

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final

April 1, 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.

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**INVOCATION****CA ADOPTION OF CONSENT AGENDA (CA) - GRU, General Government, Audit & Finance Committee and General Policy Committee Items****CA-1 [200935.](#) Approval of Minutes from the March 1, March 4, and March 22, 2021 City Commission Meetings (B)**

RECOMMENDATION *The City Commission approve the minutes of March 1, March 4 and March 22, 2021.*

[200935 March 1, 2021 Minutes 20210401](#)

[200935 March 4, 2021 Minutes 20210401](#)

[200935 March 22, 2021 Minutes 20210401](#)

CA-2 [200955.](#) Approval of a City Commission Workshop - Gainesville 121 Update (NB)

Explanation: Workshop for staff to provide an update regarding the current status of the Weyerhaeuser Gainesville 121 property and discuss potential options for future direction.

RECOMMENDATION *The City Commission approve the workshop scheduled for May 24, 2021 at 5:00 P.M.*

CA-3 [200991.](#) Appointments to City Commission Advisory Boards and Committees (B)

RECOMMENDATION *The City Commission appoint:*

Boisey Waiters to the Citizen's Advisory Board for Community Development for a term to expire on 11/1/2022.

Nathaniel Courtney to the Gainesville Cultural

Affairs Board for a term to expire on 9/30/2022.

[200991_CACCD Application_20210401](#)

[200991_GCAB Application_20210401](#)

[200991_Advisory Board and Commission Voting Form_20210401](#)

CA-4 [200630.](#)

Contract to Open and Close Parks and Clean Park Restrooms and Facilities (B)

Authorization to enter into a two-year contract with Contractors Enterprises for park and facility services.

Explanation: The Parks, Recreation and Cultural Affairs Department (PRCA) manages nine Nature Parks and fifteen Recreation Parks and facilities that are gated and/or have a restroom building that need to be unlocked and locked daily, as well as cleaned and stocked. These services are needed 365 days a year and PRCA has traditionally hired a janitorial firm or firms to unlock and lock the parks and/or clean the facility restrooms.

A centralized Request for Proposal (RFP) has been completed for these services, with opportunities for contractors to bid on one, some, or all of these parks and facilities. The RFP was sent to 482 agencies from the City's Small Business Procurement directory, the State of Florida's Office of Supplier Diversity directory, and the membership of the online service the City uses for procurement. Only one vendor submitted a complete proposal in response to the RFP and, after evaluation, it was determined that it is the best interest of the City to contract with Contractors Enterprises Inc. to handle all of the park opening, closing, and cleaning responsibilities.

Fiscal Note: Contractors Enterprises Inc. will charge \$93,549.48 annually to provide the services covered in this contract, including providing all cleaning supplies and paper goods. Funds have been allocated in the PRCA general fund budget to cover this cost.

The new contract will begin May 1, 2021 and continue through April 30, 2023.

RECOMMENDATION

The City Commission: 1) authorize the City Manager (or designee) to award the contract to Contractors Enterprises Inc. for opening and closing listed parks and cleaning listed park and facility restrooms, and 2) authorize the City Manager (or designee) to execute any related documents, subject to approval by the City Attorney as to form and legality.

[200630A Complete RFP and Addenda 1, 2, 3 Open-Close-Clean FY21 2021](#)
[200630B Proposal Contractors Enterprises Open-Close-Clean FY21 202104](#)
[200630C Bid Tab Open-Close-Clean FY21 20210401.pdf](#)
[200630D Rec of Award Open-Close-Clean Contractors Ents FY21 20210401](#)
[200630E Draft Contract Contractors Enterprises Open-Close-Clean FY21-23](#)

CA-5 [200931.](#) **Meridian Behavioral Health and Co-Responder Team Agreement (B)**

Explanation: Currently, Meridian Behavioral Health provides one mental health counselor for the Gainesville Police Department's Mental Health Co-Responder Team. That position is paid with grant funding. GPD and Meridian have been in partnership with this team for over two (2) years and just recently completed a new Memorandum of Understanding.

In August 2020, the City Commission voted to approve two (2) additional Co-Responder Teams at GPD on agenda item 200136 page 15 of the presentation, with the City/GPD paying for the mental health counselor component and contracting with Meridian to provide those services. GPD eliminated two (2) sworn officer positions to pay for these two counselor positions.

Meridian has been a proven partner within our community for years. They have also been a proven partner in the creation of the original Co-Responder Team in 2017. Meridian has the expertise to hire, train, and supervise mental health professionals.

