

# City of Gainesville

City Hall  
200 East University Avenue  
Gainesville, Florida 32601



## **Meeting Agenda - Final-Revised**

**December 3, 2020**

**1:00 PM**

**MODIFIED AGENDA**

**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 and transparent 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 are voted on together in one motion. These items are not discussed separately. The Commission may remove an item to discuss it during the meeting or at a later meeting.. This process saves time for the Commission to discuss items on the Regular Agenda.

**Adoption of Regular Agenda:** The Commission must approve the order of items on the Regular Agenda, which is the list of items set for discussion. The Commission can also re-order or remove 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 add a comment to the official record.

**Submit Written Public Comment:** You may write a public comment on any City Commission Meeting agenda item. Visit our website, [www.cityofgainesville.org](http://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](http://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 request public comment on specific agenda items during discussion. Speakers may have three (3) minutes and comments must stay focused on the agenda topic at hand.

**Early Public Comment:** The Commission has created Early Public Comment to allow community members to 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.

**We look forward to a productive meeting and are glad you have joined us.**

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

*"Individuals are encouraged to participate in City of Gainesville meetings. In general, speakers will be limited to 3 minutes for general public comment once during the meeting. Speakers who wish to participate in early public comment will be limited to 3 minutes to speak on one agenda item or 5 minutes if they wish to speak on several agenda items. If speakers do not participate in early public comment, speakers will be limited to 3 minutes per agenda item. 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****CA ADOPTION OF CONSENT AGENDA (CA) - GRU, General Government, Audit & Finance Committee and General Policy Committee Items****CA-1 [200553.](#) Approval of Minutes from the November 19 and November 24, 2020 City Commission Meetings (B)**

**RECOMMENDATION**      *The City Commission approve the November 19 and November 24, 2020 minutes.*

[200533\\_November 19, 2020 Minutes\\_20201203.pdf](#)

[200553\\_November 24 Minutes\\_20201203.pdf](#)

**CA-2 [200531.](#) Approval of a Joint City Commission/City Plan Board Meeting on February 15, 2021 (NB)**

*Explanation: At the November 5, 2020, City Commission meeting, there was a motion to schedule a joint meeting with the City Plan Board and have the recommendations discussed at the last meeting be updated and presented at that meeting.*

**RECOMMENDATION**      *The City Commission approve a Joint City Commission/City Plan Board meeting on February 15, 2021.*

**CA-3 [200160.](#) Interlocal Agreement Establishing the Joint Water and Climate Policy Board (B)**

*Explanation: The Joint Water Policy Committee, which consists of two County Commissioners, two City of Gainesville Commissioners, and one elected official from the remaining municipalities within Alachua County, began*

meeting in April 2015. The purpose of the committee was to discuss water issues within the region. At the time the committee was formed, no formal written agreement was put in place to define the structure of the committee. In 2020, the committee voted to broaden their scope to include climate change, and staff took the opportunity at that time to draft an interlocal agreement to formalize the role and processes of this board, officially add climate change related issues to the scope of the board and change the board's name to reflect that addition. The agreement was brought to the County Commission in July 2020 for approval and to the City Commission for approval on August 6, 2020. During that August 6 meeting, the Commission agreed to approve the interlocal agreement but to ask the County later to approve adding an additional member from the City and County Commissions. That change has been incorporated into the agreement and the change was approved by the County Commission on November 17, 2020. The revised agreement is now presented for City Commission approval.

*Fiscal Note: None.*

**RECOMMENDATION**      *Approve the revised Interlocal Agreement and authorize the Mayor to execute same.*

[200160 ILA Joint Water and Climate Policy Board 20200806](#)

[200160 Climate Advisory Committee Resolution 20200806](#)

[200160 Resolution 20200806.pdf](#)

[200160 ILA Joint Water Climate Policy Board Revised 20201203](#)

CA-4      [200547.](#)

**Appointment to the Joint Water and Climate Policy Board (NB)**

**RECOMMENDATION**      *The City Commission appoint Commissioner David Arreola to the Joint Water and Climate Policy Board.*

CA-5      [200556.](#)

**Appointments to City Commission Advisory Boards and Committees (B)**

**RECOMMENDATION**      *The City Commission appoint:  
Jonathan Coron to the Bicycle Pedestrian  
Advisory Board for a term to expire on 12/31/2023.*

*Mackenzie Green to the student seat of the City  
Beautification Board for a term to expire on  
9/30/2021.*

*Belinda Smith to SHIP - Affordable Housing  
Advisory Committee for a term to expire on  
7/1/2022.*

*Mackenzie Green to the student seat of the Student Community Relations Advisory Committee for a term to expire on 9/30/2021.*

*Elizabeth State to the student seat of the Tree Advisory Board for a term to expire on 9/30/2021.*

[200556\\_BPAB Application\\_20201203.pdf](#)

[200556\\_CBB Application\\_20201203.pdf](#)

[200556\\_SHIP-AHAC Application\\_20201203.pdf](#)

[200556\\_SCRAB Application\\_20201203.pdf](#)

[200556\\_TAB Application\\_20201203.pdf](#)

[200556\\_Advisory Board and Commission Ballot Form\\_20201203.pdf](#)

**CA-6      [200511.](#)      **Audit Report - General Government Non-Pension Investments (B)****

*Explanation: The General Government Non-Pension Investments Review was included in the City Auditor's 2020 Fiscal Year Audit Plan, Resolution #190633, approved on December 5, 2019. The City Auditor's Office conducted a review of General Government Non-Pension Investments processes and related internal controls. The objective of the engagement was to examine the internal control environment and governance of two designated non-pension investments portfolios (surplus operating funds and cemetery trust fund) and internal controls over a recently implemented Fuel Hedging Program, at management's request.*

**RECOMMENDATION**      *The Audit and Finance Committee recommends the City Commission accept the City Auditor's report.*

[200511\\_Audit Report General Government Non-pension Investments\\_2020111](#)

**CA-7      [200515.](#)      **Performance Reports for the City of Gainesville Operating Fund, General Employees' Pension Fund, Police Officers' and Firefighters' Pension Fund, Retiree Health Insurance Trust Fund, Evergreen Cemetery Trust Fund, and Gainesville Fuel Hedging Program (B)****

Audit & Finance Committee to review various quarterly investment and performance reports.

*Explanation: Per the City's Investment Policy (attached), quarterly investment and performance reports are required to be provided to the Audit and Finance Committee for review. The following FY 2020 4th Quarter (ended September 30, 2020) reports are submitted:*

- 1) General Government Operating Fund*
- 2) General Employees' Pension Plan*

- 3) Police Officers' & Firefighters' Pension Plan
- 4) Retiree Health Insurance Trust Fund
- 5) Evergreen Cemetery Trust
- 6) Fuel Hedging Program

*Fiscal Note:* General Government Operating Fund - FY 2020 year-end balance is \$155,677,281 with a total annual interest earned of \$1,585,925 and a fiscal year investment return of 1.18%.

General Employees' Pension Plan - FY 2020 year-end balance is \$415,322,703 with a fiscal year return of 4.07%.

Police Officers' & Firefighters' Pension Plan - FY 2020 year-end balance is \$243,155,356 with a fiscal year return of 7.1%.

Retiree Health Insurance Trust Fund - FY 2020 year-end balance is \$59,301,272 with a fiscal year return of 0.98%.

Evergreen Cemetery Trust - FY 2020 year-end balance is \$1,382,210 with a fiscal year return of 6.81%.

Fuel Hedging Program - During the fourth quarter, the Fuel Hedging Program produced a positive fuel cost (hedging realized loss) of approximately \$9,750 or approximately \$0.03 per gallon. As of September 30, 2020, there was an unrealized loss (contingent future positive fuel cost) of \$154,119 that corresponds to the time period October 2020 through February 2022. This is an unrealized loss of about \$0.07 per gallon on average for the time period for diesel and gasoline combined.

The projected returns of all the investment funds and fuel hedging program are included in the City's FY 2020 Budget.

