

City of Gainesville

City Hall
200 East University Avenue
Gainesville, Florida 32601



Meeting Agenda - Final-Revised

May 6, 2021

1:00 PM

City Hall Auditorium

City Commission

Mayor Lauren Poe (At Large)
Commissioner Reina Saco (At Large)
Mayor-Commissioner Pro Tem Gail Johnson (At Large)
Commissioner Desmon Duncan-Walker (District 1)
Commissioner 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.

Welcome to the City Commission meeting! Learn about the meeting process and how to participate.

The public may attend this meeting *virtually* or *in person*. Limited in-person capacity is available during the State of Emergency for the COVID-19 Pandemic. Safety protocols including facial coverings and social distancing will be observed at all times.

The City Commission makes policies and conducts City business in an open forum. The **agenda** outlines what will happen during the meeting. It includes the following sections:

Consent Agenda (CA): Business items that the Commission approves together in one motion to save time. The Commission may remove an item to discuss separately.

Regular Agenda: Includes Business Discussion (**BD**) items considered by the Commission for action during the meeting. The Commission may re-order or remove discussion items.

Note: The **(B)** after an agenda item's title means that Backup materials are included. Click the links on the agenda to view the documents. An **(NB)** after the title means there are no Backup materials for the item.

Public Comment. Share your opinion with the Commission for the official record. Please see the city's [Public Meeting Calendar](#) for specific public comment options for upcoming meetings.

The following public comment opportunities may be available for this meeting. Verbal comments are limited to three (3) minutes unless otherwise specified.

General Public Comment: Share a comment about a topic or issue *not* on the Meeting Agenda.

Note: *In-person General Public Comment is not available during the COVID-19 health emergency.*

- **Record a comment *before* the meeting:** Dial 352-334-5003 to leave a voice message with a general public comment. The line is open from 8:00am on Friday until Noon on Wednesday prior to the meeting. All pre-recorded comments will be played during the meeting.
- **Comment by phone *during* the meeting:** At the start of the afternoon session (1:00 pm), dial toll-free 1-800-876-7516. A moderator will call on you to speak. Mute the sound on your computer/device if you are watching the meeting online. State your name clearly for the record.

Public Comment on Agenda Items

- **Speak in person:** Safety protocols will be observed at all times.
- **Comment by phone *during* the meeting:** Dial toll-free 1-800-876-7516. A moderator will call on you to speak. Mute the sound on your computer/device if you are watching the meeting online. State your name clearly for the record.

Written Public Comment: Submit a general comment or a comment on the meeting agenda. Your comments will be sent to the City Commissioners and added to the official meeting record.

- **Mail** to the City of Gainesville, City Clerk: P.O. Box 490, Station 19, 32627-0490
- **Email** to citycomm@cityofgainesville.org
- **E-Comment:** Visit the "Agenda & Minutes" page on the City's website www.cityofgainesville.org. Click the "eComment" link for a meeting agenda to leave comments on specific items.

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 - 1:00 PM**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 [201118.](#) Approval of Minutes from the April 14, April 15 and April 19, 2021 City Commission Meetings (B)**

RECOMMENDATION *The City Commission approve the minutes of April 14, April 15 and April 19, 2021.*

[201118 April 14, 2021 Minutes 20210506.pdf](#)

[201118 April 15, 2021 Minutes 20210506.pdf](#)

[201118 April 19, 2021 Minutes 20210506.pdf](#)

CA-2 [201101.](#) City Commission Meeting - Equity Update (NB)

RECOMMENDATION *The City Commission approve a meeting on Equity Update, scheduled for May 26, 2021 at 4:00 PM.*

CA-3 [201136.](#) Bid Award for NW 19th Lane Multi-Use Trail (B)

Explanation: This item is a request to authorize the bid award to DB Civil Construction, LLC for the construction of NW 19th Lane Multi-Use Trail from NW 16th Terrace to NW 13th Street. On April 5, 2021, the Procurement Division received two bids from responsible, responsive bidders for the construction of the project. The lowest evaluated bid meeting the specification submitted by DB Civil Construction in the amount of \$299,431.00.

NW 19th Lane Multi-Use Trail project consists of removing the existing sidewalk on the north side of NW 19th Lane and replacing it with an 8 ft. wide multi-use trail for multi-modal access to Gainesville High School and

the surrounding neighborhoods. The project is fully funded by a federal grant administered by the Florida Department of Transportation (FDOT). The construction will occur while school is out for the summer and is scheduled to be complete prior to school commencing this fall.

Strategic Connection

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

Fiscal Note: This project is fully funded by FDOT LAP Grant in the amount of \$342,570.00.

RECOMMENDATION

The City Commission: 1) award the bid to DB Civil Construction, LLC in the amount of \$299,431.00; and 2) authorize the City Manager to execute the contract, subject to approval by the City Attorney as to form and legality.