Fiscal Note: The cost for each counselor is \$80,263 per year and includes a one-time startup cost of \$4,050 per counselor in the first year only. The total for three counselors is \$235,511. This cost will come from General Funds from the Patrol Support Bureau Other contractual services code.

RECOMMENDATION *The City Commission authorize the City Manager to proceed with the purchase request of two additional Mental Health Counselors, subject to review and approval by the City Attorney as to form and legality.*

[200931 Agreement GPD FY21 Payment to Meridian Behavioral Health for Men](#)

CA-6 [200948.](#) **Downtown Chronic Homelessness Street Outreach Initiative (B)**

Explanation: During the Covid-19 Pandemic homelessness has reemerged as a community issue in Downtown Gainesville. With all the resources available, no specific entity is coordinating outreach and connecting the homeless population with those resources.

At the request of the City Manager, GCRA has been asked to support

these efforts financially from the Downtown Redevelopment Trust Fund. The use of TIF funds for these purposes connects to the Downtown Redevelopment Plan's guiding principle of "improving the quality of life in Downtown for all citizens."

At its February 16, 2021 meeting, GRACE presented its Downtown Chronic Homelessness Street Outreach Initiative for discussion with the GCRA Advisory Board (Legistar #200830). The Board unanimously approved the request to fund the outreach initiative for \$201,010 from the Downtown Redevelopment Trust Fund.

Fiscal Note: Funding for these efforts will be paid from the Downtown Redevelopment Trust Fund in the amount of \$201,010 from account number W266.

RECOMMENDATION Approve Downtown TIF funding for the purposes of homeless outreach as described and authorize the City Manager to execute all necessary agreements once approved by the City Attorney as to form and legality.

[200948 A Grace Presentation.pdf](#)

[200948 B GRACE DRAFT Downtown Outreach Proposal \(5\).pdf](#)

CA-7 [200962.](#)

Financial Modeling and Forecasting Services (B)

Explanation: The City of Gainesville's Strategic Plan's Action Agenda for Goal 5 "Best in Class" Neighbor Services requires the development of a ten (10) year financial model in order to provide expense and revenue forecasting for all City funds with the ability to create scenario based comparisons in order to identify short-term and long-term impacts of financial decisions, provide a framework for scenario evaluation and sensitivity tests, and consider future cost requirements/events to ensure financial sustainability.

Forecasting factors include, but are not limited to: millage rate, property tax growth, fire assessment, inter local agreements, state revenue sharing estimates, annual required pension contributions, collective bargaining agreements, capital investments including renewal and replacement, general fund transfers (GFT), debt service obligations, CPI, and maintaining reserve requirements. Additionally, the model will allow for real time adjustments of economic conditions to project budget impacts on city services and staffing.

Funds that will be evaluated as part of this model include:

- General Fund
- Solid Waste Fund
- Stormwater Fund
- RTS Fund
- Building Code Fund

- Wild Spaces Public Places Fund
- Tree Mitigation Fund
- Roadway Fund

A Notice of Intent to Purchase Sole Source/Single Source Products and/or Services was posted on DemandStar by the Procurement Division from January 21, 2021 through February 3, 2021, indicating the City's intent to purchase proprietary financial modeling and forecasting services and/or related software from Stantec. No responses indicating bona fide competition exists were received from other vendors prior to the expiration of the notice. The quote for services from Stantec is included as back-up to this item.

Per the proposal received, the initial phase of model development will cover the first five funds listed above and the last three funds will be added to the financial model in the second year.

Fiscal Note: Initial one-time implementation costs total \$149,835 (\$106,473 in FY 2021 and \$43,362 in year FY 2022. Ongoing maintenance costs total \$40,906 in year 1 (FY 2022) and \$57,792 in year 2 (FY 2023). These costs will be proportionally shared by the General Fund, Solid Waste Fund, Stormwater Fund, Regional Transit System Fund, Building Code Fund, Wild Spaces Public Places Fund, Tree Mitigation Fund, and the Roadway Fund. Funding is available in the FY 2021 budget and would need to be appropriated via budget amendment resolution. Funding for FY 2022 and FY 2023 is contingent on City Commission approval.

RECOMMENDATION *City Commission approve award of financial forecasting and modeling services to Stantec.*

[200962-A Gainesville Financial Modeling and Forecasting Proposal Stantec 2](#)
[200962-B Notice of Intent to Purchase Sole Single Source Products and or Ser](#)

CA-8 [200945.](#)

Gainesville Regional Utilities Fiscal Year 2020 Audited Financial Statements, Independent Auditors' Reports, and Auditors' Communication to Those Charged with Governance and Management (B)

Explanation: The Financial Statements, Supplementary Information and Independent Auditors' Report, including the independent auditors report on internal control over financial reporting and on compliance and other matters, were posted on the Utility's website on February 22, 2021.