**RECOMMENDATION**

*The Audit and Finance Committee recommends the City Commission accept the investment and performance reports.*

[200515A\\_2020\\_City\\_Investment\\_Policy.pdf](#)

[200515B\\_General\\_Government\\_Operating\\_Fund\\_Quarterly\\_Report\\_2020-09-30.pdf](#)

[200515C\\_Gainesville\\_General\\_Pension\\_Quarterly\\_Report\\_2020-09-30.pdf](#)

[200515D\\_Police\\_Officer's\\_&\\_Firefighter's\\_Pension\\_Plan\\_Quarterly\\_Report\\_2020-09-30.pdf](#)

[200515E\\_Retiree\\_Health\\_Trust\\_Quarterly\\_Report\\_2020-09-30.pdf](#)

[200515F\\_Evergreen\\_Cemetery\\_Trust\\_Fund\\_Quarterly\\_Report\\_2020-09-30.pdf](#)

[200515G\\_Fuel\\_Hedging\\_Program\\_Quarterly\\_Report\\_2020-09-30\\_v2.pdf](#)

CA-8      [200539](#).

**Request to Approve & Participate in "Local Food System Action Plan" Special Meeting (NB)**

This is a request for the City Commission to approve hosting and participating in a January 2021 special meeting.

*Fiscal Note:* None

**RECOMMENDATION**

*In recent years the City Commission has engaged in several discussions related to the topics of food*

access, food security, and food systems in our community. Between October 2018 and February 2019 the City Commission supported staff in the Office of Strategic Initiatives engaging in a community-based participatory research process to bring a more diverse population of residents and local stakeholders into the discussion of food accessibility issues. Interviews and informal focus groups were conducted to gain insight about the specific challenges that neighbors face in terms of food access and security, as well as learn about the different community resources available that address these issues. On February 12, 2019 the City hosted a public workshop entitled "Gainesville's Food System: A Community Conversation" where the findings of this community-based participatory research was presented to the public in a forum that invited additional discussion regarding barriers our neighbors face to food access, as well as participation in breakout groups to brainstorm possible solutions to these problems. The brainstormed solutions generated by neighbors during this February 2019 workshop were compiled into a report and presented to the City Commission at a General Policy Committee meeting on March 27, 2019. Following staff's presentation, a motion was passed unanimously that directed staff to work with community partners to establish and support facilitation of a local food policy council or coalition, with the caveat that it would not initiate as an advisory board to the City Commission. This direction was taken by staff and through engagement with community partners has resulted in the formation of the Food System Coalition of Greater Gainesville. This grassroots group has continued to convene over the past 18 months and aims to serve as a networking space where diverse neighbors and stakeholders can come together to support a shared mission of improving access, justice and sustainability of our local food system.

Additionally, on August 6, 2020 the City Commission adopted the Action Agenda 2020-2021 that includes a High Priority Policy item of developing a "Food Desert Elimination Action Plan." This item has been retitled as the "Local Food System Action Plan," as per the memo sent by the City Manager to the City Commission on November 2, 2020. This action plan builds upon

staffs' previous work related to food access and incorporates the feedback and suggestions provided to staff via the February 2019 workshop as well as meetings of the Food System Coalition of Greater Gainesville.

CA-9      [200543.](#)      **Content Management System Award Recommendation (B)**

*Explanation:* 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.

*Fiscal Note:* The total cost proposed by OpenCities:

- Implementation: \$59,750 + SaaS Fee \$24,360 = Year 1 total of \$84,110

- Annual License: \$28,000 (reduce the annual SaaS by 13%) cost savings \$3,640 annually

- Estimated 5 Year Total: \$181,550

**RECOMMENDATION**

The City Commission authorizes 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.



[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](#)

**CA-10      [200555.](#)      **Award of Contract for Group Life Insurance to the Standard Insurance Company as Proposed by Gallagher Benefits Services (B)****

This item involves a request for the City Commission to approve the selection of the Standard Insurance Company as the provider for Group Life Insurance Benefit.

*Explanation: The City of Gainesville provides employer paid life insurance to all regular employees who work twenty hours or more and all retirees. The benefit varies based on the employee's base salary. All regular full-time employees receive a benefit of \$50,000. Regular employees who work less than full-time receive a benefit equal to two times their annual salary with a maximum benefit of \$50,000. The benefit for Charter Officers is two-times their annual salary up to \$250,000 and is included in their employment contracts.*

*The City issued a Request for Proposal for Group Life Benefits in 2020 for a three year term, but was interested in rate guarantees beyond the initial three year term. As a result of this process, the City received nine responses to the RFP. The proposals were evaluated by staff based on price and the ability to match the City's current life insurance benefit, including a requirement that all current covered employees and retirees would continue to be covered without a loss of benefit. The policy form was rated as a pass/fail and each company was evaluated based on financial strength and the ability to perform the services provided and finally price. Since only those life insurance companies that matched the City's benefit requirements could be considered, price was essentially the factor that had the most impact on the selection process. The lowest bid, submitted by the Standard, was \$0.27/\$1000 and represents a reduction in the rate currently paid by approximately 17%*

*Using the above criteria, and considering this is a price driven selection process, staff rated the proposal submitted by Standard Insurance Company through Gallagher Benefits Services as the lowest qualified proposal. The proposal of \$0.27/\$1000 was less than any other proposal. The coverage offered is identical to the coverage currently provided. The Standard Insurance Company has guaranteed the rate of \$0.27/\$1000 for three years and included a carrier option to negotiate additional rate*

*guarantees based on loss performance for two additional years.*

*Fiscal Note: Funds of approximately \$400,000 have been included in the proposed Fiscal Year 2021 Employee Health and Accident Benefits Fund operating budget.*

**RECOMMENDATION**

*The City Commission: authorize 1) the selection for Group Life Insurance to The Standard Insurance Company as proposed by Gallagher Benefit Services for three years beginning January 1, 2021. 2) the issuance of a Purchase Order in an amount sufficient to cover the applicable charges for Group Life Insurance, and 3) the City Manager or designee to negotiate and execute, subject to the approval of the City Attorney as to form and legality, the documents necessary to place the insurance policy through Gallagher Benefits Services.*

[200555A\\_210000-Submittal-Reliance Standard\\_20201203.pdf](#)

[200555B\\_210000-Minimum Qualifications Check List - Complete\\_20201203.pdf](#)

[200555C\\_210000-RFP-Bid Package-Group Term Life\\_20201203.pdf](#)

[200555D\\_210000-Department Recommendation\\_Group Life\\_RFP\\_20201203.p](#)

[200555E\\_210000-Bid Record\\_20201203.pdf](#)

[200555F\\_210000-Submittal-Minnesota Life Insurance\\_20201203.PDF](#)

[200555G\\_210000-Submittal-Sun Life\\_20201203.PDF](#)

[200555H\\_210000-Submittal-MetLife\\_20201203.PDF](#)

[200555I\\_210000-Submittal-Symetra\\_20201203.PDF](#)

[200555J\\_210000-Submittal-The Hartford\\_20201203.pdf](#)

[200555K\\_210000-Submittal-The Standard\\_20201203.PDF](#)

[200555L\\_210000-Addendum 2 - Attachment 2-Life E-Contract-Symetra\\_202012](#)

[200555M\\_210000-Addendum 2-Attachment 3-Symetra Invoice\\_2020-09\\_20201](#)

[200555N\\_210000-Addendum 2-Attachment 1-Retiree Census\\_20201203.pdf](#)

[200555O\\_210000-Addendum 2- Group Term Life\\_20201203.pdf](#)

[200555P\\_210000-Attachment 3-Risk Life Insurance Census\\_20201203.pdf](#)

[200555Q\\_210000-Attachment 2-Retiree LI census\\_20201203.pdf](#)

[200555R\\_210000-Addendum 1- Group Term Life\\_20201203.pdf](#)

**CA-11**     [200536.](#)

**Request to Purchase Self-Contained Breathing Apparatus (SCBA) for Gainesville Fire Rescue Hazardous Materials Team (B)**

This item requests City Commission approval for the issuance of a purchase order to Thermo Fisher Scientific not to exceed \$115,000 for firefighter self-contained breathing apparatus during FY21.

