

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final-Revised

February 24, 2022

1:00 PM

Roberta Lisle Kline Conference Room

General Policy Committee

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)

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CALL TO ORDER**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**ADOPTION OF THE AGENDA****APPROVAL OF MINUTES**

AM-1 [210905.](#) **Approval of Minutes from the January 27, and February 10, 2022
General Policy Committee Meetings (B)**

RECOMMENDATION *The General Policy Committee approve the
January 27 and February 10, 2022 minutes.*

[210905 January 27, 2022 Minutes.pdf](#)

[210927 February 10, 2022 Minutes 20220224.pdf](#)

DISCUSSION OF PENDING REFERRALS

DP-1 [210915.](#) **Appointments to the Gainesville/Alachua County Airport Authority,
Library District Board of Trustees and the Utility Advisory Board (B)**

RECOMMENDATION *The City Commission discuss the appointments to
the Gainesville/Alachua County Airport Authority,
Library District Board of Trustees and the Utility
Advisory Board and take appropriate action.*

[210915 GACRAA Ballot & Application 20220224](#)

[210915 LBOT Ballot & Applications 20220224](#)

[210915 UAB Ballot & Applications 20220224](#)

DP-2 [190564.](#) **Discussion of Disposition of Old Fire Station 1 (B)**

AGENDA UPDATE - CHANGED TEXT FILE

Explanation: In April 2015, the City moved forward with building a "new" Fire Station #1

located in the 500 block of South Main Street. With the opening of the 'new' on August 11, 2018, the City has yet to make a final decision on the future of 'old' Fire Station #1.

A timeline for all is outlined:

- 8/22/19--Commission discussed its desire to retain the building and partner with a third-party organization for a long-term lease for adaptive reuse and for staff to draft an appropriate solicitation document #180555).
- 11/21/19--Commission provided direction and feedback to the ITN to solicit a partnership (#190564).
- 2/12/2020--An ITN was posted
- 5/6/2021--Commission accepted staff's recommendation to begin negotiations with the University of Florida as the top-ranked third party to provide services. The Commission also instructed the City Manager to evaluate the structure for code and life safety code compliance, and provide a cost analysis including potential funding options to bring the structure up to code (#190564)

The City contracted with Brame Heck Architects, Inc. to perform a comprehensive analysis of the structure. Updates need are:

- Upgrades to the building structure to support increased loading from the proposed new occupancy;
- Replacement of all mechanical, electrical, and plumbing systems which are approaching the end of their useful life;
- Addition of a fire sprinkler system throughout the building;
- Upgrades to the building to make it accessible as required by the Florida Building Code. Most costly is the installation of an elevator for the 2nd floor;
- Demolition and replacement of all interior partitions, finishes, doors, and equipment;
- Replacement of exterior windows and doors;

The report concluded that the proposed new use is feasible with the listed improvements and code compliance. It would also be less expensive to complete the upgrades versus razing the structure and constructing a new one on the site. Brame Heck estimated that approximately \$4.4 million would be the cost to bring the building up to code and be usable. Making the building code compatible accounts for between \$2.5 million and \$3.0 million of that amount.

There are no dedicated funds for the renovation or replacement of the building. Proposed options for moving forward are:

1. Leave the building vacant as is;
2. Issue a general obligation bond to fund the renovation or replacement. This is limited to the current bonding capacity available to the City. It would also impact future years operating budgets to pay for the debt service as well as ongoing routine maintenance of the facility;
3. Add this project to future Wild Spaces / Public Places Funding (contingent on a voter-approved future ballot initiative);
4. Add this project to the Infrastructure Surtax project list (contingent on a voter-approved future ballot initiative);

- 5. Sell the property and use the proceeds for a similar project and/or facility upgrade for the program.
- 6. Sell the property and focus on critical infrastructure needs in current city-staffed facilities.

Strategic Connection

Goals 1: Equitable Community, 2: Sustainable Community, 3: A Great Place to Live and Experience, 4: Resilient Local Economy, and 5: "Best in Class" Neighbor Services.

Fiscal Note: The estimated project cost is \$ 4.4 Million.

RECOMMENDATION

Staff recommendations are:

- 1. The City sells Old Fire Station #1; or,
- 2. Defer action until the results of the ballot initiatives are received.

Regarding the open ITN, the City needs to resolve this matter. Options include:

- 1. Cancel the ITN;
- 2. Defer the decision on the ITN until the outcome of funding Old Fire Station #1 improvements are known;
- 3. Negotiate with the University of Florida at a different location, such as the Duval Early Learning Center, where the City, County, School Board of Alachua County, and the University of Florida are already working on a similar joint project.