In accordance with the City's contract for external auditing services with Baker Tilly Virchow Krause, LLP, the following reports are presented for review by the Audit and Finance Committee:

The Financial Statements, Supplementary Information and Independent Auditors' Report of Gainesville Regional Utilities for the Fiscal Year Ended September 30, 2020;

In the opinion of the independent auditors, the financial statements referred to in the item above, present fairly in all material respects, the financial position and changes in financial position of Gainesville Regional Utilities for the year ended September 30, 2020, in accordance with accounting principles generally accepted in the United States of America.

As part of the audit process the independent auditors issue a report on internal control over financial reporting and on compliance with certain provisions of laws, regulations, contracts and grant agreements. This report is presented within the item above.

The auditors' communication to those charged with governance and management, and internal control report over financial reporting related to Gainesville Regional Utilities indicate that there were no recommendations in the current year.

In accordance with Section 8(b) of Resolution 150127, City Auditor Responsibilities and Administrative Procedures, the City Auditor has reviewed the attached statements and reports to ensure that contractual terms have been fulfilled and transmits these reports with a recommendation for City Commission acceptance.

Fiscal Note: None.

RECOMMENDATION

The Audit and Finance Committee recommends that the City Commission accept the subject financial statements, auditors' reports, auditors' communication to those charged with governance and management, and management representations.

Legislative History

3/22/21 Audit and Finance Approved as Recommended
 Committee

[200945 GRU AUD 9-30-2020 FINAL FS 20210324](#)

[200945 GRU Audit Results 9-30-2020 Final 20210324](#)

[200945 GRU meeting with Governing Body - post audit - 2020 \(002\) 20210322](#)

CA-9 [200946.](#)

GRU Investment Policy (B)

Explanation: This item addresses the last outstanding item from the City Auditor's review of GRU investments which related to updating GRU's investment policy. GRU Treasury staff worked with a subsidiary of our financial advisory firm, PFM Asset Management LLC, to update our investment policy to incorporate current best practices in the governmental treasury and investment environment. Significant changes to the policy included but were not limited to:

· Expanding on performance measurement by specifying benchmarks in

Legislative History

3/22/21 Audit and Finance Approved as Recommended
 Committee

[200490_General Government Grant Administration Consultation_20210322](#)

CA-12 [200951.](#)

GRU Customer Billing System Pre-implementation Requirements Review -Phase I- (B)

Explanation: The objective of the consultation was to perform a pre-implementation review of the GRU customer billing system requirements to help identify risks and critical gaps in the requirements prior to the development and implementation of the system. Observations are provided to management as considerations to address their system development and pre-implementation phases.

RECOMMENDATION

The Audit and Finance Committee recommends the City Commission accept the Internal Auditor's Report.

Legislative History

3/22/21 Audit and Finance Approved as Recommended
 Committee

[200951_GRU Customer Billing System - Phase I Pre-implementation Requirement](#)

CA-13 [200942.](#)

GPD Evidence Count Observation (B)

Explanation: This was a management special request. The City Auditor's Office agreed to provide an independent observation of the inventory evidence counts based on inventory lists of evidence provided by GPD, through inquiry of GPD personnel, examination of evidence inventory lists, and independent observation of the evidence counts.

RECOMMENDATION

The Audit and Finance Committee recommends the City Commission accept the Internal Auditor's Report.

Legislative History

3/22/21 Audit and Finance Approved as Recommended
 Committee

[200942_GPD Evidence Count Observation_20210322](#)

CA-14 [200941.](#)

Phalanx Documentation Review for Loan Forgiveness (B)

Explanation: This was a management special request. The City Auditor's Office agreed to provide an independent review of loan forgiveness

Duval, Fifth Avenue, North Lincoln Heights, Pleasant Street, Porters, Springhill, and Sugarhill.

The intent of the program is to increase neighborhood stability, grow individual and family wealth in Gainesville's black communities, and increase access to affordable/attainable housing. This program is supported by GCRA and city planning documents. One of the main objectives of the GCRA 10 Year Reinvestment Plan is to support Community Enhancement and Housing initiatives that directly benefit community members by maintaining the culture and population of an area. The proposed program is an Infill and Attainable Housing initiative that encourages home-ownership within target neighborhoods. This initiative also supports the City Action Agenda 2020-2021 and forthcoming Gainesville Affordable Housing Action Plan which both recommend that infill housing be constructed to maintain affordable housing within neighborhoods.