## AGENDA UPDATE - NEW ITEM

*Explanation:* Self-contained breathing apparatus (SCBA) are necessary for firefighters to operate in dangerous environments for mitigation of hazardous materials incidents. GFR is scheduled to replace the SCBA units for the Hazardous Materials Team during FY21. Quotes for 14 SCBA air-paks were received from the two companies authorized in the State of Florida to sell the units required for compatibility with GFR's air-breathing system; Municipal Emergency Services and Thermo Fisher Scientific.

GFR has selected Thermo Fischer Scientific based on lowest bid and is ready to prepare a purchase order in an amount not to exceed \$115,000.

*Fiscal Note:* Capital improvement funds for the purchase are identified in the City's FY21 Financial and Operating Plan in account 352-820-E120-5220.

**RECOMMENDATION**

The City Commission authorize the City Manager to execute the purchase order not to exceed \$115,000 to Thermo Fisher Scientific for self-contained breathing apparatus.

[200536\\_GFR SCBA Quotes\\_20201203.pdf](#)

CA-12      [200557.](#)

**Request for Proposal (RFP) Staff Ranking City of Gainesville, FL - Temporary Personnel Services (B)**

**This item involves a request for the City Commission to approve staff's ranking for proposals associated with the City of Gainesville, FL - Temporary Personnel Services (GG and GRU).**

*Explanation:* A Request for Proposal (RFP) was released by the City's Procurement Division on June 8, 2020 with the intent to select one or more Temporary Personnel Service agencies to provide temporary staffing for (7) seven job categories: 1) General Office & Clerical Work, 2) Labor, Light-Lifting, 3) Maintenance, Labor-Heavy Lifting, 4) Child Care, 5) Food Services (Cooks, Wait Staff, Kitchen Staff, 6) CDL Drivers and 7) School Crossing Guards. This RFP was issued to provide Temporary Services to both GG and GRU departments. GG and GRU Procurement staff worked together to create the RFP and evaluate the submittals.

The RFP allowed the firms to submit proposals on one, many, or all of the categories, depending on the expertise of the agency.

The selected firm(s) will be responsible for providing competent, timely Temporary Staff as needed to City and GRU departments.

Since release of the RFP, a staff evaluation team inclusive of the Parks, Recreation, and Cultural Affairs, GRU Human Resources, GG Human

Resources and GRU Electric Utility Fund reviewed submittals from thirteen (13) entities whose proposals are consistent with the City's procurement procedures. Based on the written and technical proposals, a short list of agencies was invited to provide oral presentations.

As a result of the RFP evaluation process, staff has evaluated the proposals and ranked them in the following order:

**RANKING FOR GENERAL OFFICE, LIGHT LABOR, MAINTENANCE CATEGORIES**

1. Career Center, Inc. dba TempForce, LLC
  2. Waterfield Florida Staffing, LLC dba Action Labor and Staffing Connection
  3. Ad-VANCE Personnel Services, Inc.
  4. Coherent Staffing Solutions
- Recommendation of Award to Career Center, Inc. dba TempForce, LLC

**RANKING FOR CHILD CARE, FOOD SERVICE, CDL DRIVERS, SCHOOL CROSSING GUARDS CATEGORIES**

1. Waterfield Florida Staffing, LLC dba Action Labor and Staffing Connection
  2. Ad-VANCE Personnel Services, Inc.
  3. Coherent Staffing Solutions
- Recommendation of Award to Waterfield Florida Staffing, LLC dba Action Labor and Staffing Connection

*Fiscal Note:* Each department, as applicable, is responsible for budgeting for temporary services. The total spend for FY 2019: GG: \$1,608,155.56: GRU: \$849,290.64, with 80% of the spend in the General Office & Clerical Category. The contract will, at a minimum, increase the hourly bill rate by 15%.

**RECOMMENDATION**

The City Commission: 1) approve staff's recommended ranking of the proposals; and, 2) authorize the City Manager or designee to negotiate a contract and any related documents with number one (1) ranked Career Center, Inc. dba TempForce, LLC for the general office, light labor and maintenance categories, and number one (1) ranked Waterfield Florida Staffing, LLC dba Action Labor and Staffing Connection for the child care, food service, CDL drivers, and school crossing guards categories. Provided that the City Commission approves the ranking and the award recommendation, the City will negotiate a contract with each of the two top ranked companies. Should the City be unable to negotiate a satisfactory contract with one or both of the two top ranked companies, negotiations will be terminated and new negotiations will be initiated with the second most qualified company, and so on until a satisfactory contract is negotiated. The final contract is subject

to approval from the City Attorney as to form and legality.

[200557A\\_RFP-Bid Document FINAL w Addenda-Temp Personnel Services.pdf](#)

[200557B\\_Distribution of FY 2019 Spend\\_20201203.pdf](#)

[200557C\\_Submittal-Action Labor.PDF](#)

[200557D\\_Submittal-AdVANCE.pdf](#)

[200557E\\_Submittal-AP Recruiters & Associates.PDF](#)

[200557F\\_Submittal-BuzzClan.PDF](#)

[200557G\\_Submittal-Coherent Staffing Solutions.PDF](#)

[200557H\\_Submittal-FastTrack.PDF](#)

[200557I\\_Submittal-Midtown Group.PDF](#)

[200557J\\_Submittal-PIC Proposal-Redacted.pdf](#)

[200557K\\_Submittal-RADgov.PDF](#)

[200557L\\_Submittal-Sunshine Enterprise USA.PDF](#)

[200557M\\_Submittal-TECHStaff.PDF](#)

[200557N\\_Submittal-TempForce.PDF](#)

[200557O\\_Submittal-Tryfacta.PDF](#)

[200557P\\_Evaluation Form-Summary.xls](#)

[200557P\(a\)\\_Evaluation Form-Summary.xls](#)

[200557Q\\_Contract-Temporary Services -ACTION LABOR\\_20201203.pdf](#)

[200557R\\_Contract-Temporary Services-TEMPFORCE\\_20201203.pdf](#)

## 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. Individuals may choose to speak during any one of the General Public Comment periods during the meeting.**

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

**BD-1**

[200554.](#)

**Appointments to the Police Advisory Council (B)**

*AGENDA UPDATE - REVISED BACK-UP*

**RECOMMENDATION**

*The City Commission discuss appointments to the Police Advisory Council and take appropriate action.*

[200554\\_PAC Ballot & Applications\\_20201203.pdf](#)

BD-2

[200456](#)**City of Gainesville's Urban Forest Management Plan (B)**

*Explanation: The purpose of this item is to present the final draft of the City of Gainesville's Urban Forest Management Plan to the City Commission.*

*The City of Gainesville's Urban Forest Management Plan was developed through a collaborative effort supported by Gainesville's City Commission that involved all the departments of the City of Gainesville, the University of Florida, business and professional organizations, and citizens. This strategic plan for the management of Gainesville's urban forest addresses the numerous challenges to growing and maintaining a healthy urban forest in an efficient manner.*

*Gainesville's strategic urban forest management plan was developed with a 20-year planning horizon to meet the challenge of programmatic continuity by planning on a long-time framework. At the same time, it provides guidance for intermediate 5-year citywide work planning. In turn, it provides the direct input into short-term annual departmental operational plans and decision-making.*

*The initial step in the plan's development was to obtain an understanding of how Gainesville residents felt about their urban forest through a public survey, which received responses from a total of 739 residents. The results of the survey informed the work of the Public Committee on Urban Forestry Sustainability, which was comprised of 11 members representing a broad diversity of government, business, and neighborhood interests. Through a series of facilitated sessions, the Committee developed a consensus vision statement and series of goals for the plan.*

*Directors of all the City's departments then appointed members of the Internal Technical Advisory Committee (ITAC) to work on drafting the technical components of the plan. The ITAC worked through a deliberate step-by-step review and edit process over the course of several months. Their work resulted in a detailed set of Gainesville-specific elements, objectives, and performance indicators for urban forest management that reflected the perspectives of each department. The final draft of these items was reviewed for comments by the Public Committee.*

*The performance indicators for each element were then evaluated to determine the present state of urban forest management in Gainesville. Alternatives for action were then developed that, if implemented, would be expected to incrementally move each performance indicator to the next highest level. These alternatives were specific actions, policies, or programs that could be initiated by the City of Gainesville. A total of 158 quantifiable alternatives for action were developed, reviewed, and edited by the ITAC. The ITAC then reached consensus on a subset of 46 alternatives for action chosen to guide the first five years of the plan's implementation. These actions and intended outcomes are to become part of the annual departmental operational plans and individual work*

plans.