In addition to the recommended, the General Policy Committee will hear a report from staff on the condition of Old Fire Station 1 and on the ITN, and provide feedback.

Legislative History

11/7/19	City Commission	Continued
11/21/19	City Commission	Approved as Recommended
12/3/20	City Commission	Continued
1/7/21	City Commission	Approved, as shown above
5/6/21	City Commission	Approved, as shown above
10/21/21	City Commission	Withdrawn

[190564 DecisionTreeFireStation1 PPT GPC 20220224.pdf](#)

[190564 Old GNV Fire Station 1 FINAL 08312021 GPC20220224.pdf](#)

[190564 SPARC352 Slides for GPC 20220224.pdf](#)

DP-3 [180257.](#)

Local Food System Action Plan - Key Project Updates and Discussion (B)

Explanation: On 12/3/2020 the City Commission approved a motion to host and participate in a workshop held on January 12, 2021, to hear staff present and update on the Local Food System Action Plan, and to engage in a discussion with staff around the next steps. The topics discussed in this workshop centered around possible projects that the City Commission may consider investing in to improve our local food system, and recommendations and feedback shared with staff by city neighbors over the past two years. The workshop presentation was also informed by the motion passed at the Joint City/County Commission meeting on 12/15/2020 when item #200604 "Collaborative Community Food Projects" was presented by City Commissioner Johnson and County Commissioner Prizzia.

The discussion around the Local Food System Action Plan and potential projects continued at the 2/25/2021 General Policy Committee meeting, at which time a motion passed detailing direction for staff to work on a Community Grocery Store Initiative. This initiative, as well as others passed in the 12/15/2020 Joint City/County motion and continued to be discussed on 3/29/2021, at a subsequent Joint City/County meeting. During the 3/29/2021 Joint City/County meeting, a motion was passed that called for the formation of a Joint City/County Local Food System Policy Board to focus on collaborative community food projects. An interlocal agreement between the City and County to establish this Joint Board was passed by both parties with the chair seated with the County. The Joint Board has met monthly since August 2021, and city staff continues to participate in developing plans for the next steps on collaborative community food projects.

In addition, City staff continue to work internally on food access-related projects specific to the City of Gainesville.

The presentation included in this agenda item aims to provide the City Commission with an update on existing food access projects led by staff, as well as foster discussion amongst the City Commission regarding next steps for existing and prospective food access projects.

Strategic Connection Note

This item is connected to Goal 1: Equitable Community and is a high priority.

Fiscal Note: No fiscal impact at this time.

RECOMMENDATION

The City Commission will hear a presentation by staff that includes an update on existing food access projects led by staff and engage in discussion regarding the next steps for the City to take on existing and prospective food access projects.

Legislative History

8/2/18 City Commission Referred to the General Policy Committee

9/27/18	General Policy Committee	Approved, as shown above
2/12/19	City Commission	Heard
3/14/19	General Policy Committee	Approved, as shown above - See Motion(s)
1/12/21	City Commission	Heard
2/25/21	General Policy Committee	Approved, as shown above
4/8/21	General Policy Committee	Withdrawn

[180257_A_Food_Waste_Diversion_Survey_-_Donation_Recipients_20220224.pdf](#)

[180257_B_Food_Waste_Diversion_Survey_-_Food_Generating_Businesses_20220224.pdf](#)

[180257_C_Food_Waste_Diversion_Surveys_Data_Summaries_20220224.pdf](#)

[180257_D_Local_Food_System_Project_Updates_20220224.pdf](#)

DP-4 [210805.](#)

Vision Zero Update and Traffic Road Safety (B)

AGENDA UPDATE - ADDITIONAL BACK-UP

RECOMMENDATION *The City Commission discuss and take action deemed necessary.*

Legislative History

1/20/22 City Commission Approved, as shown above

[210805A_Traffic_Safety_Presentation_02242022](#)

[210805B_Memo-CC-FYA-06-2016_GPC_02242022](#)

[210805C_Review_of_AGO_2001-06_Municipality_establishing_speed_limit_on_cour](#)

[210805D_BOCC_Speed_Limit_Letter_20220224](#)

[210805E_FDOT_Speed_Limit_Letter_20220224](#)

DP-5 [201092.](#)