[201136A_210023-ITB NW 19th Lane-ADD#1-FINAL-2021-03-31_20210506](#)

[201136B_210023-ITB NW 19th Lane-Bid Tabulation_20210506](#)

[201136C_210023-ITB NW 19th LN-Submittal_CDM Contracting redacted_2021](#)

[201136D_210023-ITB NW 19th Lane-Submittal-Bid_DB Civil Construction redacted](#)

[201136E_210023-NW 19th Lane Multi-Use Trail-AI 6-2-2016 FDOT-LAP_20210506](#)

[201136F_210023-NW 19th Lane Multi-Use Trail-Bid Tab_20210506](#)

[201136G_210023-NW 19th Lane Multi-Use Trail-MAP 210409_20210506](#)

[201136H_FINAL ITB 210023 NW 19th Lane Federal Funds_20210506](#)

CA-4 [201050.](#)

Business Improvement Grant Program Akira Wood Inc. Application (B)

Explanation: The Business Improvement Grant Program was approved by the City Commission on November 5, 2020 through Legistar item #200275. Per the program guidelines any application of over \$100,000 must be approved by the City Commission.

Akira Wood Inc. is located in the old Baird Hardware Company Warehouse at 619 South Main Street, Gainesville, Florida 32601. The warehouse building is a historic structure as certified by the State of Florida on November 25, 1985. Akira Wood's application was reviewed by GCRA Staff and the application was complete as of April 5, 2021. They are applying under the program for Tier 4 funding of up to \$150,000 of matching funds as the following condition is met: Building is listed on the National Register of Historic Places or listed on the City of Gainesville's Historic Local Register Listing.

Akira Wood will be self-performing \$295,900 of work on the property. Per the program guidelines, Applicants are required to obtain two competitive quotes for the work. The Applicant provided three quotes; theirs being the

lowest.

Strategic Initiative: Goal 3: A Great Place to Live & Experience and Goal 4: Resilient Local Economy

Fiscal Note: Business Improvement Grant program has an FY21 balance of \$240,000 in the GCRA (Fund 620 Unit W023). The GCRA recommends utilizing the Downtown tax increment fund (Fund 610 Unit W821) in the amount of \$147,950 for this application as Akira Wood is located in the former Downtown CRA district and the Business Improvement Grant program has twenty-five other interested applicants.

RECOMMENDATION

*City Manager to Gainesville City Commission:
Approve the Akira Wood Inc.'s Business
Improvement Grant application as described.*

[201050 A Akira Wood Business Improvement Grant Application 2021.05.06.p](#)

[201050 B Akira Wood historical building certification 2021.05.06.pdf](#)

[201050 C Akira Wood Existing Photos and Proposed Improvements 2021.05.1](#)

CA-5 [201146.](#)

Heartwood Sales and Construction Contracts (B)

Explanation: This item provides an update on the development of the Heartwood neighborhood and seeks approval of the marketing, construction, and sale of the homes in accordance with the City's Real Estate Policy and the City's Financial Services Procedures Manual.

All 34 Heartwood lots/homes will be marketed and sold by Keller Williams Realty - Team Dynamo, 23 of which are tentatively referred to as "Showcase Homes" and 11 of which will be available for special financing through the City's Housing and Community Development (HCD) Department tentatively referred to as "Dreams2Reality." Dreams2Reality will be available to 11 income eligible first time homebuyers. Financing for the 11 homebuyers has been identified through multiple funding sources not to exceed \$70,000 per homebuyer. Staff and Team Dynamo plan to begin a marketing campaign and a virtual homebuyer information session, a neighborhood drive-through open house, followed by the official "Sales Day" targeted for late June 2021.

For the Showcase Homes, Team Dynamo will begin to receive online applications on Sales Day and processed in the order they are received. Team Dynamo will work with each applicant to select and secure a home model, lot, and construction financing. Buyers will then enter into a Purchase and Sale Agreement (PSA) with the City for the vacant lot, which will be conditional on the Buyer, within 90 days of executing the PSA, both: 1) obtaining "Construction-to-Permanent" financing, which is essentially a construction loan to finance home construction which automatically transitions into a traditional mortgage after construction; and 2) entering into a construction contract with a Heartwood's qualified builder

to construct the home, with completion and full permitting approval occurring within 9 months after closing on the property. If a Buyer satisfies these conditions within 90 days of executing the PSA, then closing will occur on the property, ownership will transfer from the City to the Buyer, construction of the home can begin, and per the construction contract the home will be finalized within 9 months of closing.

For the Dreams2Reality Homes, Team Dynamo will begin receiving applications online on Sales Day for a 2-week period, ending by mid-July 2021. When the 2-week period ends and in an effort to provide an equitable opportunity for applicants, the list of applicants will be randomized by the City Auditors office and HCD Staff will then begin the qualification process for the first 11 randomly-selected applicants on the list. HCD Staff will continue this process until 11 applicants have been qualified for Dreams2Reality financing. Team Dynamo will then work with the qualified applicants to select and secure a home model, lot, and traditional mortgage financing. Buyers will then enter into a PSA with the City, which will be conditional on: 1) Buyer obtaining traditional mortgage financing; 2) the City, within 30 days after the PSA is executed, entering into a construction contract with a Heartwood qualified builder to construct the home, with completion and full permitting approval occurring within 9-months of executing the construction contract; and 3) the home being constructed with receipt of a final Certificate of Occupancy within 12 months after the date the PSA is executed. If these conditions are satisfied, then closing will occur on the property.