**Background:**

*On December 8, 2016, the General Policy Committee heard a presentation on recommendations by the Tree Ordinance Stakeholder Committee regarding proposed changes on uses of the tree mitigation fund. One of the recommendations was to fund the Urban Forest Ecological Analysis and Urban Forest Management Plan. The General Policy Committee approved funding from Wild Spaces/Public Spaces for the assessment and plan.*

*On October 12, 2017, the General Policy Committee heard a presentation by University of Florida researchers regarding the Urban Forest Ecological Assessment and next steps for the City of Gainesville's Urban Forest Management Plan. The General Policy Committee approved staff to work on contracting for the Urban Forest Management Plan. The Urban Forest Management Plan contract was approved in December 2018.*

*On June 13, 2019, the General Policy Committee heard a presentation on the progress of the Urban Forest Management Plan. At this time, the first steps of the management plan had been completed, including the public survey, establishment of the Public Committee on Urban Forest Sustainability, and development of a vision statement and goals for the management plan. Staff and University of Florida researchers presented the next steps of the plan, which were to form the ITAC and develop the key elements and objectives of the management plan based on the vision and goals developed by the Public Committee on Urban Forest Sustainability.*

*Fiscal Note: None.*

**RECOMMENDATION**

*The City Commission adopt the Urban Forest Management Plan as the strategic plan for management of the City of Gainesville's urban forest.*

[200456A Gainesville Urban Forest Management Plan 20201203](#)

[200456B\\_Urban Forest Management Plan Presentation\\_20201203](#)

**BD-3**      [200548.](#)

**Affordable Housing Contract for Sale and Purchase - Housing Trust Group, LLC (B)**

This item involves consideration of a proposed contract with Housing Trust Group, LLC for City owned property located at 612 SE 21st Street (Parcel ID # 11339-000-000), adjacent to the Cornerstone project.

*Explanation: In October, 2020, Housing Trust Group LLC participated in the Local Government Area of Opportunity Funding process administered by the City of Gainesville in order seek a local contribution for its proposed affordable housing project, Village Estates, to be located in east Gainesville, adjacent to the Cornerstone Redevelopment Project.*

*Although the project did not receive the SHIP Affordable Housing Advisory Committee's number one ranking, nor the endorsement of that ranking by the City Commission, Housing Trust Group, LLC is still interested in pursuing a similar affordable housing project on the subject property.*

*The site is roughly 4.46 acres in size and Housing Trust Group, LLC is seeking to assemble this property with adjacent property to the west. Preliminary input was provided to the Housing Trust Group, LLC site development team on the Village Estates conceptual layout.*

*This proposed Contract for Sale and Purchase follows the revised provisions of the City's Real Property Policies with regard to solicitations involving affordable housing proposals. Section 2(b) of the Policy includes a provision which supports the disposition of larger sites of City owned property to address the community's affordable housing needs and to facilitate the dispersal of low-income, very low-income and extremely low-income housing units.*

*Multi-family/mixed-use properties must be disposed of in a competitive manner. However, the City Commission may determine that a non-competitive disposition of multi-family/mixed-use property is the best option to achieve the greatest public benefit in the provision of permanent affordable housing, and therefore it may consider offers received for affordable housing developments on multi-family/mixed-use property for approval.*

*Fiscal Note: The offered price for the subject property is \$840,000. The appraised value is \$179,000.*

**RECOMMENDATION**

*The City Commission: 1) hear a brief presentation from staff; 2) direct the City Manager to execute the Contract for Sale and Purchase with Housing Trust Group, LLC and related documents subject to approval of legal form by the City Attorney.*

[200548A Final-FARBAR Contract - City as Seller 11-10-2020 20201203.pdf](#)

[200548B HTG Appraisal 20201203.pdf](#)

[200548C HTG Village Estates Presentation 20201203.pdf](#)

[200548D HTG Electronic Correspondence 20201203.pdf](#)

[200548E Final CITY OF GAINESVILLE REAL PROPERTY POLICIES 202011](#)



The City Commission review the Phalanx Defense Systems, LLC request for overall debt forgiveness.

*Explanation: On May 19, 2016, the City Commission approved the ranking of proposals for the "Reuse/Development of the Former U.S. Army Reserve Property" and authorized City staff to begin negotiations with the top proposer Phalanx Defense Systems.*

*On September 1, 2016, the City Commission authorized the City Manager to execute a Purchase and Sale Agreement with Phalanx Defense Systems, LLC for disposition of the subject property in the amount of \$635,000 (the appraised market value of the northern portion of the subject property).*

*The purchase was secured by a mortgage provided by Phalanx Defense Systems, LLC to the City of Gainesville in the amount of \$635,000 at zero (0%) percent interest payable within 10 years (September, 2026), if not paid earlier or forgiven. In addition, a note dated the same date as the First Mortgage (September, 7, 2016) provided the terms under which debt forgiveness could be provided.*

*This included a maximum total amount of the loan eligible for forgiveness in the amount of \$535,000 regardless of Phalanx's actual expenditures or number of qualified jobs actually created. This was inclusive of a maximum cap of \$335,000 towards qualified actual expenditures for repair, remediation, and improvements on the property and a maximum cap of \$200,000 for qualified new full time job creation and retention.*

*On February 15, 2018, the City Commission approved the forgiveness of \$335,000 due to Phalanx Defense Systems actual expenditures of approximately \$533,000 in various building repair, remediation and improvements put into the Army Reserve Property.*

*Recently, Phalanx Defense Systems, LLC has provided a letter certifying employment of 23 individuals based upon the tiered system that defines the status of the employee and the associated amount of forgiveness eligible to be granted under provisions of the note; a total not to exceed \$120,000 may be available to be forgiven subject to further audit/verification of required documentation.*

*In addition, Phalanx Defense Systems provided a requested pedestrian path and bike trail over the eastern portion of the Premises, leading to CITY owned property south and adjacent to the Premises valued at roughly \$20,000 and though not contemplated in the note's forgiveness provisions that forgiveness could be considered at this time should the City Commission desire to do so.*

*Phalanx Defense Systems, LLC is requesting that the City Commission forgive the entirety of the debt at this time based upon the aforementioned job creation and other building and community investments.*

*Fiscal Note: In the event the City Commission wishes to grant full debt forgiveness per Phalanx Defense Systems, LLC request in the amount of \$300,000, rather than the maximum eligible \$200,000 (for a total of \$535,000) remaining per executed documents, the City Commission would waive its right to the \$100,000 payment at maturity.*

**RECOMMENDATION**

*The City Commission: 1) hear a brief presentation from staff; 2) direct staff to forgive a portion of the debt regarding job creation in an amount not to exceed \$120,000 based upon further audit/verification of required documentation; 3) direct staff to forgive a portion of the debt in the amount of \$20,000 for provision of a City requested pedestrian path and bike trail over the eastern portion of the Premises; and 4) direct staff on overall requested debt forgiveness.*

[200546A\\_City Letter LF\\_20201203.pdf](#)

[200546B\\_City Letter Nov\\_20201203.pdf](#)

[200546C\\_Mortgage - Recorded\\_20201203.pdf](#)

[200546D\\_Phalanx AmendedandRestatedPromissoryNote\\_20201203.pdf](#)

[200546E\\_Easement - Recorded\\_20201203.pdf](#)