Proposed addition to Chapter 14.5 titled "Miscellaneous Business Regulations" of the City Code of Ordinances, adding Article IX "Fair Chance Hiring" (B)

AGENDA UPDATE - ADDITIONAL BACK-UP

Explanation: On May 13, 2021, the General Policy Committee heard a presentation by Community Spring nonprofit, advocating the adoption of a "fair chance hiring" ordinance. The proposed ordinance would bar local businesses from performing criminal background screenings on job applicants prior to extending an offer of employment, and would require that employers only consider recent convictions and pending prosecutions in hiring decisions, not arrests or remote convictions. While the City currently implements such practices for its public employees, the proposed ordinance would

Explanation: The GCRA became a City of Gainesville department effective October 1, 2019. Per Ordinance No. 181001, sec. 2-407, the City of Gainesville and Alachua County Commissions must meet on or before April 1 of each calendar year to present an annual work plan and a report of the previous year's activities.

This agenda item includes the 10 Year Reinvestment Plan and the Fiscal Year (FY) 2021 Annual Report, which summarizes the activities and year-end financials for FY 2021. This report will be distributed to the taxing authorities before the March 31 deadline and will be included on the February 15, 2022, GCRA Advisory Board and February 24, 2022, General Policy meeting agendas. The final presentation will be to a Joint City of Gainesville and Alachua County Commission meeting scheduled for March 2, 2022, to fulfill the agreement requirements between the two governing bodies.

Tax increment funds remain in the trust funds for the former Community Redevelopment Areas, and the GCRA will continue to report on those funds until they are spent to meet the requirements of F.S. Chapter 163. The Annual Report will be formatted as a mailer for easy distribution to the taxing authorities, district residents, and businesses. It will be posted to the GCRA website in perpetuity for accessibility.

Fiscal Note: None.

RECOMMENDATION

General Policy Committee hear a presentation on GCRA FY 2021 Annual Report and provide feedback.

[210507_C_BUDGET_SNAPSHOT_REVISIED_20220224.pdf](#)

[210507_D_GCRA_Reinvestment_Plan_20220224.pdf](#)

[210507_A_GCRA_FY21_Annual_Report_Presentation_modified.pdf](#)

[210507_B_FY21_Annual_Report_DRAFT_modified.pdf](#)

DP-7 [201087.](#)

American Rescue Plan Act (ARPA) Update (B)

AGENDA UPDATE - ADDED ITEM AND ADDITIONAL BACK-UP

Explanation: The U.S. Treasury issued its final rule implementing the Coronavirus State and Local Fiscal Recovery Funds program under the American Rescue Plan on January 6, 2022. The final rule takes effect on April 1, 2022.

Revenue Loss Update:

The Final Rule largely maintains the revenue loss formula established in the Interim Final Rule; however, Treasury is now allowing governments the option to make a one-time, irrevocable election to utilize a "standard allowance" of \$10 million to fund general government services. Local governments may use this standard allowance in lieu of calculating revenue loss using the formula prescribed in the Interim Final Rule. Recipients that select the standard allowance may use that amount for

general government services, with streamlined reporting requirements. Further, recipients can use funds for capital expenditures that support an eligible COVID-19 public health or economic response. For example, recipients may build certain affordable housing, childcare facilities, schools, hospitals, and other projects consistent with final rule requirements.

ARPA Allocation	\$32,408,804
Revenue Loss "Standard Allowance"	-\$10,000,000
"Remaining ARPA Allocation"	\$22,408,804

East Side Urgent Care Center:

At the September 20, 2021 Joint City/County Commission Special Meeting, University of Florida (UF) Health Shands presented a proposal to build a 10,000 sq. ft. Urgent Care Center in Eastern Gainesville in Alachua County (City of Gainesville Agenda Item #210447 and Alachua County Board of County Commissioners Agenda Item #21-0831). The minutes from the meeting minutes are included as Attachment A and the UF Health Shands proposal is included as Attachment B to this item.

On December 6, 2021, the City Commission authorized the City Manager to hire a consultant to provide ARPA process support, including reviewing project earmarks approved by the City Commission for fit with ARPA funding eligibility guidelines. At this meeting, the City Commission also earmarked \$2,250,000 of ARPA funding for the Eastside Urgent Care Center contingent on further review and analysis by Staff and the external consultant to ensure funding eligibility compliance with ARPA, with an expectation that an update be provided to the City Commission once these project reviews were complete. On January 20th, 2022, the City Commission assigned Government Services Group, LLC, an Anser Advisory Company, as the consultant for Oversight and Compliance for American Rescue Plan Act of 2021 (Agenda Item #210822).

