 2024. The other one-half percent (½%) would be dedicated for the following uses:

- Infrastructure related to housing;
- Repair and maintain existing roads;
- Public Safety Infrastructure.

Like the WSPP sales tax referendum, the City will have to provide a list of “approved” projects. This list is due to Alachua County in mid-April.

Strategic Connection: This initiative meets all five goals of the Strategic Plan.

Fiscal Note: Under the State Distribution Formula, the City of Gainesville would receive 35.45% of the generated tax. The approved term (8, 10, 12 or 16 years) will dictate that estimated generated revenue. The range is estimated to be between \$ 69.6 million (8 years) to \$ 139.3 million (16

years).

RECOMMENDATION

The General Policy Committee hear a presentation from staff.

[210854_2022 Alachua Ballot Initiative_PPT_20220210](#)

POLICY REFERRAL UPDATES

PR-1 [210858.](#)

Swim Lane Items (B)

RECOMMENDATION

The General Policy Committee accept the updated Swim Lanes and Policy Timelines for informational purposes.

[210858_GPC Swim Lanes 2_20220210](#)

PUBLIC COMMENT

MEMBER COMMENT

NEXT MEETING DATE

February 24, 2022

ADJOURNMENT