**BD-5**      [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.*

*Fiscal Note: None at this time.*

**RECOMMENDATION**

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

[190564A Old Fire Station 1 PROPOSED ITN Criteria Summary 20191121](#)  
[190564B Old Fire Station 1 Conceptual Design Costs WJA 2018\\_09-18 2019](#)  
[190564C Old Fire Station 1 Appraisal 082019 20191121](#)  
[190564D 082219 GPC Cultural Center Update 20191121](#)  
[190564E Presentation 20191121](#)  
[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](#)  
[190564H ITN for Old Fire Station#1 REBID-Bid Tabulation.pdf](#)  
[190564I TN for Old Fire Station#1 REBID-EVAL WRITTEN UF evaluator#1.pdf](#)  
[190564J ITN for Old Fire Station#1 REBID-EVAL WRITTEN UF evaluator#2.pdf](#)  
[190564K ITN for Old Fire Station#1 REBID-EVAL WRITTEN UF evaluator#3.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 .pdf](#)  
[190564O ITN for Old Fire Station#1-Submittal UF part 3 .pdf](#)  
[190564P ITN for Old Fire Station#1-Submittal UF part 4 .pdf](#)  
[190564R ITN for Old Fire Station#1-Submittal UF part 6.pdf](#)  
[190564Q ITN for Old Fire Station#1-Submittal UF part 5 .pdf](#)  
[190564S ITN for Old Fire Station#1-Submittal UF part 7.pdf](#)  
[190564T ITN for Old Fire Station#1-Submittal UF part 8.pdf](#)  
[190564U ITN for Old Fire Station#1-Submittal UF part 9.pdf](#)  
[190564W ITN for Old Fire Station#1-Submittal Larsen Highpoint-Part 1.pdf](#)  
[190564V ITN Old FS#1-UF Response to Questions for clarification.pdf](#)  
[190564X ITN for Old Fire Station#1-Submittal Larsen Highpoint-Part 2.pdf](#)

**BD-6**      [200561.](#)

**Culture Audit (B)**

**RECOMMENDATION**

*Commissioner Ward asks the City Commission to discuss the Oregon Department of Revenue report and take any action it deems appropriate.*

[200561\\_Oregon DOR Revenue\\_Culture Audit Report\\_20201203.PDF](#)

**BD-7**      [190408.](#)

**Allocate Additional Funding for the Transitional Campground at the Empowerment Center (NB)**

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

*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 Hungary (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 36 former Dignity Village residents.

Earlier this year, 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.

City staff is working to identify funds to replace the previously anticipated County funds. Currently identified funds will allow the campground to continue to provide current service levels through the end of May 2021.

*Fiscal Note:* City staff have identified \$219,602.41 of the \$299,136.00 ACCHH requested for the second year of services. Staff is continuing to work to identify the remaining \$79,533.59. The funding identified, \$219,602.41, has come from the following:

- Dignity Village salary savings and operating savings
- Closing out old Neighborhood Improvement accounts
- Recognizing Homeless meter donations
- Reconciling Family Unification Program budget

**RECOMMENDATION**

Staff recommends that the City Commission: 1) Allocate the \$219,602.41 that staff has identified for the second year of Transitional Campground services; and 2) Request staff to continue to work to identify the remaining \$79,533.59 requested by ACCHH for Transitional Campground services in FY21.

**BD-8**

[200491.](#)

**Downtown Hyatt Place Development Agreement (B)**

*Explanation:* In the heart of Downtown, a Hyatt Place mixed-use development is being permitted for construction to begin by year-end. The ~\$30M project will include one building totaling 132,000 sf of hotel, retail and residences and

has frontage along SE 1st Avenue, SE 1st Street, South Main Street and SE 2nd Street. The initial site plan approval was given by the City in November of 2019; leaving the right-of-way around the project in its current condition.

The Developer, Magnolia Street Hospitalities, LLC, approached the GCRA about a partnership to improve the right-of-way surrounding the site with potential improvements to create better public spaces along all four edges. An interdepartmental team consisting of GCRA, Public Works, Mobility and Planning reviewed and discussed the proposed improvements and the Public Works Department provided a not to exceed cost estimate for the proposed improvements. That estimate is the basis for the total amount eligible for reimbursement once completed, inspected/approved and the appropriate paperwork is submitted for reimbursement.

Similar to development agreements completed by the GCRA in Innovation Square and Midtown; the GCRA will give a presentation of the proposed improvements to the right-of-way that would be completed by the Developer as part of their project timeline and delivery. An explanation of the process and costing information regarding each discrete task is outlined in the draft development agreement as "Exhibit B." If approved by the City Commission, this agreement would be finalized and executed by the City Manager, once approved as to form and legality by the City Attorney.

At the November 17, 2020 GCRA Advisory Board meeting, the Board made the following motion on item # 200491: To approve the draft development agreement as presented with a recommendation that the City Commission press upon the developer to follow-up on their commitment to diversity in hiring practices and that the developer to coordinate with any local businesses on any scheduling of right-of-way and potentially objecting construction. The vote on the motion was 6 to 5 recommending approval. The Board's discussion will be addressed during the presentation.

*Fiscal Note:* The total cost estimate for the improvements in the public right-of-way is \$385,727.96. Funding will be utilized from the Downtown Trust Fund's W256 in the amount of \$256,154 and in the GCRA Fund W821 (\$129,573.96 plus \$38,572.80 contingency) for a total amount of \$424,300.76, which includes 10% contingency for unforeseen conditions. The City has the sole right to approve contingency expenditures and the Developer is not entitled to the use of it.

**RECOMMENDATION**

*City Manager to the City Commission: Approve draft development agreement as presented and authorize the City Manager to finalize and execute the agreement once approved as to form and legality by the City Attorney.*

[200491\\_A\\_Hyatt Place GCRAB Presentation 2020.12.03.pptx](#)

[200491\\_B\\_Hyatt Place DRAFT Development Agreement 2020.12.03.pdf](#)

[200491\\_C\\_2020.07 Existing Conditions Photos 2020.12.03.pdf](#)

[200491\\_D\\_Hyatt GNV COG CRA 2020.11.19\\_20201203.pdf](#)

BD-9

[200182.](#)

### Heartwood Update (B)

*Explanation: At the June 16, 2020 GCRA Advisory Board meeting, the Advisory Board made a request for Staff to look into different options on how to minimize HOA Fees with a focused effort on the 11 affordable lots in the Heartwood neighborhood. As staff worked through different possible scenarios to reduce HOA costs, there was an opportunity to apply Gainesville's Racial Equity Tool Kit to the Heartwood project, specifically the decision to include GRUCom as an internet provider in the neighborhood.*

*In an effort to respond to the Advisory Board's requests and meet the City's equity goals for the Heartwood neighborhood, Staff returned to the Board on August 19, 2020 to discuss the results from the Racial Equity Tool Kit analysis. The Board reviewed the analysis and provided a recommendation to the City Commission to "not move forward with the GRUCom contract at this time."*

*Item #200182 was heard by the GCRA Advisory Board on August 19, 2020 with the following motions resulting: 1) allow the homeowners as the HOA to decide who is going to be their provider for internet services and recommend not moving forward with GRUCom at this time, and 2) direct staff to seek to transfer the HOA costs associated with the streetlights to the City or GRU. The motion passed with 6 in favor, 5 opposed, and 4 absent.*

*Item #200277 will go to the GCRA Advisory Board at a virtual workshop scheduled for 11/30/2020.*

*At today's City Commission meeting, GCRA Staff will update the Commission on this Advisory Board conversation and recommendation and provide a general update on the Heartwood Project and next steps.*

*Fiscal Note: None*

#### RECOMMENDATION

*City Manager to the City Commission: Hear update from GCRA Staff and consider the recommendation from the GCRA Advisory Board.*

*GCRA Advisory Board to the City Commission (August 19, 2020): Allow the homeowners as the HOA to decide who is going to provide them with internet services and recommend not moving*

*forward with the GRUCom contract at this time.*

[200182\\_B\\_Equity\\_Toolkit\\_Worksheet\\_HEARTWOOD\\_2020.12.03.pdf](#)