Note that a primary difference between the Showcase Homes and the Dreams2Reality Homes, besides the financing subsidy received for Dreams2Reality Homes, is that a Showcase Home Buyer will contract directly with a builder using Construction-to-Permanent financing, whereas with Dreams2Reality Homes it will be the City that contracts with a builder with closing extended until after construction. This distinction results from the financial market realities, as communicated by financial institutions, that income-targeted applicants for the Dreams2Reality Homes will most likely be unable to obtain the more competitive Construction-to-Permanent financing needed for home construction. Staff has determined that the GCRA can finance construction of the 11 Dreams2Reality Homes, with recoupment of the purchase price upon closing.

The process described above will create a smooth and efficient process for all stakeholders involved, and the Heartwood website at Heartwoodgmv.com is available with the latest information and news.

The City's Real Estate Policy requires City Commission approval for the sale or purchase of real property at amounts equal to or greater than \$100,000, and the City's Financial Services Procedures Manual requires City Commission approval for any contract for services equal to or greater than \$100,000. As described in the process above, the City will be entering into individual PSAs with each D2R Buyer in the Heartwood neighborhood for greater than \$100,000, and will be individually

contracting with Heartwood's pre-qualified builders to construct each of the D2R homes for an amount greater than \$100,000 each. Accordingly, and rather than approaching the City Commission separately for each PSA or construction contract, this item seeks City Commission approval of the marketing, construction, and sale of the homes within the Heartwood neighborhood as described above in order to grant staff the appropriate authority to move forward expeditiously on the development and sale of each home within the Heartwood neighborhood.

Strategic Initiative: Goal 3: A Great Place to Live & Experience and Goal 4: Resilient Local Economy

Fiscal Note: GCRA will submit a Budget Transfer for the construction of all 11 homes from the GCRA 620 Fund for the GCRA to fund the construction contract for each of the 11 affordable homes/D2R. As each home closes, the GCRA will reimburse the GCRA Fund 620 Fund Balance with the proceeds from each sale.

RECOMMENDATION

City Manager to the City Commission: 1) Approve the City's sale of all 34 Heartwood properties, in accordance with the process described in this item, with Purchase and Sale Agreements that are in substantial conformance with the draft PSAs provided in the backup, for both the Showcase Homes and the Dreams2Reality Homes, respectively, as approved by the City Attorney's Office as to form and legality; and 2) Approve the City entering into construction contracts with a pre-qualified builder for each of the 11 Dreams2Reality Homes, in accordance with the process described in this item, with construction contracts that are in substantial conformance with the draft construction contracts as provided in the backup, as approved by the City Attorney's Office as to form and legality.

[201146 A Heartwood PSA - D2R 2021.05.06.pdf](#)

[201146 B Heartwood PSA - Showcase Vacant Lot 2021.05.06.pdf](#)

[201146 C Heartwood Construction Contract - Cost Plus 2021.05.06.pdf](#)

CA-6

[201171.](#)

Increase House Replacement Program Award (NB)

Explanation: The House Replacement Program addresses housing units that are infeasible to rehabilitate due to the existing major health and safety violations, and the exorbitant cost of repairs required to make these dwellings meet the minimum housing code requirements. The House Replacement program assist a homeowner with demolishing the existing home and rebuilding a new home on the same site.

The maximum approved funding award for the House Replacement Program is \$125,000, which includes all construction related costs. Prior to the mandated “stay-at-home”, order the Office of Housing & Community Development (HCD) in the process of approving construction for a neighbor’s House Replacement project. However, due to the pandemic, this neighbor’s project has been on hold for more than 13 months. Recently receiving the green light to move forward with the neighbor’s project, the HCD office requested bids from contractors to obtain cost estimates to build the neighbor’s house replacement home. Upon review of the four contractor bids received, it was noticed that each bid exceeded the maximum House Replacement Program award of \$125,000. The contractor bids varied from \$130,000 to \$145,000.

In general, the cost of building construction has been going up in the past several months. However, due to the national pandemic, the costs of construction materials and supplies have increased drastically. Materials are more expensive to secure due to the global manufacturing shutdowns, shipping port closures, and material transportation delays throughout the United States. Subcontractors, such as electrical, plumbing, heating/air, and roofing, who are a big part of the building construction industry, are also faced with the same shortage of, and increased costs of material, which unfortunately, has also caused the increased in construction costs.

Due to the significant increase in building materials and labor prices, the HCD office is requesting an increase of cost to finish the house replacement project for this neighbor. The estimated cost to complete the project is \$138,500.

Fiscal Note: Funds in the amount of \$13,500 are available in the HOME Program Budget to cover the additional costs to complete the neighbor’s project.

RECOMMENDATION

The City Commission approve increasing the maximum funding allowance from \$125,000 to \$138,500 to complete the House Replacement project current underway

CA-7 [200543.](#)

Content Management System Award Recommendation Update (B)

Explanation: This is a request for modification to the original budgeted cost due to an additional website module purchased from OpenCities that allows for enterprise-level form building. The module will help the city transition paper forms from the old website to online transactions, processes, and workflows. The forms module was not part of the initial requirements list submitted to the vendor and was negotiated as part of the finalized the scope of work.

On December 3, 2020, the City Commission authorized the City Manager to enter into an agreement with OpenCities to update the official City website, subject to approval by the City Attorney as to form and legality,

for an estimated 5-year total of \$181,550.

