

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final-Revised

November 7, 2019

1:00 PM

City Hall Auditorium

City Commission

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

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.

1:00pm - CALL TO ORDER - Afternoon Session**AGENDA STATEMENT**

"Citizens are encouraged to participate in City of Gainesville meetings. In general, speakers will be limited to 3 (three) minutes per agenda item. Additional time may be granted by the Mayor or by the City Commission as directed. The City of Gainesville encourages civility in public discourse and requests that speakers limit their comments to specific motions and direct their comments to the Chair. Signs or Props are not permitted in the meeting room. Citizens are encouraged to provide comments in writing to the Clerk of the Commission before meetings and/or during meetings for inclusion into the public record. Citizens may also provide input to individual commissioners via office visits, phone calls, letters and e-Mail, that will become public record. In some instances, i.e., Quasi-Judicial Hearings, these particular contacts may be prohibited."

ROLL CALL**INVOCATION****PROPHET GEORGE YOUNG****ADOPTION OF CONSENT ITEMS - GRU, General Government, Audit & Finance Committee and General Policy Committee Items**[190548.](#)**City Commission Minutes (B)****RECOMMENDATION**

The City Commission approve the minutes of October 17, October 21, October 22 and October 23, 2019.

[190548 October 17 Minutes 20191107.pdf](#)

[190548\(B\) October 21 Minutes 20191107.pdf](#)

[190548\(C\) October 23 Minutes 20191107.pdf](#)

[190548\(D\) October 22, 2019 Minutes 20191107.pdf](#)

[190492.](#)**Appointments to City Commission Advisory Boards and Committees (B)****RECOMMENDATION**

*The City Commission appoint:
India Blachard to the student seat of the Bicycle Pedestrian Board for a term to expire 9/30/2022.*

Lesly Jerome to the student seat term to expire 9/30/2020; Corey Williams and Jessica Turner to the Citizens' Advisory Committee for Community

Development for full terms to expire 11/1/2022.

Sophia Corugedo to the student seat term to expire 9/30/2020; Stephanie Birch to the Gainesville Cultural Affairs Board for a full term to expire 9/30/2022.

Hannah Gutner to the student seat term to expire 9/30/2020; Bruce Blackwell and Cindy Boulware to the Nature Centers Commission for full terms to expire 11/1/2022.

Evelyn Alfred to the student seat of the Regional Transit System Advisory Board for a term to expire 9/30/2021.

Kotryna Klizentyte as a Voting Student Member of the Student Community Relations Advisory Board for a term to expire 9/30/2020; Elizabeth Delaney andCarolynn Nath Komanski as Voting Non-Student Members terms to expire 9/30/2021.

Ryan Klein to the student seat of the Tree Advisory Board for a term to expire 9/30/2020.

[190492_BPAB - Ballot & Application_20191107.pdf](#)

[190492_CACCD Ballot & Applications_20191107.pdf](#)

[190492_GCAB - Ballot & Applications_20191107.pdf](#)

[190492_NCC - Ballot & Applications_20191107.pdf](#)

[190492_RTS - Ballot & Applications_20191107.pdf](#)

[190492_SCRAB - Ballot & Applications_20191107.pdf](#)

[190492_TAB - Ballot & Applications_20191107.pdf](#)

[190543.](#)

Non-Compliance with Advisory Board Attendance Requirements (B)

RECOMMENDATION

The City Commission approve the removal of Matthew Burnette from the Public Recreation and Parks Board, effective immediately.

[190543_PRPB ATTENDANCE-SHEET_20191107.pdf](#)

[190560.](#)

Resignations of David Denslow from the Board of Trustees of the Consolidated Police Officers' and Firefighters' Retirement Plan; Mary Alford and Michael Selvester from the Utility Advisory Board (B)

RECOMMENDATION

1. The City Commission accepts the resignation of David Denslow effective immediately,
2. The City Commission accepts the resignation of Mary Alford effective December 1, 2019.
3. The City Commission accepts the resignation of Michael Selvester, effective December 31, 2019.

[190560 BOT POF Resignation 20191107.pdf](#)

[190560 UAB Resignation 1 20191107.pdf](#)

[190560 UAB Resignation 2 20191107.pdf](#)

[190539.](#)

2020 City Run-Off Election (NB)**RECOMMENDATION**

The City Commission approve the Supervisor of Elections Office, the Millhopper Library, University of Florida Reitz Union and Martin Luther King, Jr. (MLK) Center as early voting sites for the 2020 Run-Off Election on April 28, 2020.

[190555.](#)

City Commission Workshop on Solar Power (NB)**RECOMMENDATION**

The City Commission approve a Solar Power Workshop to be held on November 18, 2019, 3:00 pm, at the GRU Multi-Purpose Room.

[190563.](#)

Proposed Name Change (B)

AGENDA UPDATE - REMOVE ITEM

Explanation: The Office of Equal Opportunity, headed by Mrs. Teneeshia Marshall, requests a name change to the "Office of Equity and Inclusion"

Fiscal Note: None

RECOMMENDATION

The City Commission review and approve request.

[190563 Proposed name change 110719.pdf](#)

[190294.](#)

Background Screening Services (NB)

Explanation: The City of Gainesville entered into a contract with AccuSource, Inc. on July 23, 2018 to provide applicant background screening services. The selection of AccuSource was based upon feedback from proposals received from four different background screening vendors. Each vendor was evaluated and it was determined that AccuSource, Inc. was the best fit for the City's background screening needs, especially since it

integrated directly with the City's existing NeoGov applicant processing platform.