Staff presented the proposed program to the GCRA Advisory Board on December 15, 2020. Advisory Board recommendations from this meeting were presented to the City Commission on January 21, 2021 and their input was received. The item was brought back to the GCRA Advisory Board on March 16, 2021 and was approved unanimously.

During this agenda item, staff will present to the proposed program policies and application to the City Commission.

Strategic Connection: This item is connected to Goal 3: A Great Place to Live and Experience in the City's Strategic Plan. An objective of this goal is to increase affordable housing opportunities for all neighbors.

Fiscal Note: The not to exceed amount of \$75,000 is budgeted for the My Neighborhood Grant Program in the GCRA Fund 620 "Community Enhancements & Housing" account for the remainder of Fiscal Year 2021.

RECOMMENDATION

Gainesville Community Reinvestment Area Advisory Board to City Commission: Approve the My Neighborhood Grant Program as presented, once approved by the City Attorney as to form and legality.

City Manager to City Commission: Approve the My Neighborhood Grant Program as presented, once approved by the City Attorney as to form and legality.

[200937_A_My_Neighborhood_Presentation.pdf](#)

[200937_B_My_Neighborhood_Program_DRAFT.pdf](#)

Responsibilities, Resources and Funding into an Action Plan (NB)

AGENDA UPDATE - ADDED ITEM

RECOMMENDATION *The City Commission approve the special meeting of April 19, 2021.*

CA-18 [200998.](#)**Amend the Agreement with the Alachua County Coalition for the Homeless and Hungry for Homeless Services, and Allocate Additional Funding for the Transitional Campground at the Empowerment Center (B)**

This item requests the City Commission to amend an agreement and to allocate additional funding in FY 21 for Transitional Campground Services.

AGENDA UPDATE - ADDED ITEM

Explanation: On September 26, 2019, the City Commission approved entering into a Service Agreement for the Provision of Homeless Services with the Alachua County Coalition for the Homeless and Hungry (ACCHH). The Term of that agreement, which was executed on November 26, 2019, is from October 1, 2019 through September 30, 2024 (Fiscal Years 2020 through 2024).

That service agreement includes funding a plan to close Dignity Village. An important component of that plan is the establishment of a Transitional Campground on the GRACE Marketplace Campus. The Transitional Campground Plan proposed funding for up to two fiscal years (FY20 and FY21)-ending on September 30, 2021. In addition to being an important part of the plan to close Dignity Village, the Transitional Campground remains a key part of continuing to serve approximately 11 former Dignity Village residents.

In 2020, the ACCHH submitted a budget of \$299,136.00 to operate the second year (FY21) of the Transitional Campground. The ACCHH understood that both the City and County would equally fund these costs in FY21, if appropriated. On November 10, 2020, the County voted not to fund Transitional Campground services in FY21.

On December 3, 2020, City staff reported to the City Commission that staff had identified additional funds to replace a portion of the previously anticipated County funds. With those additional funds, \$219,602.41 of the \$299,136.00 ACCHH requested for the second year of services had been identified. As instructed by the City Commission on December 3, 2020, staff has continued to work to identify the remaining \$79,533.59 requested by ACCHH for Transitional Campground services in FY21.

Since that meeting, City staff have again identified additional funds. The total funds identified will allow the campground to continue to provide

current service levels through the end of July 2021. Staff does not anticipate finding any more funding for the Transitional Campground.

In addition to specifying FY21 funding for the Transitional Campground, the amendment proposes three other minor changes. Those changes update the City's Contact Person, and the City's Custodian of Public Records, and the submittal date of the ACCHH's Annual Audited Financial Statements (changed from December 31st to March 31st to reflect the ACCHH's switch to Fiscal Years that end on September 30).

Fiscal Note: City staff have identified \$259,384.00 of the \$299,136.00 ACCHH requested for the second year of Transitional Campground services.

RECOMMENDATION

Staff recommends that the City Commission: 1) Allocate the \$259,384.00 that staff has identified for the second year of Transitional Campground services; 2) Approve the proposed amendment; and 3) Authorize the City Manager or designee to execute the proposed amendment, subject to the City Attorney's approval for legality and form.

[200998 1st Amendment 20210415](#)

[200998 Homeless Services Agreement 20210415](#)

[200998 Legislation Details \(With Text\) 190408 20210415](#)

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. Under the City Commission meeting rules during the COVID-19 health emergency, General Public Comment may be given by phone or by pre-recorded voice message only (see page 2 for details).