On August 18, 2020, the City of Gainesville solicited a Request for Proposal (PIOX-200043-SG) to procure a technology solution that will support the City's neighbor-centered design, engagement and communications efforts.

The solution, commonly referred to as a CMS (Content Management System), will allow the city to update its website - significantly enhancing the user experience, content management and providing improved neighbor information and customer service. A key goal of the project is to achieve a high level of visual quality and a design. The City will be able to decentralize content management by empowering staff to easily create and manage website content in each department under the oversight of a central administrator. The new website will also prioritize ADA compliance and mobile accessibility.

The RFP covers the initial design, testing, training, launch, hosting and site maintenance for the period of five years. Annual software-as-a-service fees are included as part of this proposal.

On Sept. 17, 2020 fifteen vendors submitted proposals. Four were invited for Oral Presentations on Nov. 5-6, 2020. On Nov. 16, 2020, the award was posted to Open Cities.

Strategic Connections:

Goal 5: Best in Class Neighbor Services

Objectives 4 & 6: Develop and enhance proactive city communications policies, strategies and tools to inform the community; Upgrade information technology systems - hardware and software - to better serve neighbors

Fiscal Note: The total cost proposed by OpenCities:

- Implementation: \$59,750 + SaaS Fee \$31,860 = Year 1 total of \$91,610
- Annual License: \$31,860 (reduce the annual SaaS by 13%) cost savings \$4,141.80 annually
- Estimated 5 Year Total: \$219,300

RECOMMENDATION

The City Commission approves the difference in cost of \$37,750.00 and a modification to the previously approved award for the 5-year term.

Legislative History

12/3/20 City Commission Approved as Recommended

[200543A -Award Public Notice.pdf](#)
[200543B Award recommendation transmittal \(002\) - signed.pdf](#)
[200543C Tabulation.pdf](#)
[200543D OralPresentations PIOX-2000043-SG Evaluator 1.pdf](#)
[200543E OralPresentations PIOX-2000043-SG Evaluator 2.pdf](#)
[200543F OralPresentations PIOX-2000043-SG Evaluator 3.pdf](#)
[R200543G RFP Submittal Response-OpenCities Inc.pdf](#)
[2021-26 OpenCities - Software Service Agmt](#)
[INDEMNIFICATION_OPENCITIES56 - signed](#)

CA-8 201141. Authorization to Utilize ConnectFree Funds for SE 13th Avenue Septic to Sewer Project (B)

AGENDA UPDATE - REMOVE ITEM

Explanation: This is a request for the City Commission to authorize expenditure of ConnectFree funds of up to \$286,300 for the SE 13th Avenue Septic to Sewer Project.

In conjunction with the ConnectFree program, GRU and general government staff have been working to implement a targeted septic to sewer program. The program specifically targets existing homes with septic tanks that have been identified by the Florida Department of Health Alachua County (DOH) and/or Alachua County Environmental Protection Department (ACEPD) as having either confirmed or high potential for causing bacteriological impacts to urban creeks. Other factors being considered include customers' desire to connect, ease of connection, homeowner income, and ability to leverage grant funding.

A neighborhood consisting of six homes located on SE 13th Ave adjacent to Sweetwater Branch has been identified. The DOH has determined that one home has confirmed impacts to the creek and the other five homes have a high potential for impacts to the creek. Additionally, several of the homeowners have reported backups in their septic systems during wet weather and a strong desire to connect. Housing and Community Development staff have determined that the homeowner with confirmed impacts meets low income criteria. Connecting the home with confirmed impacts is the highest priority. However, it is proposed to connect all of the homes in the neighborhood since the other homes have a high potential for impacts, other homeowners have expressed a strong desire to connect, and there is the opportunity to use state grant funding to help pay for the proposed sewer extension.

GRU has been awarded cost share funding for this project from St. Johns River Water Management District, which will pay up to one third of construction costs up to \$47,000. Additionally, the City was awarded cost share funding of up to \$100,000 from the state legislature in 2020.

ConnectFree funding will be used as local match and to cover portions of the project not covered by the cost share grants.

As is often the case for homes near creeks, it is not feasible for GRU to serve the homes using conventional gravity sewer. Staff proposes to use a low pressure "grinder pump" type system to connect the neighborhood. Although these systems have been well-proven in other areas, GRU will need to develop standards for integrating these type systems in conjunction with this project. In addition to the environmental benefits provided, the project will serve as a pilot project for GRU for using low pressure systems for serving existing neighborhoods. With these type systems, the grinder pump stations and associated plumbing installed on each customer's property are a substantial portion of the overall cost. In order to make the project viable, a portion of the ConnectFree funds used for the project will need to be used to pay for installation of "grinder" pump stations, abandonment of septic tanks, and associated plumbing on homeowners' properties for both low income and non-low income participants.

The preliminary estimate of project cost is \$200,000 to \$286,000. Staff is requesting authorization for expenditure of up to \$286,300 in funding from ConnectFree for the project.

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

Fiscal Note: Funding for the project will be provided from the ConnectFree fund which includes a balance of \$286,300 allocated to septic for the project. Additionally, the city has obtained cost share grant funding from the St. Johns River Water Management District and the state legislature which will be used to the maximum extent possible.