NeoGov offers a background check application programming interface (API) integration that allows users to purchase, monitor status, and collect data on their background checks. This is made possible by close technical integration with its partnered background check provider, AccuSource. NeoGov provides an API which allows the customer to pre-populate applicant or candidate background check forms with pertinent information, such as a first name, last name, and email address, and will automatically send an email notification to the applicant or candidate for further information needed for the background check (Social Security Number, Date of Birth, consent signatures, etc.). NeoGov, through its certified eligible partner, AccuSource, will automatically start the background check process after the information is gathered. When results are provided by AccuSource, NeoGov will automatically display statuses for review and further hiring steps in NeoGov Insight's Online Hiring Center (OHC) platform.

In March 2020, the City of Gainesville will transition to a new Enterprise Resource Planning (ERP) platform, which will integrate the City's Finance, Risk, and Human Resources applications. During the February 21, 2019, City Commission Meeting, the Commission awarded the bid to Workday, Inc. for Enterprise Resource Planning (ERP) Product Solutions and Implementation Services. The Workday, Inc. software application will include a built-in applicant processing platform, meaning NeoGov will no longer be utilized when the City's contract with them expires on August 27, 2020. Since AccuSource is the partnered background check provider integrated with NeoGov, which will no longer be used when Workday is rolled out in March 2020, the City must select a new background screening vendor that has full integration capability with Workday, Inc. The City's new background check vendor will include the following requirements: Complete integration of critical recruiting and background screening tasks supported by a patented integration platform; will be a Workday-select partner and Certified Cloud Solutions Partner, and will include a bi-directional intergration platform.

Fiscal Note: Per the City of Gainesville's Purchasing Policy, City Commission approval is required prior to every purchase of an item of supplies, materials, equipment, contractual services, or extensions to existing contracts, costing in excess of \$100,000.00. The annual cost of background screening services is a non-discretionary expense. The cost fluctuates based on the hiring rate of the City. Therefore, regardless of vendor, cost will be dependent on the total volume of background screenings required in any given period of time. The City is billed on a monthly basis, and the cost is determined by both the number of applicants requiring a background screening and the type of background screening package. Forecasting each year for the next five years, the cost may exceed \$100,000 total. Recurring funds are allocated in the Human Resources budget for background screening services.

RECOMMENDATION

The City Commission: 1) approve the funding of a

selected background screening vendor.

[190525.](#)

Recommendation for First Extension with Fleet Response (B)

Explanation: In FY03-04, Fleet Management personnel reviewed the process for repairing damaged fleet vehicles. The review confirmed that the process created extensive vehicle downtime to our customers (operating departments) and that it required several personnel hours from Fleet and Purchasing Staff. Staff concluded that the outsourcing of this function would provide cost saving opportunities to our customers by drastically reducing vehicle downtime. Additionally, staff time spent on the process would be reduced thereby allowing more time for other projects.

Fleet Management issued a Request for Proposal (FMDX-140025-PJ) for Vehicle Accident Management Services on February 11, 2014. CEI was the only bidder and contact was made with the vendors on the bid list to determine the reason for lack of response. The bid holders who did not bid were not able to deliver the service requested due to lack of technology. The CEI contract expired on 9/30/2017.

Fleet Management issued a Request for Proposal (FMDX-180007-DS) for Vehicle Accident Management Services on May 8, 2017. There were two bidders; however, Fleet Response was the only responsive and qualified bidder.

In August 2017, the City Commission approved a two (2) year contract with Fleet Response to perform this service using local vendors who qualified for partnerships. The current contract was set to expire 9/30/2019.

Fleet Management Staff would request that the Commission approve the first 12-month period extension, as contract allows for three (3) such extensions.

Fiscal Note: Fleet Management has adequate funds available in Fund 502 for Fiscal Year 20 Budget to cover expenses incurred.

RECOMMENDATION

The City Commission: 1) Award First Extension with Fleet Response and authorize the City Manager or his designee to execute the contract extension pending approval by the City Attorney as to form and legality.

[190525A_First Extension_20191107.pdf](#)

[190525B_Original Contract_20191107.pdf](#)

[190525C_Shop Lists_20191107.pdf](#)

[190528.](#)

The Florida Department of Transportation's Safety Office Subgrant

Funding for the City of Gainesville Motorcycle/Scooter Safety and Education Program, the Gainesville Police Department Distracted Driver Program, and the City of Gainesville Safe Gator Program (B)

This is a request for the City Commission's approval to accept the grants through the Florida Department of Transportation Safety Office

Explanation: The Florida Department of Transportation's Safety Office is sponsoring the City of Gainesville Motorcycle/Scooter Safety and Education Program, the Gainesville Police Department Distracted Driver Program and the City of Gainesville Safe Gator Program. The City of Gainesville Motorcycle/Scooter Safety and Education Program is an overtime-only for proactive traffic enforcement projects with a focus on motorcycle and scooter infractions. The grant also funds a minimum of ten (10), six hour Safe Motorcycle and Rider Techniques (SMART) courses to train civilian riders in real world scenarios. The Gainesville Police Department Distracted Driver Program is an overtime-only for proactive traffic enforcement projects with a focus on reducing distracted driving behaviors. The City of Gainesville Safe Gator Program is an overtime-only detail for proactive enforcement and education with a focus on impaired driving. All grants are overtime-only education and proactive traffic enforcement projects with funding provided by the Florida Department of Transportation.