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

BD-1 [200974.](#) Commissioner Arreola Update on ACEC Project (B)

Explanation: The primary purpose of the Alachua County Education Compact is to enhance local education and do other charitable work which supports and enhances education and the development of a more productive, skilled and inclusive workforce in Alachua County, FL. The ACEC created a Steering Committee Co-Chaired by Commissioner Arreola and Elio Chiarelli to engage with the Manchester Bidwell Corporation in order to explore replicating the National Center for Arts and Technology job training and after-school programming model here in Gainesville. Gainesville and Alachua County have contributed to the funding of a feasibility study necessary to begin planning for the implementation of an NCAT in Gainesville. Thanks to a contribution from First Drummond Bank, the Steering Committee has completed fundraising for the

feasibility study and will be beginning the next steps of the NCAT replication process which includes a driven community engagement program, intensive study, and culminates in a recommendation for potential job training and after-school programs located in a Gainesville NCAT. This study will also issue recommendations for viable locations for the center.

RECOMMENDATION *The City Commission hear an update on the ACEC project and take action as necessary.*

[200974_Scope of Work_20210401.pdf](#)

[200974A_COMPLETED ACEC Feasibility Fundraising_20210401.pdf](#)

[200974B_EXAMPLE Pierce County Feasibility Report_20210421.pdf](#)

BD-2 [200992.](#)

Appointments to the School Planning Advisory Committee (B)

RECOMMENDATION *The City Commission discuss appointments to the School Planning Advisory Committee and take appropriate action.*

[200992_SPAC Ballot & Applications_20210401](#)

BD-3 [200983.](#)

Request to Release Lien 8688 NW 38th Circle (B)

AGENDA UPDATE - ADDED ITEM

Explanation: This item is a request for the City Commission to consider a request for a lien reduction or rescission for 8688 NW 38th Circle. The property was previously found in violation of a City ordinance in 2013 for damage to the roof and overgrowth of the yard. A lien was placed on the property on February 17, 2014 and has accrued fines of approximately \$124,050.

An agent for the seller appeared before the Special Magistrate on January 14, 2021 to request a reduction or rescission for the fines. The Special Magistrate recommended a full rescission of the fines at the hearing based on the testimony provided by the seller's agent regarding the planned improvements to the property in the event the lien is rescinded. A description of the planned improvements, which are consistent with basic remediation of the existing dilapidated conditions present on the property and would be necessary to prepare the property for resale by the buyer. Based on the amount (\$124,000), the nature of the violations, and the length of time the violations remained unaddressed, staff is not recommending that the City Commission approve the applicant's lien reduction request.

Alternatively, the Commission may consider approving the release of lien but require the applicant to remit a portion of the lien prior to release. Staff suggests requiring the applicant to remit \$18,600 which is approximately

15% of the existing accumulated fines.

In determining the amount of the fine, if any, the Magistrate and City Commission shall consider the following factors listed in Florida Statutes Chapter 162.09(2)(b):

1. *The gravity of the violation;*
2. *Any actions taken by the violator to correct the violation; and*
3. *Any previous violations committed by the violator.*

RECOMMENDATION

The City Commission deny the applicant's request for lien rescission. Alternately, the Commission require that the applicant remit \$18,600 as a condition for release of the lien and authorize the City Manager to sign any required lien release documents.

[200983A Allen Chronolgy Turkey Creek 20210401](#)

[200983B Allen Release of lien 20210401](#)

[200983C Request for Reduction Turkey Creek 20210401](#)

[200983D Allen to Mills Contract Turkey Creek 20210401](#)

[200983E Turkey Creek Existing Conditions Pictures 20210401](#)

[200983F Turkey Creek Buyer Pictures Exterior Work 20210401](#)

[200983G Buyer Estimates Turkey Creek House 20210401](#)

BD-4 [201001.](#)

Commissioner Gail Johnson - Senate Bill 484 and House Bill 1 (NB)

AGENDA UPDATE - ADDED ITEM

RECOMMENDATION

The City Commission discuss and take action deemed necessary.

CC COMMISSION COMMENT

PLEDGE OF ALLEGIANCE

PR PROCLAMATIONS/SPECIAL RECOGNITIONS (PR)

PR-1 [200939.](#)

Proclamation for Water Conservation Month and Recognition of the Mayor's Challenge (B)

Explanation: Each year municipalities across the country declare April as Water Conservation month to promote awareness for water conservation and the importance of water as a vital natural resource. This is an opportunity to inform the public about our high-quality drinking water and the vital role drinking water plays in our daily lives. Citizens are asked to know their groundwater source and to conserve and protect this valuable natural

resource for future generations.

In addition, the Wyland Foundation sponsors an annual national water conservation contest that encourages citizens to take a pledge to save water in their daily activities. This is a fun competition that promotes the importance of water conservation behavior. Citizens can pledge to conserve water at <https://www.mywaterpledge.com>.