RECOMMENDATION

The City Commission: Authorize expenditure of up to \$286,300 from the ConnectFree program funds for the proposed SE 13th Ave septic to sewer project to be used in conjunction with cost share funding to pay for both on-site and off-site costs for the project for both low income and non-low income homes.

201141_Septic to Sewer ConnectFree Presentation_20210506

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 [190564.](#) **Old Fire Station #1 Rental & Adaptive Reuse Invitation to Negotiate (B)**

Explanation: On 11/21/2019, the City Commission directed Staff to solicit a partnership to reactivate the Old Fire Station #1 site, located on 427 S Main St. An Invitation to Negotiate solicitation was posted on 02/12/2020. The solicitation was revised on 4/7/2020 to accept electronic submission only due to COVID and closed on 04/18/2020. Two proposals were received and evaluated by a cross-departmental staff team that included community builders from Sustainable Development, Gainesville Community Reinvestment Area, and Parks, recreation and Culture Affairs. One proposal was deemed non-responsive because the Proposer requested to purchase the property from the City. The other proposal was deemed responsive, of high quality, and meets the City's goals and vision as described in the Invitation to Negotiate.

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

Fiscal Note: None at this time.

RECOMMENDATION

The City Commission (1) hear an update on the ITN and (2) Provide direction to City Manager on next steps.

Legislative History

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

[190564F ITN for Old Fire Station FINAL REBID part 1.pdf](#)
[160564G ITN for Old Fire Station FINAL REBID part 2-Appendix A, B.pdf](#)
[190564L ITN for Old Fire Station#1-Addenda 1-4 of CMGR-200006-DH.pdf](#)
[190564M ITN for Old Fire Station#1-Submittal UF part 1 .pdf](#)
[190564N ITN for Old Fire Station#1-Submittal UF part 2 20210506.pdf](#)
[190564O ITN for Old Fire Station#1-Submittal UF part 3 20210506.pdf](#)
[190564P ITN for Old Fire Station#1-Submittal UF part 4 20210506.pdf](#)
[190564R ITN for Old Fire Station#1-Submittal UF part 6 20210506.pdf](#)
[190564Q ITN for Old Fire Station#1-Submittal UF part 5 20210506.pdf](#)
[190564S ITN for Old Fire Station#1-Submittal UF part 7 20210506.pdf](#)
[190564T ITN for Old Fire Station#1-Submittal UF part 8 20210506.pdf](#)
[190564U ITN for Old Fire Station#1-Submittal UF part 9 20210506.pdf](#)
[190564V ITN Old FS#1-UF Response to Questions for Clarification 20210506.](#)
[190564AA. Old Fire Station#1 Collaborative Initiative 20210506.pdf](#)
[190564BB. SPARC352 - Letter to City Commission 20210506.pdf](#)
[190564 OLD FS#1 Renovation Estimate 20210506.pdf](#)

BD-2 [201137.](#)

Solid Waste Service Usage Data Analysis (B)

AGENDA UPDATE - ADDITIONAL BACK-UP

Explanation: The Office of Equity and Inclusion, headed by Mrs. Teneeshia L. Marshall, will provide an update on the data analysis conducted for the fee structure for garbage, recycling and yard waste for the City of Gainesville. The data analysis examines if the current fee structure is equitable to communities relative to their usage of solid waste services.

Fiscal Note: N/A

RECOMMENDATION

The Commission receive an update and make recommendations accordingly.

[201137 Solid Waste Data Analysis 20210506.pdf](#)

[201137 Comm Hayes-Santos Engaging Communities for Energy and Water S:](#)

[201137 Comm Hayes-Saantos EPA Gainesville 20210506](#)

BD-3 [201114.](#)

Mayor Lauren Poe - Committee Assignments (B)

RECOMMENDATION

The City Commission confirm the Mayor's appointments, and appoint a City Commissioner to the AHAC/SHIP Board.

[201114_2021-2022 Commission Assignments - Ward_20210506.pdf](#)
[201114_2021-2022 Commission Assignments - Saco_20210506.pdf](#)
[201114_2021-2022 Commission Assignments - Duncan Walker_20210506.pdf](#)
[201114_2021-2022 Commission Assignments-Arreola_20210506.pdf](#)
[201114_2021-2022 Commission Assignments-Hayes-Santos_20210506.pdf](#)
[201114 Commission Assignments Selection Johnson_20210506.pdf](#)
[201114_Memo to Clerk-CCOM Committee Assignments-April 2021_20210506.pdf](#)

BD-4 [201001.](#) **Commissioner Gail Johnson - House Bill 1 (NB)**

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

Legislative History

4/1/21 City Commission Approved, as shown above

BD-5 [201147.](#) **Update on Rental Housing Program Implementation (B)**

Explanation: This purpose of this item is to provide a brief update to the City Commission regarding implementation of the Rental Housing Program. City staff recently held four virtual webinars to share information with property owners and community members about the City's rental housing ordinance and permitting program set to begin on October 1, 2021. During the question and answer period of the webinars, staff received numerous questions ranging from simple inquiries (e.g. how much does the permit cost?) to more complicated questions (My HOA for my condo rental property maintains a common roof, how can I make insulation upgrades if my HOA is unable or unwilling to comply?). Staff has included some of the most frequently asked questions in the backup for Commission reference.

