



City of Gainesville
City Commission Regular Meeting
AGENDA

Thursday, December 5, 2024, 10:00 a.m.

City Hall Auditorium
200 East University Avenue
Gainesville, FL 32601

Commission Members

Mayor Harvey L. Ward, Jr.
Mayor Pro Tempore Cynthia Moore Chestnut (At Large, Seat B)
Reina Saco (At Large, Seat A)
Desmon Duncan-Walker (District 1)
Ed Book (District 2)
Casey Willits (District 3)
Bryan Eastman (District 4)

The City Commission makes policy and conducts City business in an open forum. For information on how to attend the meeting and submit public comment, visit the City [Agendas & Meetings website](#).

Neighbors are welcome to attend meetings in person. Seating capacity may be limited. Fill out a comment card and give it to the meeting clerk to request to speak. Speakers will be called to share their comments in the order of sign-up.

The City Hall Auditorium and Roberta Lisle Kline Conference Room are equipped with hearing loop assistive listening systems. When using your own hearing aid, you must switch your device to Telecoil or "T" mode. If your hearing aid does not have a Telecoil mode, broadcast staff can provide a headset.

If you have a disability and need accommodation in order to participate in this meeting, please contact the Office of Equity and Inclusion 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.

A. CALL TO ORDER

Agenda Statement: The City of Gainesville encourages civil public speech. The Gainesville City Commission expects each person entering this chamber to treat others with respect and courtesy. Speakers are expected to focus on agenda items under discussion and avoid personal attacks or offensive comments. Threatening language is not allowed. Anyone who repeatedly disrupts the proceedings will be asked to leave. Signs, props, posters, food, and drink should be left outside the auditorium.

B. INVOCATION

Pastor Kenyarda Feathers, Williams Temple Church of God in Christ

C. ADOPTION OF THE AGENDA

Includes Consent and Regular Agenda Items

D. CONSENT AGENDA

1. **Approval of Minutes from the November 21, 2024 City Commission Meeting (B)**
Recommendation: The City Commission approve the minutes from the November 21, 2024 meeting.
2. **2024-882 - Invitation to Bid Award for Fleet Vehicle Tire Maintenance and Repair Services (B)**
Department: Transportation

Description: Request for the City Commission to approve the Invitation to Bid Award to Advanced Tire Service LLC, the lowest bidder for Fleet Vehicle Tire Maintenance and Repair Services.

Fiscal Note: The estimated two and a half-year period cost is \$250,000. Funding will be allocated from Fleet Management Services (#1501) and Regional Transit System Maintenance (#1405) Cost Centers.

Recommendation: The City Commission: 1) approve the recommended award and 2) authorize the City Manager or designee to execute a contract with the lowest bidder for Fleet Vehicle Tire Maintenance and Repair Services, subject to approval by the City Attorney as to form and legality.
3. **2024-887 Appointments to the City Of Gainesville's Advisory Boards and Committees (B)**
Department: Office of the City Clerk

Fiscal Note: This item has no fiscal impact

City Commission Meeting Agenda

Recommendation: City Commission appoint:

- Chris Mallinson to the Bicycle Pedestrian Advisory Board for a term ending December 31, 2027;
- Morgan Kelley to the Citizens Advisory Committee for Community Development for a term ending October 31, 2027;
- Anna Stansly to the Gainesville Cultural Affairs Board for a term ending September 30, 2025 and Emmanuel Frantz and Leslie Rios for a term ending September 30, 2027;

- Gabriel Perez as Student Member to the Gainesville Human Rights Board for a term ending September 30, 2025;
- Susan Jacobson to the Nature Centers Commission for a term ending October 31, 2027;
- Casey Werner to the Regional Transit System Advisory Board for a term ending September 30, 2027;
- Clark Wood to the SHIP Affordable Housing Advisory Committee for a term ending December 31, 2026;
- Marc Frank and Larsen McBride to the Tree Advisory Board for a term ending December 31, 2028.

4. 2024-556 Informational Item: Upcoming City Events List (NB)

Department: Office of Communications & Marketing

Description: An informational report to summarize upcoming events of interest to the City Commission.

Fiscal Note: There is no fiscal impact.

Recommendation: The City Commission receive the informational list.

5. 2024-906 Department of Homeland Security Grant Program Hazmat Sustainment (HSGP) (B)

Department: Gainesville Fire Rescue

Description: Request for the Commission to authorize the City Manager or designee to accept a federally-funded subaward from the Department of Homeland Security and enter into a grant agreement with the State of Florida Division of Emergency Management for Gainesville Fire Rescue to purchase hazardous materials program sustainment supplies.

Fiscal Note: This is a reimbursement grant not to exceed \$86,995.00 and does not require a match.

Recommendation: The City Commission: 1) authorize the City Manager or their designee to accept the award for funding not to exceed \$86,995.00; and 2) enter into the grant agreement and to execute other necessary documents subject to approval by the City Attorney as to form and legality.

6. **2024-910 Meridian Behavioral Healthcare and City of Gainesville Cooperative Agreement for Co-Responder Team (B)**

Department: Gainesville Police Department

Description: Request for the City Commission to approve the City entering into a Cooperative Agreement with Meridian Behavioral Healthcare, Inc. for the Co-Responder Teams that provide clinician/mental health services in an amount not to exceed \$199,504.80. The one-year agreement provides the City will fund the salaries of two (2) mental health clinicians with the option to extend the agreement three times for one year terms each.

Fiscal Note: The cost of each clinician's annual salary is \$99,752.37, totaling \$199,504.74 per year for both clinicians. This amount will be rounded up to \$199,504.80 in order to accommodate a 12-month billing cycle of \$16,625.40 per month. Funding is available in the Gainesville Police Department's FY 2025 Operating Budget.