Fiscal Note: None.

RECOMMENDATION *The Mayor issue a proclamation for Water Conservation Month and announce the April 2021 water conservation contest, The Mayor's Challenge.*

[200939 Water Conservation Month 20210401](#)

PR-2 [200979.](#) National Healthcare Decision Month - April, 2021(B)

RECOMMENDATION *Haven Hospice Professional Liaison Erika Griffith to accept the proclamation. Haven Hospice Community Resource Director Marilyn Bloom to accept the proclamation.*

[200979 National Healthcare Decisions Month 20210401](#)

PR-3 [200980.](#) Child Abuse Prevention Month - April 2021(B)

RECOMMENDATION *Healthy Families Program Manager Cathy Winfrey to accept the proclamation. Partnership for Strong Families Community Engagement Specialist Jacob Clore to accept the proclamation. Child Advocacy Center CEO Sherri Kitchens to accept the proclamation.*

[200980 Child Abuse Prevention Month 20210401](#)

PR-4 [200982.](#) MOTIV8U of North Central Florida, INC. - You Are Important(U*R IMPT) Week April 4-11, 2021(B)

RECOMMENDATION *MOTIV8U of North Central Florida President John S. Rollins to accept the proclamation. MOTIV8U of North Central Florida Executive Director Gloria P.Ashley to accept the proclamation.*

[200982 MOTIV8U 20210401](#)

RE RESOLUTIONS - ROLL CALL REQUIRED (RE)

RE-1 [200924.](#) **Senate Bill 78 and House Bill 947 Regarding Union Membership and Union Dues (B)**

Resolution No. 200924

A Resolution of the City of Gainesville, Florida, opposing Senate Bill 78 and House Bill 947 which would require new procedures for union membership and union dues deductions; providing directions to the City Clerk; and providing an immediate effective date.

Explanation: At the March 4th Regular Meeting, the City Commission discussed a draft resolution that had been provided from an external source and directed staff to place this resolution on the April 1st Agenda. City staff reviewed the Senate and House Bills and substantially re-wrote the draft resolution to accurately reflect the substance of the Bills and their anticipated effect on the City. The final version of the resolution is in the back-up for Commission consideration.

RECOMMENDATION *The City Commission consider the final version of the resolution prepared by staff and take action deemed appropriate.*

Legislative History

3/4/21 City Commission Approved, as shown above - See Motion(s)

[200924_C-Johnson Resolution Against Union Busting Revised_20210304.pdf](#)

[200924 draft resolution 20210401](#)

RE-2 [200972.](#) **Resolution Accepting Report of Board of Canvassers - Elections 2021 (B)**

A resolution of the City Commission of the City of Gainesville, Florida, accepting the report of the Board of Canvassers for the City of Gainesville, Florida, election held March 16, 2021; and providing an immediate effective date.

Explanation: On March 16, 2021, a city election for the election of Commissioners for the At Large B, and District 1 Seats was held.

The Report of the Board of Canvassers for the City of Gainesville showing that Gail Johnson was elected to the At Large B Seat and that Desmon Duncan-Walker was elected to the District 1 Seat, is adopted by this resolution of the City Commission.

RECOMMENDATION *The City Commission adopt the proposed resolution.*

[200972_draft_resolution_20210401.pdf](#)

RE-3 [200958.](#) **Approval of Surplus Property List (B)**

This item involves City Commission approval of a listing of proposed surplus and escheated properties for future disposition.

Explanation: On March 4, 2021 staff presented a listing of proposed surplus and escheated properties for future disposition to the City Commission as Legislative File # 200870. The motion for staff recommendation was brought forward with one modification of removing all Gainesville Community Redevelopment Agency (GCRA) Model Block Lots from the proposed surplus and escheated properties lists. The Commission approved this motion unanimously.

GCRA staff has since confirmed that only two parcels on the lists are Model Block Lots: Tax Parcel ID # 12907-000-000 in the Porter's community and Tax Parcel ID # 14479-000-000 in the Pleasant Street community.

Staff has removed these two parcels from the lists.

Fiscal Note: There is no known fiscal note associated with this item at this time.

RECOMMENDATION

The City Commission: 1) approve the Resolution declaring the City property, as further described in Exhibits A and B, as surplus; and 2) approve donation of the escheated parcels to affordable housing providers; and 3) extend the expired reverter clause for two years on two Alachua Habitat for Humanity, Inc. parcels (TP# 11235-010-000 and TP# 11317-000-000); and 4) authorize the Mayor to execute, and the Clerk to attest the Resolution, subject to review and approval of the City Attorney's Office as to form and legality.