[200182\\_A\\_Heartwood\\_Update\\_December\\_03\\_2020\\_Presentation-2020.12.03.ppt](#)

**BD-10**      [200464.](#)                      **Pedestrian Safety (B)**

**RECOMMENDATION**                      *The City Commission discuss and take action, as necessary.*

[200464A\\_Legal\\_Bulletin\\_2018-10\\_20201203.pdf](#)

[200464B\\_Ordinance\\_No.\\_2018-06\\_20201203.pdf](#)

**CC**      **COMMISSION COMMENT**

**PR**      **PROCLAMATIONS/SPECIAL RECOGNITIONS (PR)**

**PR-1**      [200541.](#)                      **World AIDS Day, Judge Not! - December 1, 2020 (B)**

**RECOMMENDATION**                      *Community Advocates Natalie Davis Douglas, Leslie Howell, Marvene Edwards, Angela Pretto, Morris Sherman, and Gay Koehler-Sides to accept the proclamation.*

[200541\\_Proclamation\\_World\\_AIDS\\_Day\\_Judge\\_Not!\\_20201117](#)

**PR-2**      [200540.](#)                      **2020 Election Cycle Alachua County Election Worker Day- December 3, 2020 (B)**

**RECOMMENDATION**                      *Alachua County Supervisor of Elections Kim A. Barton to accept the proclamation.*

[200540\\_Proclamation\\_2020\\_Election\\_Cycle\\_Alachua\\_County\\_Election\\_Wo](#)

**PR-3**      [200552.](#)                      **Lung Cancer Awareness Month November, 2020 (B)**

**RECOMMENDATION**                      *ALCSI Representatives Ms. Maggie Yang, Ms. Alexandra Potter, and Dr. Chi-Fu Jeffery to accept Proclamation.*

[200552\\_Lung\\_Cancer\\_Awareness\\_Month\\_2020\\_20201120](#)

**RE**      **RESOLUTIONS - ROLL CALL REQUIRED (RE)**

**RE-1      [200526.](#)      **Resolution for a Public Transportation Grant Agreement - Public Transit Block Grant Program for RTS Operating Assistance for FY 2020/2021 (B)****

*Explanation:* This item is a request to adopt a Resolution authorizing the City Manager to execute a Public Transportation Grant Agreement (PTGA) between the City of Gainesville and Florida Department of Transportation (FDOT) to accept the allocation for Gainesville of \$2,313,414 from the Public Transit Block Grant Program for FY 2020/2021 Operating Assistance.

FDOT allocates state block grant funds for public transit systems each year. The allocations are based on a three-part formula that includes population, ridership, and vehicle miles operated. For FY 2020/2021, the allocation for Gainesville is \$2,313,414, an increase of \$173,384 from last year's allocation. The RTS block grant provides a 50% reimbursement for eligible operating costs associated with operating, maintaining, and managing a transportation system.

FDOT requires the governing board of each public transit system to adopt a resolution authorizing the acceptance of these funds.

*Fiscal Note:* The Public Transportation Grant Agreement requires the City of Gainesville to match the funding. Funds in the amount of \$2,313,414 for this match are available in the FY 2020/2021 RTS operating budget.

**RECOMMENDATION**      The City Commission adopt the Resolution.

[200526A\\_Draft FY21 Block Grant Resolution\\_20201203](#)

**RE-2      [200527.](#)      **Resolution for 5310 Grant Application (B)****

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

*Explanation:* Federal funds are available through the Federal Transit Administration (FTA) and the Florida Department of Transportation (FDOT) 5310 Enhanced Mobility of Seniors and Individuals with Disabilities grant program, for RTS to apply for funds assisting with the purchase of paratransit trips and a paratransit van.

Applications for the grant are due December 18, 2020. FDOT requires that resolutions submitted with Federal grant packages have specific



verbiage and be adopted within 30 days of the application due date. RTS is requesting that the City Commission pass the Resolution allowing the application to go forward to apply for much needed paratransit trips and a replacement paratransit van to ensure safe transport to City of Gainesville neighbors riding fixed route trips.

*Fiscal Note:* The 5310 grant program is administered by FDOT through a competitive process. Funds are allocated in the RTS FY21 budget to provide the required matches, if either grant is awarded. RTS anticipates requesting approximately \$77,185 for the capital 5310 grant application, and will use its capital replacement funds received from the RTS Paratransit Contract for the required 10% match. For the Demand Response trip service 5310 grant application, RTS will request \$50,000; the 50% match for the grant is allocated in the FY21 RTS budget.

**RECOMMENDATION**            The City Commission adopt the Resolution.

[200527A Draft 5310 Resolution 20201203](#)

RE-3            [200528.](#)

### Resolution for 5311 Grant Application (B)

**This item is a request for the City Commission to adopt a Resolution to allow the Regional Transit System (RTS) to apply for a 5311 Grant to assist with costs for provision of transportation service in rural sections of RTS fixed route service in areas adjacent to the City of Gainesville and within RTS's service area.**

*Explanation:* Federal funds are available through the Federal Transit Administration (FTA) and the Florida Department of Transportation (FDOT) for Formula Grants for Rural Areas Operating Assistance. RTS will be applying for funds that if awarded, will provide assistance with costs for fixed route transportation service in the rural areas adjacent to the City of Gainesville and within RTS's service area. Provision of this service to rural areas enables those living outside the City limits to travel for work, health care, and other activities within the City of Gainesville.

Applications for the grant are due December 18, 2020. FDOT requires that resolutions submitted with Federal grant packages have specific verbiage and be adopted within 30 days of the application due date. RTS is requesting that the City Commission pass the Resolution allowing the application to go forward to apply for much needed support for transportation services.

*Fiscal Note:* The funding associated with this type of 5311 grant is for operating costs related to provision of transportation in rural sections of RTS fixed route service, and requires a 50/50 match. RTS is requesting FDOT grant funds in the amount of \$385,540 for a grant total of \$771,080, and the revenue match is provided from the FY21 contract with Alachua County for several routes touching the rural areas.

**RECOMMENDATION**

*The City Commission adopt the Resolution.*

[200528A Draft 5311 Resolution 20201203](#)

**PUBLIC HEARINGS (PH)****SR ORDINANCES, 2ND READING - ROLL CALL REQUIRED (SR)****SR-1 [180115.](#) Ordinance Regulating Micromobility Services (B)**

Ordinance No. 180115

An ordinance of the City of Gainesville, Florida, amending Chapter 26 of the City Code of Ordinances to create Article VII Micromobility Services, to regulate micromobility services within the City of Gainesville, Florida; establishing permit requirements; establishing operational requirements; establishing revocation, appeals and suspension processes; amending Appendix A - Schedule of Fees, Rates and Charges to establish regulatory fees; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation: This ordinance passed on first reading on March 5, 2020. However, due to the pandemic, the second reading was cancelled. Due to the length of time that has passed since the first reading, this ordinance has been re-advertised for a first reading on November 19, 2020 and a second reading on December 3, 2020.*

*Micromobility devices are motorized transportation devices, including electric scooters and motorized bicycles, made available for public use by reservation through an online application for point to point trips. Micromobility services rent micromobility devices on a short term basis. The micromobility services allow users to begin and end trips at any location following local parameters for parking. Mobility is enhanced as the devices can provide "door to door" access and are not limited to docking station locations. Micromobility services can remotely control the speed of the micromobility devices and the locations users can take the devices. At the end of a ride, the user can leave the micromobility device in any authorized location.*

*The proposed ordinance will regulate micromobility services, but not users. A micromobility service must apply for a permit from both the City and the University of Florida in order to operate within the City. The ordinance limits the number of micromobility services allowed to operate in the City to 3 companies. The initial fleet for each micromobility service will be between 100-200 micromobility devices. The ordinance includes a fee schedule for permitting and a \$0.15 per ride fee to cover costs of this new regulatory program. The ordinance requires the micromobility*

service to provide an education plan to alert users of safe operation and parking requirements, an emergency plan for removal of micromobility devices in anticipation of severe weather, insurance and performance bond, and data sharing requirements. Micromobility devices will only be allowed to operate at speeds of 15 miles per hour or less. Micromobility devices will only be allowed to operate between the hours of 6:00 a.m. to 10:00 p.m. The ordinance also provides rules for parking, rebalancing, and removal of micromobility devices. Equity goals will be promoted by requiring 10% of the fleet, or more at the director's discretion, to be placed in a specific zone and requiring micromobility services to have payment/access options for unbanked users.