From these questions, staff identified several items that warranted Commission discussion and if necessary, direction to staff to prepare amendments to the ordinance prior to October 1, 2021.

1. Amend the ordinance to specifically exempt owner-occupied units where one or more of the rooms are rented to an occupant not interrelated to the owner

2. Amend the ordinance to specifically exempt non-owner occupied units where occupants that are interrelated to the owner currently reside (e.g. Parent owns second home where daughter or son resides).

In addition to those items, staff has identified the need to include an option for the City to assess a "no-show" inspection fee for when an owner or

tenant fails to show up for a scheduled and properly noticed inspection and neglects to make arrangements to reschedule the inspection with the City. The City incurs a cost when an inspector is scheduled and sent to complete an inspection on a unit and the owner or tenant is not there to provide access. The “no show” fee will ensure that the City is adequately capturing the costs incurred in this scenario.

3. Amend the ordinance to establish a “no show” inspection fee in Appendix A.

Strategic Connection:

Goal 3 of the City Commission’s Strategic Plan concerns making Gainesville a great place to live and experience with the implementation of the rental housing ordinance identified as the top priority under the FY2021 Management Actions.

Fiscal Note: N/A

RECOMMENDATION

The City Commission: 1) Discuss potential amendments and provide direction to staff, as needed.

[201147A Residential Rental Unit Presentation FAQs 20210506](#)

BD-6 [200977.](#)

East and West University Avenue and North and South 13th Street Corridor Study - Authorization of a Task Assignment under a Professional Engineering and Consulting Services Agreement (B)

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

Explanation: The City of Gainesville is committed to increasing pedestrian safety on University Avenue and 13th Street. This agreement will expand the scope of the corridor study in Task Assignment 1, dated March 12, 2021, and approved by commission on February 18, 2021, item #200821.

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

Fiscal Note: The cost of the study is quoted at between \$117,000 and \$150,000, depending upon the exact parameters of the study agreed upon by commission. \$18,570 will be utilized from the Campus Development Agreement Capital Projects Fund (CDA) tied directly to the campus area on SW 13th Street. The remaining amount of \$131,430 will come from Fund Balance via a budget amendment which was approved on April 15.

RECOMMENDATION

The City Commission will choose one (1) of the five

(5) contract options offered in the Task Assignment and authorize the City Manager (or designee) to execute the agreement between the City of Gainesville and HDR Engineering Inc. for the East and West University Avenue and North and South 13th Street Corridor Study, subject to review by the City Attorney as to form and legality.

[200977A_HDR_CorridorStudy_AdditionalSegments_TA#2_04012021](#)

BD-7 201106. Rebalancing Boards and Filling Vacancies (NB)

AGENDA UPDATE - REMOVE ITEM

Explanation: At its October 7, 2019 Regular Meeting, the City Commission requested that staff present a solution to reestablish staggered terms of city boards. A few boards have a number of members whose terms end at the same time, thereby leaving few members with institutional knowledge left on the board. It is important to achieve a balance between retaining a certain portion of members with institutional knowledge while also reinvigorating the board with new members who may have fresh ideas.

In order to rebalance those boards, the City Clerk proposes to send a letter to the affected boards requesting current members volunteer to lengthen or shorten their terms. If more members volunteer than are needed to rebalance the board, the Clerk will select the members who have served the least amount of total time on the board to lengthen their term. If there is an insufficient number of volunteers, the Clerk will lengthen the terms of the shortest serving members.

If lengthening a member's term would violate a term limit in the Code, the Clerk will request volunteers to shorten terms. If there is an insufficient number of volunteers, the Clerk will shorten the terms of the longest serving members. Another option is for boards in which member terms are unlimited, the Clerk can request volunteers to shorten their current term and then reappoint the member to a full term upon expiration of the shortened term.

When the Clerk has developed a plan to rebalance a specific board/committee with lengthened and/or shortened terms of members, the Clerk's Office will place the plan on a Commission agenda for approval of the appointments for those new terms.

The Clerk requests City Commission direction in establishing procedures for filling vacancies after the boards have been rebalanced. Moving forward, the Clerk proposes certain procedures for filling vacancies. It takes approximately 2-3 months from the date the Clerk advertises an opening to filling the position. If a member resigns with less than 6 months remaining in the term, the new appointee will not begin their term until the expiration of the prior term for that position. If a member resigns with more than 6 months left in their term, the Clerk will advertise the position for a term to fill the number of months remaining in the vacant position's term. When a member's resignation is effective, the Clerk will remove that member from the quorum roster and leave the position open until the position is filled with a new appointee.

Fiscal Note: N/A

RECOMMENDATION

The City Commission approve the board rebalancing plan.

CC COMMISSION COMMENT

PLEDGE OF ALLEGIANCE

PR PROCLAMATIONS/SPECIAL RECOGNITIONS (PR)

PR-1 [201148.](#) Kidney Disease Awareness Month May, 2021 (B)

RECOMMENDATION

Living With Dys Founder Ambre Minty to accept the proclamation.