*The amount requested though the grant application is as follows:
Motorcycle/Scooter Safety and Education Program \$77,500
GPD Distracted Driver Program \$50,725
City of Gainesville Safe Gator Program \$50,000
Total requested from the Florida Department of Transportation \$178,225*

*Fiscal Note: The total grant awarded to the City is \$83,000
The original amount requested for the City of Gainesville Motorcycle/Scooter Safety and Education Program was \$77,500 however FDOT awarded \$42,500.
The original amount requested for the GPD Distracted Driver Program was \$50,725 however FDOT awarded \$10,500.
The original amount requested for the City of Gainesville Safe Gator Program was \$50,000 however FDOT awarded \$30,000.*

RECOMMENDATION

The City Commission authorize 1) the City Manager to accept, execute the grant award subject to approval by the City Attorney as to form and legality 2) approve the expenditure as outlined in the approved grant awards.

[190528A 2020 Distracted Driving Grant 20191107](#)

[190528B Safe Gator Grant 20191107](#)

[190528C 2020 Scooter Motorcycle Education Program 20191107](#)

[190542.](#)**Annual Purchase of Plant Mix Asphalt Concrete (B)**

This item is a request for the City Commission to authorize bid award to Preferred Materials Inc., as the primary vendor and V.E. Whitehurst and Sons Inc., as the secondary vendor.

Explanation: The City of Gainesville and Alachua County jointly advertised Invitations to Bid (ITB) in June 2019 for the annual purchase of plant mix asphalt concrete with an effective period that will begin October 1, 2019 and continue through September 30, 2020 with the option of renewing this contract for additional two one year periods. The ITB contained a provision that the city would negotiate a single two party contract for the services being obtained by the City of Gainesville.

The Public Works Department wishes to execute a contract with each Bidder: 1) One contract with Preferred Materials Inc as the primary vendor and 2) One contract with V.E. Whitehurst and Sons as a secondary vendor.

Fiscal Note: Funding is available in the Public Works Department FY 2020 operating budget and the City's Capital Improvement Plan capital project accounts.

RECOMMENDATION

The City Commission authorizes the City Manager to execute contracts and all related documents with Preferred Materials Inc., as the primary supplier and V.E. Whitehurst and Sons Inc., as the secondary supplier, subject to approval of the City Attorney as to form and legality.

[190542A Annual Purchase of Plant Mix Asphalt Concrete 20191107.pdf](#)

[190542B Memo Bid Tab 20191107.pdf](#)

[190542C Preferred Bid Form 20191107.pdf](#)

[190542D V.E.Whitehurst Bid Form 20191107.pdf](#)

[190608.](#)**Security Guard Services for City Hall Complex, Thomas Center and Other City Sites as Needed (B)**

Explanation: Recently, the City engaged in contractor supplied security guard services for City Hall, the Thomas Center and other City sites as needed. Prior to 2018, the City had no security guard services for General Government - City Hall or other City Sites with the exception of City Commission meetings which was provided by GPD. At first, the City piggybacked on a contract for security guard services through a contract used by GRU; however, the company could not meet the needs of the City. Security services were not a budgeted item in 2018 and the demand for security services were changed due to events that occurred across the United States.

The City requested proposals for Security Services in August, 2018 based upon part -time services (5:30 am to 9:00 am and 3:00 pm to 7pm) and the City received only one qualified bid from Almighty Protection Services 2, LLC (Almighty) to provide this service. Almighty is a minority owned company with its headquarters in Pembroke Pines, Florida (Broward County). The contract was awarded to Almighty. The Purchasing Department did reach out to other vendors to determine why there was the lack of interest in the Request for Proposals for this service. The primary reason for the lack of responses to the Request for Proposal was because the City was seeking part time unarmed guard service that did not give them enough hours to make a profit.

Over the last twelve months, we have adjusted the scope of services based upon recent events across the United States particularly those security concerns that focused on Public Facilities. In addition, we used the services on one particular occasion at Dignity Village. The hours of service have been expanded from 5:30 am to 7:00 pm. Our current vendor was asked if they could provide armed as well as unarmed services for the City. Also discussed was the company's ability to provide or use security body wands or full body metal detectors at certain locations within our City complex.

The need to add other services including the provision to provide armed as well as unarmed personnel to the City prompted discussions between the Risk Management, the City Manager's office, Facilities and the Purchasing Department on whether the City could expand the scope of services and allow other vendors to submit proposals for this service. Based upon that discussion, it was determined that the original scope of service is no longer applicable and the City should request proposals for the expanded services needed. A letter dated August 10, 2019 was submitted to Almighty terminating the original agreement which expires on November 30, 2019. Almighty agreed to continue to provide this services until the City can contract with new vendor.

Typical services provided by the contract includes entranceway monitoring (foot traffic with sign in/out at City Hall, checking and patrolling the perimeters, escorting employees or visitors to their vehicles upon request, notifying appropriate personnel of safety concerns in or around the complex, and meeting with GPD and GFR representatives to discuss the appropriate protocols on emergency issues and concerns at the City complexes. This contract will allow the city to use this vendor in the closing of Dignity Village as well as at other City sites. Unarmed service is being proposed at all designated sites with the exception of Dignity Village which is scheduled to close in December 2019 /January 2020.

A Request for Proposal was distributed in July 2019. Proposals were accepted and evaluated by the City Evaluation Team. The evaluation process also included oral presentations from each of the vendors. The Evaluation Team ranked the firms as 1: Excelsior Defense, Inc. (Gainesville) and 2: Almighty Protection Services 2, LLC. (Pembroke Pines). The ranking sheet and other information relating to the review

process is attached.