*Fiscal Note:* Staff will collect and analyze data and report the findings about usage, complaints, and crash reports to the City Commission. Staff will be assigned to enforce the ordinance. The revenue associated with the permitting fees and \$0.10 of the \$0.15 per ride fee will be allocated to the Department of Mobility to fund regulatory program administration costs and fund a temporary part-time position to assist with enforcement and outreach/education. Five cents (\$0.05) of the \$0.15 per ride fee will be allocated toward development and implementation of Vision Zero strategies under the Department of Mobility's administration, which will benefit the micromobility regulatory program.

**RECOMMENDATION**            The City Commission adopt the proposed ordinance.

[180115\\_DocklessSystemPresentation\\_GPC\\_20180927.pdf](#)

[180115\\_GPC-20180927.pdf](#)

[180115\\_draft ordinance\\_20200305.pdf](#)

[180115\\_draft ordinance\\_20201119.pdf](#)

SR-2            [180999.](#)

### **Living Wage Requirements for Contractors (B)**

Ordinance No. 180999

An ordinance of the City of Gainesville, Florida, amending Article IX of Chapter 2 of the Code of Ordinances relating to Living Wage Requirements; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation:* The City Commission currently has a Living Wage Ordinance applicable to certain contracts with the City. The Commission stated its desire to expand the application of the Living Wage Ordinance much like Alachua County's ordinance, but with less restrictions.

On September 10, 2020, an older draft version of the revised living wage ordinance was placed on the agenda for the general policy committee to consider. While the general policy committee only had minor changes to the older version of the ordinance, additional research and analysis has been completed and the ordinance revised. This ordinance, brought for

*first reading, includes revisions recommended by staff to address situations not contemplated by the older draft version of the ordinance.*

*Highlights of the newest draft are as follows:*

*- Covered employee - the ordinance will only apply to employees of a service contractor or subcontractor while that employee is directly working on a city contract.*

*- Covered services - this ordinance will not apply to the purchase of goods, or the purchase of software as a service (SaaS).*

*- The enforcement mechanism is through breach of contract, and, if required, subsequent termination of that contract if the breach is not resolved.*

*- Exceptions to the ordinance are listed in Section 2-619(c) ) of the proposed ordinance and are as follows:*

- 1. If a city solicitation for services results in no responsive bids/proposals/quotes, the applicable charter officer, or designee, may waive the living wage requirement and authorize award to the lowest bidder responsive to the other bid requirements.*
- 2. If the work to be performed under the contract is funded by a federal or state grant and that grant does not allow local living wage requirements.*
- 3. If the living wage requirements are precluded by law.*
- 4. Purchases made under state, federal, or other public agency agreements or cooperative contracts.*
- 5. Non-competitive situations as defined by the City's current Procurement Policy.*
- 6. For the emergency related services procured during a declared state of emergency.*
- 7. All other exceptions will need to be justified and waiver approved by the City Manager or designee for general government or the General Manager or designee for Gainesville Regional Utilities.*

**RECOMMENDATION**

*The City Commission adopt the proposed ordinance.*

[180999A\\_Alachua County Code\\_20190620.pdf](#)

[180999B\\_Gainesville City Code\\_20190620.pdf](#)

[180999C\\_Staff Comparison of Codes\\_20190620.pdf](#)

[180999D\\_Staff Report Dated October 2017\\_20190620.pdf](#)

[180999A\\_draft ordinance\\_20201119.pdf](#)

[180999\\_revised draft ordinance\\_20201119.pdf](#)

[180999 GRU LW Impact\\_2020\\_20201119](#)

[180999 GRU LW Impact\\_2024\\_20201119](#)

[180999 GRU Memo Living Wage Ord Impacts\\_20201119](#)

SR-3

[190986](#)**Land Use Change - North of SW Archer Road between SW 50th Street and SW 47th Street**

Ordinance No. 190986

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use categories of certain property from Alachua County Low-Density to City of Gainesville Residential Low-Density with an overlay of Planned Use District (PUD), which property is specifically described in this ordinance and is generally located north of SW Archer Road between SW 50th Street and SW 47th Street; amending Ordinance No. 090741 to include the subject property within that existing PUD and to increase the allowance for assisted living facility beds; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation: STAFF REPORT*

*NOTE: This ordinance was revised after first reading upon receiving guidance from the Florida Department of Economic Opportunity that this ordinance may proceed as a small-scale development amendment under Section 163.3184, Florida Statutes.*

*This ordinance will amend the Future Land Use Map of the Comprehensive Plan by changing the land use categories of certain recently annexed property from Alachua County Low-Density to City of Gainesville Residential Low-Density with an overlay of Planned Use District (PUD). The total land area for the subject property is 27.7 acres and is located north of SW Archer Road, east of SW 50th Street and west of SW 47th Street. The proposed largescale land use amendment would allow the redevelopment of the property as part of the existing Council on Aging assisted living medical facility, and will allow an additional 105 Assisted Living Facility (ALF) beds for a new allowed total of 415 beds.*

*The City Plan Board held a public hearing on February 27, 2020, where it voted to recommend approval of this amendment to the Future Land Use Map of the Comprehensive Plan.*

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

**RECOMMENDATION**

*The City Commission adopt the proposed ordinance.*

[190986A\\_draft ordinance\\_20200903.pdf](#)

[190986C\\_CPB200227MinutesDraft\\_20200903](#)

[190986D\\_StaffPPT\\_20200903](#)

[190986\\_revised draft ordinance\\_20201203.pdf](#)

SR-4      [190987.](#)

**Quasi-Judicial - Rezoning North of SW Archer Road between SW 50th Street and SW 47th Street (B)**

Ordinance No. 190987

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning certain property from Alachua County R-1A Single-Family Residential district, Alachua County R-1C Single-Family Residential district, and Alachua County Agricultural district to City of Gainesville Planned Development (PD) district, which property is specifically described in this ordinance and is generally located north of SW Archer Road between SW 50th Street and SW 47th Street; amending Ordinance No. 100604 to include the subject property within that existing PD and to increase the allowance for assisted living facility beds and to amend existing PD conditions; providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation: STAFF REPORT*

*NOTE: This ordinance was revised after first reading upon receiving guidance from the Florida Department of Economic Opportunity that its associated land use change ordinance (No. 190986) may proceed as a small-scale development amendment under Section 163.3184, Florida Statutes.*

*This ordinance amends the Zoning Map Atlas of the City of Gainesville by rezoning approximately 27.7 acres. On February 21, 2019 (Ordinance No. 180538) and September 5, 2019 (Ordinance No. 181065), the city voluntarily annexed the subject land. This PD amendment will allow redevelopment of the property as part of the existing Council on Aging assisted living medical facility, and will allow an additional 105 Assisted Living Facility (AL) beds for a new allowed total of 415 beds.*

*The requested rezoning is consistent with the Comprehensive Plan and meets all applicable review criteria. The City Plan Board held a public hearing on February 27, 2020, where it voted to recommend approval of this rezoning.*

*This ordinance requires two hearings and will become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by*

Ordinance No. 190986 becomes effective as provided therein.

[190987A\\_draft ordinance\\_20200903.pdf](#)

[190987B\\_BP-19-151\\_ZON\\_ArcherHealth\\_20200227](#)

[190987C\\_CPB200227MinutesDraft\\_20200903](#)

[190987D\\_StaffPPT\\_20200903](#)

[190987\\_revised draft ordinance\\_20201203.pdf](#)

SR-5 [160937.](#)

**Ordinance Relating to Non-Motorized Vehicles for Hire (B)**

Ordinance No. 160937

An ordinance of the City of Gainesville, Florida, amending and creating new sections within Chapter 28, Article II of the Code of Ordinances relating to Non-Motorized Vehicles for Hire; providing a severability clause; providing a repealing clause; and providing an immediate effective date.