[200958.A City- Escheated Property Overview Map final 20210401](#)

[200958.B City- Escheated Property Overview Spreadsheet final 20210401](#)

[200958.C City- Surplus Property Overview Map Revised final 20210401](#)

[200958.D City- Surplus Property Overview Spreadsheet Rev-XCH5744 final 2](#)

[200958.E RESOLUTION to Declare Properties as Surplus final 20210401](#)

RE-4 [200961.](#) **Updated Real Property Policy (B)**

Explanation: The City Commission adopted a revised Real Property Policy (“Policy”) on May 21, 2020 with Resolution No. 191223. After guidance from the Commission, staff is bringing forth another revision to the Policy.

This item amends the Policy so that references of “NHO’s” (nonprofit housing organizations) are replaced with “Affordable Housing Providers” to enable a more competitive and inclusive opportunity of disposing of surplus land for permanent affordable housing within the City.

The revised policy does not include any changes to the tiered (City Commission, City Manager, Department Director) approval authorization amounts for real property disposition.

Fiscal Note: No fiscal impact at this time.

RECOMMENDATION *The City Commission review the proposed revised Real Property Policy and adopt the resolution.*

[200961.A Exhibit A-Revised Real Property Policy- April 2021 Final 20210401](#)

[200961.B RESOLUTION- Revised Real Property Policy April 2021 Final 2021](#)

[200961.C Marked-Exhibit A-Revised Real Property Policy- April 2021 Final 20](#)

RE-5 [200933.](#)

First Budget Amendment to the FY 2021 General Government Financial and Operating Plan Budget (B)

Resolution No. 200933

A Resolution of the City Commission of the City of Gainesville, Florida; relating to its general government budget for the fiscal year beginning October 1, 2020 and ending September 30, 2021; amending Resolution No. 200316, by making certain adjustments to the General Government Financial and Operating Plan Budget; and providing an immediate effective date.

Explanation: The General Government Financial and Operating Plan, which includes budgets for the General Fund, Special Revenue, Debt Service, Capital Projects, Proprietary, and Pension & OPEB Trust Funds for Fiscal Year 2021, was adopted by the Mayor and City Commission on September 24, 2020 via Resolution No. 200316.

As the fiscal year progresses, certain routine and periodic budget adjustments and transfers of appropriated funds continue to be appropriate and necessary to ensure prudent financial management. Additionally, certain obligations, plans and projects extend between fiscal years and require an uninterrupted and sufficient source of appropriated funds to meet obligations and complete projects in progress.

million), term (approximately 16 years), reduced cost of issuance, and recent aggressive bids for similar transactions, the City issued a Request For Proposal to local, regional and national financial institutions for a privately placed direct placement bank loan as the means to complete this refunding opportunity. The City received two proposals, of which the City recommends awarding to STI Institutional & Government Inc. an affiliate of Truist Bank (formerly SunTrust Bank).

STI Institutional & Government Inc. provided the most cost-effective option at a fixed interest rate of 1.75% for the life of the loan. Additionally, this interest rate is locked through a closing date no later than April 17, 2021, which eliminates the risk of rising interest rates between the proposal submittal date and closing date. Their proposal also included the option to prepay the 2021 Bond without penalty after 10 years for an additional four basis points (0.04%), but due to the current low interest rate environment, the City decided to forego this option.

Strategic Connection

This item is connected to Goal 5 “Best in Class” Neighbor Services

Fiscal Note: Based on STI Institutional & Government Inc.’s proposed interest rate (1.75%), the City is estimated to realize approximately \$1,000,000 of net present value debt service savings.

RECOMMENDATION

The City Commission approve: 1) A resolution authorizing the Capital Improvement Revenue Note Series 2021 in the principal amount not to exceed \$12,000,000, and 2) award the Request for Proposal for a new bank loan at a fixed 1.75% interest rate to STI Institutional & Government Inc. an affiliate of Truist Bank (formerly SunTrust Bank).

[200975-A Capital Improvement Revenue Note Series 2021 Resolution & Exhibit](#)

[200975-B Certificate as to Public Meetings 20210401.pdf](#)

[200975-C Sterling National Bank Proposal 20210401.pdf](#)

[200975-D STI Institutional Government Inc. Proposal 20210401.pdf](#)

[200975-E Preliminary Numbers \(3.12.21\) -- Capital Improvement Revenue Refi](#)

PUBLIC HEARINGS (PH)

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

SR-1 [200586](#) **Apprentice and Disadvantaged Worker Ordinance (B)**

Ordinance No. 200586

An ordinance of the City of Gainesville, Florida, amending the Code of

Ordinances to create a new Article XI titled "Purchasing Requirements for Certain City Construction Projects" in Chapter 2 - Administration, for the purpose of establishing requirements for certain contractors to employ apprentices and disadvantaged workers on city construction projects; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date

Explanation: The City Commission has previously expressed a desire to see city construction projects provide students enrolled in apprenticeship programs associated with the construction trades with the opportunity to gain valuable on-the-job training performing construction work. This experience will not only allow apprentices to hone their classroom-taught work skills, making them more employable in jobs that pay, in many instances, wages well above \$15/hour, it will also serve to support area apprenticeship programs and help increase the pool of available workers in an industry that is considered essential to the overall health of the local economy.