There was no adequate way to budget for the security services since the scope of the service has expanded due to the needs of the City and other events across the United States. We will continue to provide updates to the City Commission on the security changes or modifications since original services were provided at City Hall and the Thomas Center.

Fiscal Note: Security services will require approval of funds up to \$175,203.00 from Fund Balance and staff will need direction to include this item in future budgets.

RECOMMENDATION

Approve the ranking of the firms for security services and authorize the City Manager or his designee to negotiate and execute a contract with the top-ranked security firm for services subject to City Attorney's approval as to form and legality. If negotiations with this firm are not successful, we request City staff be given authorization to negotiate with second-ranked firm. Additionally, we request the approval of funds up to \$175,203.00 from Fund Balance to cover the cost of the new contract for services and direct staff to include this item in future budgets.

[190608A Proposal Evaluation - Ranking List 20191107](#)

[190480.](#)

Acceptance of City Beautification Board Annual Report for FY 19 (B)

This is a request to have the FY19 Annual Report of the City Beautification Board accepted by the Clerk of the Commission.

AGENDA UPDATE - ADDED ITEM

Explanation: The Municipal Code of the City of Gainesville requires the City Beautification Board to file an Annual Report with the Clerk of the Commission. This report outlines the accomplishments of the Board, expenditures for the year, and anticipated activities for the coming fiscal year.

Fiscal Note: None.

RECOMMENDATION

The City Commission accepts the FY19 Annual Report of the City Beautification Board.

[190480A 2019 CBB Annual Report 20191107](#)

ADOPTION OF REGULAR AGENDA

GENERAL PUBLIC COMMENT - For items not on the agenda, limited to 3 minutes per citizen and not to exceed 30 minutes total

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

[190435.](#)

Non-Compliance with Advisory Board Attendance Requirements (B)

RECOMMENDATION *The City Commission approve the removal of Chanae Baker from the Public Recreation and Parks Board, effective immediately.*

[190435 PRPB ATTENDANCE-SHEET 20191107.pdf](#)

[180943.](#)

City Commission Rules (B)

AGENDA UPDATE - ADDED POWER POINT PRESENTATION

Explanation: On April 25, 2019, the General Policy Committee asked staff to research options related to improving Commission meeting efficiency and civility. On August 8, 2019, staff presented research and options for consideration to the General Policy Committee. Several of the Committee's preferences require amendment to the City Commission Rules including (1) the incorporation of written public comment into the record, (2) the creation of an early public comment period, (3) an amendment to the general public comment period so that all speakers have equal access to time, (4) the removal of public comment from procedural votes and informational items, and (4) amendments to the civility and decorum statements. Staff has drafted amendments to the rules and requires direction on outstanding items.

RECOMMENDATION *The City Commission hear a presentation from the City Attorney's and Clerk's Offices and take any action deemed necessary.*

Legislative History

4/4/19	City Commission	Referred to the General Policy Committee
4/25/19	General Policy Committee	Approved, as shown above
8/8/19	General Policy Committee	Approved, as shown above

[180943 City Commission Rules 20190425.pdf](#)
[180943\(A\) Public Comment at City Commission Meetings 20190425.pdf](#)
[190058 & 180943 Public Meeting Improvements Research 20190808.pdf](#)
[190058 & 180943 Public Meeting Improvements Presentation 20190808.pdf](#)
[180943 City Attorney Memorandum 20190808.pdf](#)
[180943B Public Comment Amendment 20191107.pdf](#)
[180943C MOD PowerPoint Presentation 20191107.pdf](#)

190058.**City Commission Emails Posting Policy (B)**

AGENDA UPDATE - ADDITIONAL BACK-UP

Explanation: On June 6, 2019, the City Commission referred this item to the General Policy Committee. On August 8, 2019, staff presented research and options for consideration to the General Policy Committee. At that time, the Committee voted to continue publishing constituent and Commission emails and directed that suggestions for delays of publication be brought back for later deliberation.

RECOMMENDATION *The City Commission hear a presentation from GRU and the Clerk's Office and take any action deemed necessary.*

Legislative History

6/6/19	City Commission	Referred to the General Policy Committee
8/8/19	General Policy Committee	Heard

[190058 & 180943 Public Meeting Improvements Research 20190808.pdf](#)
[190058 & 180943 Public Meeting Improvements Presentation 20190808.pdf](#)
[190058 Proposed Email Posting Process 20191107](#)

190562.**Proposed Revisions to Chapter 8 Titled "Discrimination" of the City Code of Ordinances (B)**

Explanation: One of the recommendations of the Rental Housing Subcommittee was updates to the Fair Housing Code to include new protected classes of gender identity, citizenship status, and lawful source of income. On July 25, 2019, the General Policy Committee voted to direct staff to draft revisions to the Code and present the same to the Commission for discussion. In addition, the Office of Equal Opportunity requested a revision to rename the office the Office of Equity and Inclusion. This ordinance addresses the new protected classes, the office name change, adds definitions to Chapter 8, and eliminates redundant code language.

RECOMMENDATION *The City Commission discuss and determine whether to direct the City Attorney's Office to*

finalize this ordinance, and advertise it, for first reading.