*Explanation: The City's Vehicle for Hire Administrator recommends revisions to Article II. Non-Motorized Vehicles portion of Chapter 28 of the Code of Ordinances to more closely align Article II to Article I (the motorized vehicle portion of Chapter 28) in order to simplify the administration and enforcement of Chapter 28. This Ordinance requires two readings and shall become effective immediately upon adoption at second reading.*

*Fiscal Note: None.*

**RECOMMENDATION**

The City Commission adopt the proposed ordinance.

[160936\\_VFH Chapter 28 Article 2 Revision\\_20170504](#)

[160937\\_draft ordinance\\_20201105.pdf](#)

[160937\\_Presentation\\_20201105.pdf](#)

[160937\\_revised draft ordinance\\_20201119.pdf](#)

[160937\\_revised draft ordinance\\_20201203.pdf](#)

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

FR-1 [200254.](#)

**Land Use Change - 8.33 Acres of Property Located at 6224 SW 20th Avenue (B)**

Ordinance No. 200254

An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of

approximately 8.33 acres of property generally located at 6224 SW 20th Avenue, as more specifically described in this ordinance, from Residential Low-Density (RL) to Residential Medium-Density (RM); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation: STAFF REPORT*

*This ordinance is requested by the property owner to change the land use designation for approximately 8.33 acres of property, generally located at 6224 SW 20th Avenue, from Residential Low-Density (RL) to Residential Medium-Density (RM). The City Plan Board held a public hearing on August 27, 2020, where it voted to recommend approval of this land use change. This proposed amendment to the Comprehensive Plan involves a use of 10 acres or fewer and qualifies as a small-scale development amendment, and therefore under state law the City Commission may adopt this ordinance with a single public hearing.*

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

**RECOMMENDATION**      *The City Commission adopt the proposed ordinance.*

[200254\\_PB-20-67\\_StaffReportwithAppendiciesA-D\\_20200827](#)

[200254\\_draft ordinance\\_20201203.pdf](#)

[2020-12-03 CC 200254 Land Use Change PowerPoint.pdf](#)

FR-2      [200253.](#)

**Quasi-Judicial Rezoning - 8.33 Acres of Property Located at 6224 SW 20th Avenue (B)**

Ordinance No. 200253

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 8.33 acres of property generally located at 6224 SW 20th Avenue, as more specifically described in this ordinance, from Single/Multi-Family (RMF-5) to Multi-Family (RMF-8); providing directions



to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation:* **STAFF REPORT**

*This ordinance is requested by the property owner to rezone approximately 8.33 acres of property, generally located at 6224 SW 20th Avenue, from Single/Multi-Family (RMF-5) to Multi-Family (RMF-8).*

*The City Plan Board held a public hearing on August 27, 2020, where it voted to recommend approval of this rezoning. This ordinance requires two hearings and will become effective when the amendment to the City of Gainesville Comprehensive Plan adopted by Ordinance No. 200254 becomes effective as provided therein.*

*Fiscal Note:* None.

**RECOMMENDATION**

*The City Commission adopt the proposed ordinance.*

[200253 PB-20-66 StaffReportwithappendiciesA D 20200827](#)

[200253 draft ordinance 20201203.pdf](#)

[2020-12-03 CC 200253 Rezoning PowerPoint.pdf](#)

**FR-3**      [200252.](#)

**Text Change - Amending the Land Development Code Relating to Two-Family Dwellings (B)**

Ordinance No. 200252

An ordinance of the City of Gainesville, Florida, amending the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) relating to two-family dwellings; by amending Section 30-2.1 Definitions; by amending Section 30-4.16 Permitted Uses; and by amending Section 30-4.17 Dimensional Standards; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

*Explanation:* **STAFF REPORT**

*This petition is privately initiated by eda consultants, Inc., and proposes to amend the City's Land Development Code relating to two-family dwellings. The proposed text changes include the following:*

*A. A revised definition of attached dwelling*

*B. Addition of a definition of two-family dwelling*

*C. Amendments to the RMF-6, 7, and 8 zoning districts dimensional standards table*

*The text amendments to the Land Development Code will facilitate construction of vertical two-family dwellings in the RMF-6, RMF-7, and RMF-8 zoning districts with proposed new dimensional standards.*

Currently, the Land Development Code does not specify a definition for two-family dwellings. Additionally, the Land Development Code provides lot standards for two-family dwellings that are configured horizontally. The subject application requests amendment of the Land Development Code to allow vertical two-family dwellings in RMF-6, RMF-7, and RMF-8 zoning districts.

The City Plan Board, at its meeting of August 27, 2020, voted to recommend adoption of this ordinance.

**RECOMMENDATION**            The City Commission adopt the proposed ordinance.

[200252\\_PB-20-00055\\_StaffReportwithAppendicesA-C\\_20200827](#)

[200252\\_draft ordinance\\_20201203.pdf](#)

[2020-12-03 CC 200252 Text change for RMF 6 7 8.pdf](#)

[200550.](#)

**Equitable Development Update: Inclusionary Housing and Exclusionary Zoning Proposals (B)**

*Explanation:* This item is a request for the City Commission to consider waiving the competitive bid process and authorize the City Manager to enter into contract negotiations with HR&A Advisors, Inc. to assist the community and its neighbors with a variety of tasks related to equitable development work items identified by the City Commission.

Subsequent to the Commission's equitable development special meeting on August 31, 2020, the Department of Sustainable Development reached out to two consultants with known experience in work related to inclusionary housing policy development and exclusionary zoning analysis. The City received two proposals for work related to these items. Grounded Solutions Network, a national nonprofit membership organization engaged in housing work, offered a proposal to conduct economic analysis and policy design in order to create an inclusionary zoning program. The proposal price is approximately \$198,000. The City Manager also received a proposal from HR&A Advisors, Inc., who are currently engaged with the City in developing a new comprehensive plan centered on inclusion and racial and economic equity. The HR&A proposal covers both the inclusionary housing policy program design, as well as the exclusionary zoning analysis work. The proposal price is approximately \$180,000. Specific work items in the HR&A proposal include:

1.            Developing an inclusionary housing policy including in-depth market and financial feasibility analysis, program design, and an implementation plan;
2.            Analyzing the City's existing land development code for exclusionary zoning provisions and providing recommendations for

*amendments to remove barriers to affordable housing and further the City's equitable development goals; and*

3. *Development of two comprehensive policy strategy papers. These papers will identify innovative policies or programs that can be deployed individually or collectively to address short and long term housing challenges and further Gainesville's goal of creating a more equitable development framework.*

*Goal 1 of the City Commission's Strategic Plan concerns advancing efforts to make Gainesville a more equitable community. Additionally, the Commission identified development of affordable housing strategies as their top priority for their 2020-2021 policy agenda. Given the emphasis the Commission has placed on quickly addressing these critical issues, and the opportunity the HR&A proposal presents to link new programs and land development regulations with the future comprehensive plan, the City Manager is recommending the City Commission waive the competitive bid process and authorize the City Manager to enter into contract negotiations with HR&A Advisors, Inc. for the proposed scope of work.*

*Fiscal Note: The proposal price is approximately \$180,000. Specific work items in the HR&A proposal are outlined in the above explanation.*

**RECOMMENDATION**

1. *The City Commission waive their purchasing policy competitive bid process and authorize the City Manager to enter into contract negotiations with HR&A Advisors, Inc. for the proposed scope of work.*

2. *Alternatively, direct the City Manager to develop an RFP for professional services related to the creation of an inclusionary housing policy and program and analysis of exclusionary zoning elements within the Land Development Code.*

[200550A\\_Grounded Solutions - Inclusionary Housing Proposal\\_20201203.pdf](#)

[200550B\\_HR&A - Inclusionary Housing Proposal\\_20201203.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**