On January 25, 2022, the County accepted the "East Side Urgent Care Program Description" (included as Attachment C to this item). Per the program description, the "City/County will grant to UF Health an amount up to \$4.5 million to support the land preparation, building construction and outfitting of the UF Health urgent care center. Once developed, UF Health will own and run the facility." The County accepted this as adequate terms. Further, the County approved \$2,250,000 from their share of the ARPA funds for this project. (Alachua County Board of County Commissioners Agenda Item #22-0016).

Subsequent to the City Commission's discussion on September 20, 2021, staff from the Gainesville Fire & Rescue Department, the Gainesville Community Reinvestment Area, the Department of Sustainable Development and the Department of Transportation have been working with UF Health Shands Hospital to revise the original

conceptual plan to collocate the Regional Transit System mobility hub and Community Resource Paramedicine facility onto the UF Health Shands Hospital owned property. UF Health Shands Hospital's latest concept plan is included as Attachment D to this item. Staff anticipates scheduling a follow-up discussion with the Commission to occur later in March to discuss the other site components.

GSG and Staff have jointly reviewed the proposal and funding eligibility per ARPA guidelines and recommend that the funding for this project be allocated from the \$10 million revenue loss "standard allowance" due to this project's fit with general government services and capital improvements. If approved by the City Commission, the City will draft a subrecipient or grant agreement with the provisions of the Uniform Guidance 2 CFR 200 for UF Health.

<i>Revenue Loss "Standard Allowance"</i>	<i>\$10,000,000</i>
<i>East Side Urgent Care Center</i>	<i>-\$2,250,000</i>
<i>Remaining Revenue Loss "Standard Allowance"</i>	<i>\$7,750,000</i>

ARPA Administrative Costs:

Per the Final Rule, recipients are allowed to use ARPA SLFRF funds to pay administrative costs, including payments to consultants and/or staff payroll to assist with the implementation of ARPA projects. This includes costs of consultants to support effective management and oversight, including consultation for ensuring compliance with legal, regulatory and other requirements of the program. Administrative costs are capped at 10% of the total award amount (\$3,240,880.40).

Since the last update to the City Commission on January 6th, 2021, the City has on boarded two ARPA consultants:

- *Community Foundation of North Central Florida, as the consultant for Distribution of Non-Profit American Rescue Plan Act Funds per Commission approval on January 6th, 2021 (#210759). - \$30,080.00 for first round of application review and \$22,380.00 for a second round if needed.*
- *Government Services Group, LLC, an Anser Advisory Company, as the consultant for Oversight and Compliance for American Rescue Plan Act of 2021 per Commission approval on January 20th, 2021 (#210822). - \$1,215,300.00*

When the ARPA SLFRF program was transferred to the City Manager on December 6, 2021, City Staff across city departments immediately mobilized to kick start the ARPA program. Examples of work necessary to effectively internally manage the program include: project research and scope development, community engagement, funding eligibility review, project implementation progress monitoring and support, managing

consultant contracts to ensure performance is met, and providing timely ARPA program updates to the City Commission and neighbors. It is recommended that these and any other ongoing payroll expenses directly related to the ARPA Program, be charged back to the ARPA SLFRF funding as allowed in the Final Rule. The following table provides an estimated internal staff cost for managing the ARPA Program through 2026 and is included as Attachment E to this item:

		FY 2022	FY 2023	FY 2024	FY
2025	FY2026				
<i>City Administrative Cost (estimated)</i>					
		257,493	242,791	235,139	
223,046	214,117				
<i>Consultant: Community Foundation of North Central Florida</i>					
		52,460	0	0	
0	0				
<i>Consultant: Government Services Group</i>					
		486,132	303,833	243,066	
121,533	60,767				
<i>Estimated Fiscal Year Total</i>					
		796,085	546,624	478,205	
344,579	274,844				
<i>Total Estimated Administrative Costs</i>					
		2,440,377			

The estimated total administrative cost for the duration of the ARPA Program is \$2,440,377, or 7.5% of the total ARPA allocation, which is below the 10% cap of \$3,240,880.40, leaving room for additional support as the program is implemented if needed.

Staff recommends that City Commission approve the following administrative expenses for the ARPA SLFRF program implementation:

- \$1,172,587.00 from the "Remaining ARPA Allocation" (separate from the Revenue Loss "Standard Allowance") as an estimated administrative expense for City Staff time on this project through the duration of the ARPA Program (December 31, 2026).