[190562_draft ordinance_20191107.pdf](#)

[180555.](#)

Wild Spaces and Public Places: Update on Masonic Lodge Purchase Negotiations (B)

Explanation: In November 2012, the City Commission approved the Parks, Recreation and Cultural Affairs Vision 2020 Master Plan. During 2013 to 2015, citizens and staff worked together on the development of a specific list of projects referenced in the Master Plan. On February 18, 2016, the City Commission approved a list of 99 potential projects and the prioritized list of projects with cost estimates, including the “New Cultural Arts Center” project. The Voter Referendum on Wild Spaces and Public Places (WSPP) passed on November 8, 2016 and the collection of the one-half cent sales tax began on January 1, 2017, and will continue through December 31, 2024. It is expected to generate \$46,551,152 in revenue to the City.

On January 10, 2019, the General Policy Committee (GPC) heard a presentation about a proposed vision for the Gainesville Cultural Center, focusing on a cultural amenity district approach, incorporating multiple cultural facilities in the downtown area. Follow-up presentations were discussed at the February 14, 2019 and August 22, 2019 GPC meetings.

On August 22, the GPC directed Staff to “negotiate fair market value purchase of the Gainesville Masonic Lodge No. 41, located at 215 N Main Street”, based on the appraised value of \$450,000, as determined in the April 2018 Emerson Appraisal Company, Inc. appraisal.

To ensure the appraised value reflects the current market conditions, Staff issued an appraisal re-certification, which came back at \$525,000. Since the difference in appraised value is greater than 10% of the total property value, Staff brings this item in front of the Commission for discussion and further direction.

Fiscal Note: None.

RECOMMENDATION

The City Commission reconsider previous direction to staff to negotiate fair market value purchase of the Gainesville Masonic Lodge No. 41, located at 215 N Main Street.

Legislative History

11/15/18	City Commission	Referred to the General Policy Committee
1/10/19	General Policy Committee	Approved, as shown above
4/11/19	General Policy Committee	Approved, as shown above

5/16/19	City Commission	Approved, as shown above
6/6/19	City Commission	Approved as Recommended
7/18/19	City Commission	Approved as Recommended
8/22/19	General Policy Committee	Approved, as shown above
10/3/19	City Commission	Approved as Recommended

[180555P Engagement Note for CRK 20190718](#)

[180555FF CRK Community Meeting Presentation 20190822](#)

[180555GG CRK 190708 Community Meeting Results 20190822](#)

[180555HH CRK 190708 Meeting Voting Board Results 20190822](#)

[180555II 101819 Memo Masonic Lodge Property Appraisal Update 20191107](#)

[180555JJ Masonic Lodge APPRAISAL 2019-10-11 20191107](#)

[180555KK Masonic Lodge APPRAISAL 2018-04-18 20191107](#)

[180555LL Masonic Report Reeves June 2019 FINAL 20191107](#)

[180555MM Masonic Lodge Final Cost Estimate 071019 20191107](#)

[180555NN Etling Memo RE Masonic Lodge 20191107](#)

[180555OO Presentation Cultural Center Update GPC 082219 20191107](#)

[180555PP Masonic Lodge Update PRESENTATION CCom 20191107](#)

[190564.](#)

Old Fire Station #1 Rental and Adaptive Reuse Draft Invitation to Negotiate (B)

AGENDA UPDATE - CHANGED TEXT FILE

Explanation: On January 10, 2019, the General Policy Committee (GPC) heard a presentation about a proposed vision for the Gainesville Cultural Center, focusing on a cultural amenity district approach, incorporating multiple cultural facilities in the downtown area. Follow-up presentations were discussed at the February 14, 2019 and August 22, 2019 GPC meetings.

At the August 22 GPC meeting, the Commission discussed its goals to partner with a 3rd party organization or business on a long-term lease for adaptive reuse of the Old Fire Station #1, and directed Staff to draft an appropriate solicitation document.

Per this direction, Staff developed a draft Invitation to Negotiate (ITN) document and would like to present it for Commission review and approval.

Fiscal Note: None.

RECOMMENDATION

Provide direction/feedback regarding the Invitation to Negotiate (ITN) criteria for Old Fire Station #1, 427 S Main St, Gainesville, FL 32601, Rental & Adaptive Reuse.

[190564A_Old Fire Station 1_PROPOSED ITN Criteria Summary_20191107](#)
[190564B_Old Fire Station 1_Conceptual Design_Costs_WJA 2018_09-18_2019](#)
[190564C_Old Fire Station 1_Appraisal 082019_20191107](#)
[190564D_082219_GPC_Cultural Center Update_20191107](#)
[190564E_Presentation_20191107](#)

[190519.](#)

State Housing Initiatives Partnership Program Affordable Housing Advisory Committee Incentives and Recommendations Report (B)

Explanation: The City of Gainesville receives affordable housing funding from the State Housing Initiatives Partnership (SHIP) Program, which the William E. Sadowski Affordable Housing Act established in 1992. The Florida Housing Finance Corporation (FHFC) administers the SHIP Program. In 2007, the Florida Legislature passed House Bill 1375 (F.S. 420.9076). That bill mandates that at least once every three (3) years cities and counties receiving SHIP funds appoint an Affordable Housing Advisory Committee (AHAC) to review the impact on affordable housing of the jurisdiction's established policies, procedures, ordinances, land development regulations and adopted Comprehensive Plan. Based on that review, the AHAC is to recommend actions, initiatives and incentives to encourage or facilitate affordable housing, while protecting the ability of property values to increase.