[201148_Kidney Disease Awareness_20210506](#)

PR-2 [201149.](#) Youth Week May 1-7, 2021 (B)

RECOMMENDATION

Elks Lodge #990 Past Exalted Ruler Dayna Miller and Elks Lodge #990 Exalted Ruler Susan Senterfitt to accept the proclamation.

[201149_Youth Week_20210506](#)

PR-3 [201150.](#) International Internal Audit Awareness Month May, 2021 (B)

RECOMMENDATION

UF Health Shands Director of Audit Services John Byrd; UF Internal Audit Office Chief Audit Executive Dhanesh Ranga and AvMed Director of Audit Services Tonya Carrigan to accept the proclamation.

[201150_International Internal Audit Awareness Month May_20210506](#)

PR-4 [201194.](#) Alachua County Public Schools Teachers and Staff Month - May, 2021(B).

AGENDA UPDATE - ADDED ITEM

RECOMMENDATION

Alachua County School Board Communications Director Jackie Johnson to accept the proclamation.

[201194_Alachua County Public Schools Teachers and Staff Month_20210506](#)

BD-8 [201109.](#) **City Parking Lot # 10 - Recommendation on Development Proposal (B)**

This item involves City Commission review of a recommendation on development for City Parking Lot #10 prepared by Colliers International.

Explanation: On January 7, 2021, the City Commission approved a Colliers International Offering of Memorandum designed to solicit proposals for City Parking Lot #10.

Subsequent to the Commission approval, Colliers modeled the solicitation process on the City's procurement process with marketing of the Offering, a pre-bid meeting, provision of a response to questions from prospective developers, follow up questions of prospective developers, review of submitted proposals and offering of a recommendation.

Three (3) proposals were received for City Parking Lot #10 from: Ken McGurn, AMJ Group, Inc. and Predesco Property Investments, LLC. Colliers has summarized the features of the proposals in their accompanying memorandum and provided a recommendation.

The Predesco Property Investments, LLC proposal is recommended by Colliers based upon the substance of the proposal and its alignment with the City's vision (incorporating a grocery retail component and workforce housing) for downtown redevelopment as expressed in the Offering and due to its lack of contingencies requested for implementation of the project associated with the proposed purchase price.

Predesco is a south Florida developer located in Boca Raton, Florida and has done projects in South Florida and some recent work in the City of Gainesville at 1614 W. University Avenue, the former UF Bookstore.

The proposed purchase price by Predesco is \$2,950,000 and their proposal indicates that they would seek to utilize the City parking garage to accommodate needed parking for the project.

Strategic Connection

Goal 3, A Great Place to Live & Experience

Fiscal Note: An appraisal of City Parking Lot #10 in December, 2020 indicates an estimated market value of \$2,975,000.

RECOMMENDATION

The City Commission: 1) hear a presentation from staff and Colliers International; and 2) authorize the City Manager to negotiate and the City Manager and Mayor to execute, respectively, a Contract for Sale and Purchase, a Special Warranty Deed, and all related documents needed to transfer property ownership rights from the City to Predesco Property Investments, LLC for City Parking Lot

#10, conditional on development of the property consistent with Predesco's Proposal to Purchase and Develop submission dated February 18, 2021, with approval from the City Attorney as to form and legality.

[201109.A OM LOT 10 final 20210506](#)

[201109.B Appraisal-City of Gainesville Lot 10 2020-153 final 20210506](#)

[201109.C 104 SW 1st Ave \(COG-Lot 10\) Proposal Comparisons final 20210506](#)

[201109.D Lot 10 Memorandum final 20210506](#)

[201109.E City Lot 10-McGurn final 20210506](#)

[201109.F Colliers 104 Southwest 1st Avenue - AMJ Proposal final 20210506](#)

[201109.G SPREDESCO P21030417120 final 20210506](#)

RE RESOLUTIONS - ROLL CALL REQUIRED (RE)

RE-1 [201152.](#) Resolution Regarding the Chapter 164 Dispute Over the Public Safety Radio System (B)

Resolution No. 201152

A resolution of the Gainesville City Commission providing a solution to the chapter 164 dispute over public safety radio system for fiscal year 2021; providing an effective date.

Explanation: On January 13th, 2021 the Board of County Commissioners initiated the dispute resolution process set forth in Chapter 164, Florida Statutes because of concerns they had regarding correspondence received from GRUCOM over the state of payment for services and the amount being charged for services. Pursuant to the procedure set forth in Chapter 164, Florida Statutes the Executive Officers of the City, GRU and the County met on February 1st and 15th, 2021 and came to agreement on terms regarding the issues raised in the dispute resolution process. The Resolution describes the understanding between the City and the County regarding the dispute.

RECOMMENDATION *The City Commission adopt the proposed resolution.*

[201152A draft resolution 20210506](#)

RE-2 201078. Grand Oaks Cluster Subdivision, Phase 2, Final Plat (B)

Petition CC-21-09 SUB. CHW, LLC. Agent for Weseman Development, LLC. Final plat review for 96 lots on 25.90 acres, Grand Oaks Cluster Subdivision, Phase 2, located in the vicinity of SW 17th Road and SW 60th.