\$1,267,790.00 from the "Remaining ARPA Allocation" (separate from the Revenue Loss "Standard Allowance") as an administrative expense for the consultant contracts.

Project Funding Updates:

Attachment F provides a summary overview of the current obligated and earmarked ARPA State and Local Fiscal Recovery Funds (SLFRF) funded projects.

The following projects were appropriated as part of the FY 2022 General Government Financial and Operating Plan via budget amendment on February 17, 2022 (Resolution #210815):

- *Aid to Non-Profit Agencies - \$7,000,000*
- *Community Resource Paramedicine Program - managed by the Gainesville Fire Rescue Department - \$1,000,000*
- *Violence Interruption Program - managed by the Gainesville Police Department - \$621,483*
- *Eviction Prevention Assistance - managed by the Housing and Community Development Department - \$500,000*
- *Utility Assistance - managed by the Housing and Community Development Department and Gainesville Regional Utility - \$250,000*

The following projects will be appropriated as part of the FY 2022 General Government Financial and Operating Plan via an upcoming budget amendment:

- *Administrative Costs - managed by the City Manager's Office - \$2,440,377*
- *Energy Rehabilitation Project (Weatherization) - managed by Housing and Community Development Department and Gainesville Regional Utility - \$1,900,000*
- *Personal Protective Equipment - managed by the Gainesville Fire Rescue Department - \$300,000*

Next steps:

Staff continues to work with GSG to build out the remaining project scopes and determining project eligibility for ARPA funding. Staff will provide updates and recommendations to the City Commission as funding eligibility is confirmed.

Strategic Connection:

Goal 1: Equitable Community

Goal 2: Sustainable Community

Goal 3: A Great Place to Live and Experience

Goal 4: Resilient Local Economy

Goal 5: "Best in Class" Neighbor Services

Fiscal Note: Project and administrative expenses will be funded by the Coronavirus State and Local Fiscal Recovery Funds allocated to the City of Gainesville by the American Rescue Plan Act of 2021. The City received its first half of the \$32.4 million allocation (\$16.2 million) on June 14, 2021.

RECOMMENDATION

The City Commission:

- 1) Approve the irrevocable election to utilize the "standard allowance" of \$10 million to fund general government services,*
- 2) Set-aside the revenue loss "Standard Allowance" in a separate project account,*
- 3) Accept the "East Side Urgent Care Program Description"*
- 4) Appropriate \$2,250,000 of funding under the Revenue Loss category to the UF Health Eastside Urgent Care Center project on the next FY 2022 budget amendment*
- 5) Enter into a triparty agreement with the County and the University of Florida Shands Hospital memorializing the East Side Urgent Care Center Project*
- 6) Enter into a subrecipient or grant agreement with the provisions of the Uniform Guidance 2 CFR 200 with the University of Florida Shands Hospital for the East Side Urgent Care Center funding partnership.*
- 7) Appropriate \$2,440,377 from "Remaining ARPA Allocation" as an administrative expense for the duration of the ARPA SLFRF program, December 31, 2026, in a separate project account on the next FY 2022 budget amendment.*

Legislative History

5/13/21	General Policy Committee	Approved, as shown above
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5/27/21	General Policy Committee	Discussed
9/2/21	City Commission	Approved, as shown above
10/19/21	City Commission	Approved, as shown above
12/6/21	City Commission	Approved, as shown above
1/6/22	City Commission	Heard

[201087 Attachment A - ARPA SLFRF Project Summary through February 24 21](#)

[201087 Attachment B - ARPA Administrative Costs Analysis 20220224](#)

[201087 Attachment C - East Side Urgent Care Program Description 20220224](#)

[201087 Attachment D - UF Health Hawthorne Road Concept Plan 20220224](#)

[201087 Attachment E - ARPA Administrative Costs Analysis 20220224](#)

[201087 Attachment F - ARPA SLFRF Project Summary through February 24 21](#)

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.

Legislative History

2/10/22	General Policy Committee	Discussed
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[210858 Commission Rules Policy Timeline 2 20220224](#)

[210858 Commission Staffing Policy Timeline 2 20220224](#)

[210858 Commission Rules Status Memo 20220224](#)

[210858 GPC Swim Lanes 20220224](#)

PUBLIC COMMENT

MEMBER COMMENT

NEXT MEETING DATE

March 10, 2022

ADJOURNMENT