Between March and October 2019, the City's AHAC held seven (7) public meetings to discuss their recommendations for the Incentives and Recommendations Report (IRR), including a Public Hearing held on October 8, 2019. At that Public Hearing, the City's AHAC presented the proposed IRR, received public comments and adopted the IRR. As outlined in the IRR, AHAC reviewed, evaluated and proposed various incentives to encourage the development of affordable housing, while protecting the ability of property values to rise. State law requires the City's AHAC to submit the IRR to the City Commission, and the City to submit the IRR to the FHFC by December 31, 2019. Staff recommends that the City Commission accept the AHAC's IRR. Attached for reference is a copy of the AHAC's IRR.

In accordance with SHIP Program regulations, F.S. 420.9076, the City's AHAC must incorporate its IRR into the City's Local Housing Assistance Plan (LHAP), which is a detailed plan describing the programs and strategies for which the City will use SHIP funds to develop and preserve affordable housing. The City must submit a new LHAP to the FHFC by May 2 every three (3) years. The next LHAP is due to the FHFC by May 2, 2020. Staff is currently in the process of engaging the community to develop the new LHAP and plans to present it to the City Commission in Spring 2020.

Fiscal Note: None.

RECOMMENDATION

The City Commission: 1) accept the AHAC's Incentives and Recommendations Report; 2) approve the submittal of the AHAC's Incentives and Recommendations Report to the Florida Housing Finance Corporation by December 31, 2019; and 3) authorize the City Manager or designee to execute all necessary documents required for the submittal of the AHAC's Incentives and Recommendations Report, subject to approval by the City Attorney as to form and legality.

[190519A_Engagement Note_20191107](#)

[190519B_IRR 2019 Adopted_20191107](#)

[190519C_IRR PPT_20191107](#)

[190632.](#)

Alachua County Event Center (NB)

AGENDA UPDATE - ADDED ITEM

RECOMMENDATION

The City Commission discuss the Alachua County Event Center and take appropriate action.

COMMISSION COMMENT

4:30 - 5:30pm DINNER BREAK

5:30 - CALL TO ORDER - Evening Session

PLEDGE OF ALLEGIANCE

PROCLAMATIONS/SPECIAL RECOGNITIONS

GENERAL PUBLIC COMMENT - For items not on the agenda, limited to 3 minutes per citizen and not to exceed 30 minutes total

RESOLUTIONS - ROLL CALL REQUIRED

[190544.](#)

Resolution for 5310 Grant Application (B)

This item is a request for the City Commission to pass a Resolution to allow the Regional Transit System (RTS) to apply for a 5310 Grant to purchase paratransit trips and a paratransit van to provide access to fixed route transportation for persons with disabilities and ADA service to the disabled citizens of Gainesville.

Explanation: Federal funds are available through the Federal Transit Administration (FTA) and the Florida Department of Transportation (FDOT) to purchase paratransit trips and a paratransit van.

FDOT requires documentation of City Commission approval for submittal of the application to be included with the application, and has stated the Resolution must have specific verbiage, in the format approved by their attorney, and be adopted prior to the application due date, which is December 19, 2019. RTS is requesting that the City Commission adopt the Resolution allowing the application to go forward to apply for much needed paratransit trips and a replacement paratransit van to ensure safe transport to City of Gainesville citizens riding fixed route trips.

Fiscal Note: The 5310 grant program is administered by FDOT through a competitive process. Funds are allocated in the RTS FY20 budget to provide the required matches. RTS anticipates requesting approximately \$74,000 for the capital component of the 5310 grant application, and will use its capital replacement funds received from the RTS Paratransit Contract for the required 10% match. For the Demand Response trip service component of the 5310 grant application, RTS will request \$50,000, and is required to provide a 50% match for the grant, which will be met with Local Option Gas Tax funds in the RTS FY20 budget.

RECOMMENDATION

The City Commission: 1) adopt the Resolution; and 2) authorize the City Manager or his designee to execute related Public Transportation Grant Agreement(s) with the Department of Transportation, subject to approval by the City Attorney as to form and legality.

[190544A Draft Resolution 20191107](#)

[190545.](#)

Resolution for Section 5311 Grant Application (B)

This item is a request for the City Commission to adopt a Resolution to allow the Regional Transit System (RTS) to apply for a Section 5311 grant to provide rural transportation services to the citizens of Gainesville and Alachua County, and for the City Manager or designee to execute related Public Transportation Grant Agreement(s) with the Florida Department of Transportation.

Explanation: Federal funds are available from the Federal Transit Administration (FTA) through the Florida Department of Transportation (FDOT) to provide rural service that operates in east Gainesville and adjacent rural areas. The funding is set up on a 5-year cycle and is issued either yearly or every 3 years.

If awarded, RTS will use the funds to provide rural service in east Gainesville, in conjunction with its micro-transit service. Section 5311 funding enables RTS to provide an additional level of service, improving access to and from rural areas surrounding east Gainesville for health care activities such as dialysis and medical appointments, shopping and other critically-needed services.

FDOT requires documentation of City Commission approval for submittal of the application to be included with the application, and has stated the Resolution must have specific verbiage, in the format approved by their attorney, and be adopted prior to the application due date, which is December 19, 2019. RTS is requesting that the City Commission adopt the Resolution allowing the application to go forward to apply for much-needed rural transportation services.

Fiscal Note: The Section 5311 grant program is administered by FDOT through a competitive process. Funds are allocated in the RTS FY20 budget to provide the required match. RTS anticipates submitting a grant application in the amount of \$50,000 (project total) for rural service, and is required to provide a 50/50 match for the grant.