Terrace. (Related to Legislative Matter #180304 and Petition DB-18-56 SUB)

AGENDA UPDATE - REMOVE ITEM

Explanation: This petition is a request for Final Plat approval for Phase 2, of the Grand Oaks Cluster subdivision at Tower Road. The development is located in the vicinity of SW 17th Road and SW 60th Terrace. The overall Grand Oaks Cluster subdivision received Design Plat approval on October 18, 2018 for 308 lots and Final Plat approval for Phase I on March 7, 2019, which included 126 lots. This item is for Final Plat of Phase 2, containing 96 lots; there is one additional phase pending future development.

The Development Review Board approved the design plat of the Grand Oaks Cluster subdivision at Tower Road at a public hearing held April 28, 2018. On October 18, 2018 the City Commission approved the design plat in accordance with Section 30-3.37. C. 8. B. of the Code of Ordinances.

Staff reviewed the application and finds that it is consistent with the approved Design Plat and the standards of the Land Development Code.

Fiscal Note: None.

RECOMMENDATION

Planning Staff to City Commission - The City Commission adopt the resolution approving the final plat of Phase 2, of the Grand Oaks Cluster subdivision, Phase 2, located in the vicinity of SW 17th Road and SW 60th Terrace.

201078A_Final Staff Report with Atthmts A and B PB-21-09 SUB_20210506

201078B_Final Plat Maps for Phase 2 Grand Oaks_20210506

201078C_Final PPT PB-21-09 SUB Grand Oaks Phase 2_20210506

201078D_REVISED_Resolution - Final_20210506

RE-3 [201169.](#)

Acceptance of an Airports Coronavirus Response Grant Program (ACRGP) Grant No. 3-12-0028-046-2021 in the amount of \$2,293,744 (B)

AGENDA UPDATE - NEW BACK-UP

Explanation: The Gainesville-Alachua County Regional Airport Authority (GACRAA) received an offer from the U.S. Department of Transportation, Federal Aviation Administration (FAA) for an Airport Coronavirus Response Grant Program (ACRGP) Grant No. 3-12-0028-046-2021 in an amount up to \$2,293,744.00 to help offset a decline in revenues arising from diminished airport operations and activities as a result of the COVID-19 public health emergency.

GACRAA submitted to the FAA an Airport Coronavirus Response Grant application dated February 16, 2021 and provided a copy to the City of Gainesville.

Because the City of Gainesville retains title to the land upon which Gainesville Regional Airport operates, the City of Gainesville, in addition to GACRAA, must formally accept all federal grant offers.

GACRAA on April 22, 2021, adopted Resolution No. 21-016, which accepted and authorized execution of the grant offer.

Strategic Connection

Goal 4: Resilient Local Economy

Fiscal Note: FAA ACGRP grants do not require a local match and the Gainesville Regional Airport implements the proceeds of the grant consistent with all applicable grant assurances as outlined in the Airport CEO's letter dated April 20, 2021.

RECOMMENDATION

The City Commission adopt the resolution and authorize the Mayor and City Attorney to execute and the City Clerk to certify said Grant Agreement.

[201169.A Resolutions 21-016 Executed final 20210506](#)

[201169.B Letter to City re 46 final 20210506](#)

[201169.C GNV-SOG-3-12-0028-046-2021-Grant Agreement - unsigned final ;](#)

[201169.D Resolution Draft final 20210506](#)

RE-4 [201170.](#)

Acceptance of an Airports Coronavirus Response Grant Program (ACRGP) Grant No. 3-12-0028-047-2021 in the amount of \$58,524 (B)

AGENDA UPDATE - NEW BACK-UP

Explanation: The Gainesville-Alachua County Regional Airport Authority (GACRAA) received an offer from the U.S. Department of Transportation, Federal Aviation Administration (FAA) for an Airport Coronavirus Response Grant Program (ACRGP) Grant No. 3-12-0028-047-2021 in an amount of \$58,524 to provide relief from rent and minimum annual guarantees to on-airport car rental, on-airport parking and in terminal airport concessions as a result of the COVID-19 public health emergency. This grant offer represents an addendum to grant no. 3-12-0028-046-2021.

GACRAA submitted to the FAA an Airport Coronavirus Response Grant application dated February 16, 2021 and provided a copy to the City of Gainesville.

Because the City of Gainesville retains title to the land upon which Gainesville Regional Airport operates, the City of Gainesville, in addition to GACRAA, must formally accept all federal grant offers.

GACRAA on April 22, 2021, adopted Resolution No. 21-017, which accepted and authorized execution of the anticipated grant offer.

Strategic Connection

Goal 4: Resilient Local Economy

Fiscal Note: FAA ACGRP grants do not require a local match and the Gainesville Regional Airport implements the proceeds of the grant consistent with all applicable grant assurances as outlined in the Airport CEO's letter dated April 20, 2021.

RECOMMENDATION

The City Commission adopt the resolution and authorize the Mayor and City Attorney to execute and the City Clerk to certify said Grant Agreement.

[201170.A Resolutions 21-017 Executed final 20210506](#)

[201170.B Letter to City re 47 Concessions Addendum final 20210506](#)

[201170.C GNV-SOG-3-12-0028-047-2021-Grant Agreement - unsigned final 2](#)

[201170.D Resolution Draft final 20210506](#)

PUBLIC HEARINGS (PH)

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

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

ADJOURNMENT - 9:21 PM