Additionally, the City Commission has previously expressed a desire to see city construction projects give local disadvantaged workers the opportunity to obtain useful work experience as well as employment in the construction industry. Gainful employment in the construction industry will not only enhance the work skills of disadvantaged workers, making them more employable in jobs that pay, in many instances, wages exceeding \$15/hour, it will also serve to increase the pool of available workers in an industry that is considered essential to the overall health of the local economy.

Additional legislative history regarding this ordinance can be found in Legistar legislative files numbered 180402, 200157 and 200585.

This ordinance requires two hearings and will become effective immediately; however, to allow time for education and implementation, it will apply to solicitations for construction projects issued by the City on or after July 1, 2021.

Strategic Connection: This item is connected to Goal 4: Resilient Local Economy in the City's Strategic Plan.

Fiscal Note: It is unknown at this time whether, or by how much, this will increase the price of bids received by the City for construction projects.

RECOMMENDATION *The City Commission adopt the proposed ordinance.*

Legislative History

12/10/20	General Policy Committee	Continued
1/14/21	General Policy Committee	Approved, as shown above

3/4/21 City Commission Adopted on First Reading (Ordinance)

[200586_Apprenticeship Ordinance 2020-12-03_20201210.pdf](#)

[200586A_draft ordinance 20210304](#)

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

FR-1 [200281](#) **Quasi-Judicial - Historic Property Tax Exemption - 716 SE 4th Avenue (B)**

Ordinance No. 200281

An ordinance of the City of Gainesville, Florida, finding that property located at 716 SE 4th Avenue, Gainesville, Florida, as more specifically described in this ordinance, qualifies for an ad valorem tax exemption for historic properties; granting an exemption from ad valorem tax for certain improvements beginning January 1, 2021, and continuing for 10 years under certain conditions; authorizing the Mayor and the City Clerk to sign the Historic Preservation Property Tax Exemption Covenant between the property owner and the City; providing a severability clause; providing a repealing clause; and providing an effective date.

Explanation: Chapter 25, Article IV, of the Code of Ordinances authorizes the City Commission to grant ad valorem tax exemptions for historic properties pursuant to Florida law. In order to approve a property for such exemption, the Historic Preservation Board (HPB) and the City Commission must determine that a particular property is eligible for the property tax exemption (i.e., historical designation or contributing property) and that it has been improved consistent with the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings.

The process for a property owner to receive a historic preservation property tax exemption entails two steps. First, the property owner submitted Part 1 (Preconstruction Application) of the Historic Preservation Property Tax Exemption Application for the restoration, renovation, or rehabilitation of a contributing building listed on the Local and National Register of Historic Places. Part 1 was approved by the HPB on November 7, 2017, with a finding that the property was eligible for the exemption and that the improvements met the required standards.

Second, the applicant completed the improvements and submitted Part 2 of the property tax exemption application (Final Application for Review of Completed Work). Staff inspected the completed work and found the work meets the Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings as well as the City's Guidelines for Rehabilitating Historic Buildings. On September 1, 2020, the HPB approved Part 2 with a finding that the eligible property has been

improved consistent with the required standards; the HPB recommended the City Commission approve same. The renovations eligible for the tax exemption are estimated at \$406,302.00. However, pursuant to City Code and State Statute, the actual amount of the exemption will be determined by the County Property Appraiser.

The property is located at 716 SE 4th Avenue and includes a residential home constructed in 1955 that is a contributing structure to the Southeast Residential Historic District.

This ordinance requires two hearings and will become effective immediately upon adoption; however, the ad valorem tax exemption will be effective as of January 1, 2021, in accordance with Section 196.1997(10), Florida Statutes, and Gainesville Code Section 25-65(g).

RECOMMENDATION

The City Commission: 1) approve Part 2 of the Historic Preservation Property Tax Exemption Application; and 2) adopt the proposed ordinance.

[200281_HP17-51_Staff_Report_20210401](#)

[200281A-1_draft_ordinance_20210401.pdf](#)

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