RECOMMENDATION

The City Commission: 1) adopt the Resolution to allow the Regional Transit System (RTS) to apply for a 5311 Grant; 2) allow RTS to continue to provide rural transportation services to the citizens of Gainesville; and 3) authorize the City Manager to execute related Public Transportation Grant Agreement(s) with the Florida Department of Transportation, subject to approval by the City Attorney as to form and legality.

[190545A Draft Resolution 20191107](#)

[180965.](#)

Resolution Supporting HR 109 Commonly Known as the Green New Deal (B)

This is a request for the City Commission to adopt a resolution of the City Commission of the City of Gainesville, Florida, imploring the U.S. Congress to pass House Resolution 109 and create a Green New Deal.

RECOMMENDATION

The City Commission adopt the Resolution of the City Commission of the City of Gainesville, Florida, imploring the U.S. Congress to pass House Resolution 109 and create a Green New Deal.

Legislative History

4/18/19 City Commission Approved, as shown above

[180965_C_Arreola_Green_New_Deal_20190418.pdf](#)

[180965_Draft_Green_New_Deal_Resolution_20191107.pdf](#)

PUBLIC HEARINGS

[190291.](#)

Reclassify SW 2nd Street from a Storefront Street to a Local Street (B)

Petition PB-19-72 ZON. CHW. Reclassify the Urban Zone Street designation of SW 2nd Street between SW 2nd Avenue and SW 4th Avenue from Storefront street to Local street.

AGENDA UPDATE - ADDED ITEM and ADDITIONAL BACK-UP FROM PETITIONER

Explanation: This petition proposes to change the classification of the street type for the subject property from Storefront street to Local street. The subject property is the right-of-way of SW 2nd Street between SW 2nd Avenue to the north and SW 4th Avenue to the south. Adjacent properties have a Planned Development or Downtown (DT) zoning designation. The DT zone is a zoning district that implements the Urban Core transect. The Downtown zone consists of the highest density and height development, with the greatest variety of uses, and civic buildings of regional importance. Streets have steady street tree planting and buildings are set close to wide sidewalks.

To the east of the SW 2nd Street segment is the Alachua County Courthouse and associated parking, with Urban Core (UC) land use and a Planned Development zoning designation. The lands to the west of the subject street segment are occupied by a vacant drive-through restaurant, small scale multiple-family development, and one-story office buildings. These properties have UC land use and Downtown (DT) zoning. As SW 2nd Street extends north of SW 2nd Avenue, the properties also have UC land use and DT zoning, and include a parking area and a vacant drive-through restaurant. South of SW 4th Avenue, is vacant commercial property with Urban Mixed-Use (UMU) land use and Urban 6 (U6) zoning, and small scale multiple-family development with Mixed-Use Low (MUL) land use and Mixed-Use Low Intensity (MU-1) zoning.

The applicants believe that the reclassification of the SW 2nd Street segment from Storefront to Local is more consistent with the existing and the likely future conditions along the segment. SW 2nd Street lies between two designated Storefront streets in SW 2nd Avenue and SW 4th Avenue. The design standards are intended to encourage a high level of pedestrian activity. Based on the anticipated level of pedestrian activity on this street type, minimum sidewalk widths are increased, with a 10 foot minimum sidewalk width required compared to the minimum

sidewalk width of 6 feet for a Local street. Local streets are intended to have slow speeds and provide for connections within neighborhoods and between residential areas and commercial areas. The character of SW 2nd Street is more as a connector between residential areas south of SW 4th Avenue and the commercial areas north of SW 2nd Avenue.

The rezoning request is consistent with the City's Comprehensive Plan and meets all applicable review criteria.

Fiscal Note: None.

RECOMMENDATION *Plan Board voted to deny 7-0. August 2019.*

Staff to City Commission-Staff recommends approval of Petition PB-19-72 ZON.

Staff to City Plan Board-Staff recommends approval of Petition PB-19-72 ZON.

[190291A_StaffReport_PB-19-72ZON_20191107](#)

[190291B_PPT_PB-19-72_ZON_20191107](#)

[190291_PRES_191105_2ndStreet_CC1_Applicant_20191107.pdf](#)

ORDINANCES, 2ND READING - ROLL CALL REQUIRED

ORDINANCES, 1ST READING - ROLL CALL REQUIRED

[190171.](#)

Text Change - Amending the Land Development Code to Clarify that Parking Structures Have No Max Limit on Parking Spaces (B)

Ordinance No. 190171

An ordinance of the City of Gainesville, Florida, amending Section 30-7.3 of the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) to clarify that parking structures have no maximum limit on the number of parking spaces allowed; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: STAFF REPORT

This ordinance amends the Land Development Code to clarify that regulations which restrict excess parking at a development site are not applicable to parking structures. The Land Development Code generally specifies the number of parking spaces that may be permitted for a development and allows an additional 10 spaces or 10% of the required number of spaces, whichever is greater, if justified by the applicant. Parking provided in excess of these requirements is not permissible. An exemption exists for parking structures within certain zoning districts, and

this text change would clarify that in all zoning districts parking structures have no maximum limit on the number of parking spaces allowed.

The City Plan Board held a public hearing on July 25, 2019, where it voted to recommend approval of this amendment to the Land Development Code.

CITY ATTORNEY MEMORANDUM

This ordinance requires two hearings and will become effective immediately upon adoption at second reading.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

[190171_Staff Report w Exhibits A-B_20190725](#)

[190171A_draft ordinance_20191107.pdf](#)

[190171B_StaffReport_PB-19-84 TCH_20191107](#)

[190171C_PPT_PB-19-00084 TCH_20191107](#)

[190289.](#)

Land Use Change - 20.74 Acres of Property Located at 6400 SW 20th Avenue (B)

Ordinance No. 190289

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 20.74 acres of property generally located at 6400 SW 20th Avenue, as more specifically described in this ordinance, from Alachua County High Density Residential to City of Gainesville Residential Medium-Density (RM); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: STAFF REPORT

This ordinance amends the Future Land Use Map of the City of Gainesville by changing the land use category of approximately 20.74 acres of property located at 6400 SW 20th Avenue from Alachua County High Density Residential to City of Gainesville Residential Medium-Density (RM). This property was voluntarily annexed into the city on April 14, 2019. As a result of annexation, the city must now assign appropriate land use and zoning designations. The City Plan Board held a public hearing on August 22, 2019, where it voted to recommend approval of this amendment to the Future Land Use Map of the Comprehensive Plan.

Section 163.3184, Florida Statutes, sets forth the procedure for amending the Comprehensive Plan. The first hearing is the transmittal

stage and must be advertised at least seven days prior to the hearing. The second hearing is the adoption stage and must be advertised at least five days prior to the hearing. Within ten working days after the first hearing, the City must transmit the amendment to the reviewing agencies and to any other local government or state agency that has filed a written request for same. These agencies have 30 days after receipt of the amendment to forward written comments to the City, which the City must then consider during the second hearing. If adopted on second reading, the City will forward the amendment within ten working days to the state land planning agency and any party that submitted written comments.

Within 30 days following the City's adoption of the amendment, any affected person may file a petition with the State Division of Administrative Hearings to request a hearing to challenge the amendment's compliance with Chapter 163, Florida Statutes. If not timely challenged, this amendment shall become effective 31 days after the state land planning agency notifies the City that the amendment package is complete. If timely challenged, this amendment shall become effective when the state land planning agency or the Administration Commission issues a final order determining that this amendment is in compliance with Chapter 163, Florida Statutes. No development orders, development permits, or land uses dependent on this amendment may be issued or commenced before this amendment has become effective.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

[190289A draft ordinance 20191107.pdf](#)

[190289B Staff Report with Appendices A-F 20191107](#)

[190289C PPT PB-19-68 LUC 20191107](#)

[190290.](#)

Quasi-Judicial - Rezoning 20.74 Acres of Property Located at 6400 SW 20th Avenue (B)

Ordinance No. 190290

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 20.74 acres of property generally located at 6400 SW 20th Avenue, as more specifically described in this ordinance, from Alachua County Multiple-Family Medium-High Density (R-2a) district to City of Gainesville Multi-Family Residential (RMF-8) district; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: STAFF REPORT

This ordinance amends the Zoning Map Atlas of the City of Gainesville by rezoning approximately 20.74 acres of property located at 6400 SW 20th Avenue from Alachua County Multiple-Family Medium-High Density (R-2a) district to City of Gainesville Multi-Family Residential (RMF-8)

district. This property was voluntarily annexed into the city on April 14, 2019. As a result of annexation, the city must now assign appropriate land use and zoning designations. The requested rezoning is consistent with the Comprehensive Plan and meets all applicable review criteria. The City Plan Board held a public hearing on August 22, 2019, where it voted to recommend approval of this rezoning.

This ordinance requires two hearings and shall become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 190289 becomes effective as provided therein.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

[190290A_draft ordinance_20191107.pdf](#)

[190290B_Staff Report with Appendices A-F_20191107](#)

[190290C_PPT_PB-19-69_ZON_20191107](#)

[190514.](#)

Appendix A - Schedule of Fees, Rates and Charges for Utilities Relating to Rental Fees for Public Streetlight Fixtures, Outdoor Light Fixtures, Public Streetlight Poles, and Poles Supporting Rental Light Fixtures (B)

Ordinance No. 190514

An ordinance of the City of Gainesville, Florida, amending the Code of Ordinances relating to Appendix A, Schedule of Fees, Rates and Charges for Utilities; by amending the fees for rental of: public streetlight fixtures, outdoor light fixtures, public streetlight poles, and poles supporting rental light fixtures; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: STAFF REPORT

On October 1st, 2019 the new FY20 rates for Rental and Public Lighting and Poles became effective as adopted in Ordinance No. 190210. Adjustments to existing light and pole types were increased due to increases in material costs. In addition to increasing rates for existing light and pole types, rates for new LED (Light Emitting Diode) fixtures were included. Although the rates are appropriate and necessary for customers signing new rental and public lighting/pole contracts, there were unintended consequences for the existing rental and public lighting/pole customers that must be evaluated further.

For that reason, we recommend that the City Commission roll back the rental and public lighting and pole rates to the FY19 levels, effective October 1, 2019, until we can develop a better transition strategy that will take into account the increased cost of replacement materials. The rates for new LED fixtures added by Ordinance No. 190210 are included in this

ordinance. At a later date, GRU staff will bring forward a change to the rate structure that will better transition increased costs of replacement materials.

This ordinance requires two readings. The first reading is scheduled for November 7, 2019. The second reading is scheduled for November 21, 2019. The new and amended fees, rates, and charges shall be applied to all monthly bills which are for the first time rendered and postmarked after 12:01 AM, October 1, 2019.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

10/17/19 City Commission Approved as Recommended

[190514A_draft ordinance_20191107.pdf](#)

GENERAL PUBLIC COMMENT - For items not on the agenda, limited to 3 minutes per citizen and not to exceed 30 minutes total

COMMISSION COMMENT

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