Recommendation: The City Commission authorize the City Manager and/or designee to proceed with entering into the Cooperative Agreement with Meridian Behavioral Healthcare, Inc., for a Co-Responder Team and execute the Cooperative Agreement, subject to review and approval by the City Attorney as to form and legality.

7. **2024-911 Use of Federal Law Enforcement Contraband Forfeiture Funds for Purchase of Ballistic Vests for Field Service Technicians (NB)**

Department: Gainesville Police Department

Description: Request for the City Commission to approve the use of Federal Law Enforcement Contraband Forfeiture Funds for the purchase of ballistic vests for the Gainesville Police Department's Field Service Technicians.

Fiscal Note: The anticipated cost of the ballistic vests will not exceed \$20,000. The uncommitted balance of the Federal Law Enforcement Contraband Fund as of September 30, 2024 is \$359,373.

Recommendation: The City Commission approve the use of the Federal Law Enforcement Contraband Forfeiture Trust Fund totaling \$20,000 for ballistic vests for Police Field Service Technicians.

8. **2024-918 Danielle Dixon v. City of Gainesville; Case No. 2024-CA-955 (NB)**

Department: City Attorney

Fiscal Note: Funds are available in the City's General Insurance Fund.

Recommendation: The City Commission 1) approve the terms of the settlement reached during negotiations following court-ordered mediation; and 2) authorize the City Attorney to settle the claim of *Danielle Dixon v. City of Gainesville*; Case No. 2024-CA-955; Eighth Judicial Circuit, in and for Alachua County, Florida.

E. EARLY PUBLIC COMMENT ON AGENDA ITEMS

Members of the public who are unable to wait for their agenda item(s) to be called during the meeting may speak during Early Public Comment. Comment is limited to three (3) minutes on one agenda item or five (5) minutes on two or more agenda items. Speaking during Early Public Comment waives the right to comment on later agenda items.

F. BUSINESS DISCUSSION ITEMS - MORNING

1. 2024-897 Contract for Purchase and Sale of Real Property for the Redevelopment of Old RTS Administration and Maintenance Facility (B)

Department: Office of the City Manager

Description: Request for City Commission approval of a Contract for Purchase and Sale of Real Property with The Knot Climbing Gym, LLC for redevelopment of the former RTS Maintenance and Administration facility located south of Depot Park.

Fiscal Note: The Purchase Price for site acquisition is \$2,350,000, the proceeds of which will be reinvested into another transit capital project pursuant to Federal Transportation Agency (FTA) regulations. The total planned private investment is approximately \$19-27 million over the next seven years.

Recommendation: The City Commission direct 1) the City Manager, or designee, to execute the Contract for Purchase and Sale of Real Property regarding Tax Parcel ID #16005-000-000 and ID #16004-000-000 and all related documents subject to approval of form and legality by the City Attorney, or designee, 2) authorize the Mayor, or designee, to execute and deliver, and the City Clerk, or designee, to attest the Special Warranty Deed conveying fee simple title, and 3) authorize and direct pursuant to 270.11, Fla. Stat. that the Special Warranty Deed include a release and discharge of all of the City's oil, gas, and mineral rights on the subject property.

2. 2024-871 Lot #10 - Sixth Purchase and Sale Agreement Amendment (B)

Department: Office of the City Manager

Description: This item represents the sixth amendment to the Lot #10 Purchase and Sale Agreement (PSA). The property owner AMJ Group, Inc. has requested a one-year extension of the terms of the agreement.

Fiscal Note: N/A

Recommendation: The City Commission approve the extension request for Lot #10 and authorize the City Manager to execute the sixth amendment to Contract for Sale and Purchase for Lot #10 subject to approval by the City Attorney as to form and legality.

3. **2024-908 Quarterly Housing Update (B)**

Department: Housing & Community Development

Description: Quarterly update on the City's housing initiatives

Fiscal Note: Funding for these initiatives has been allocated through various sources including the Community Development Block Grant Program, the HOME Investment Partnership Program, the State Housing Initiatives Partnership Program, the American Rescue Plan Act, HOME ARP and the ConnectFree Program.

Recommendation: The City Commission: 1) hear the quarterly Housing update presentation from the Department of Housing & Community Development; 2) approve the use of \$1M to subsidize the development of affordable housing consistent with the Draft Notice of Funding Availability (NOFA) presented by staff; and 3) approve the use of \$400,000 to subsidize the development of the City's Accessory Dwelling Units (ADU) program.

4. **2024-869 Ratification of Agreement between the International Association of Firefighters (IAFF), Local 2157, and the City of Gainesville for October 1, 2024 through September 30, 2027 (B)**

Department: Human Resources Department

Description: This item is to ratify a three-year successor agreement between the City and the IAFF Bargaining Unit.

Fiscal Note: Costs for FY25 will be supported by personnel savings and anticipated fire inspection revenues. Costs for FY26 and FY27 will be included in the department budget, respectively.

Recommendation: The City Commission ratify the Agreement between the International Association of Firefighters (IAFF), Local 2157, and the City of Gainesville, extending the Agreement through September 30, 2027.

5. **2024-907 Downtown Gainesville Ambassador Program Update (B)**

Department: Gainesville Community Reinvestment Area

Description: The Gainesville Community Reinvestment Area to provide an update to the City Commission on the progress of the Downtown Ambassador Program.

Fiscal Note: No fiscal impact at this time.

Recommendation: The Gainesville City Commission receive an update from staff on the Downtown Gainesville Ambassador Program.

G. RESOLUTIONS – MORNING (Roll Call Required)

Unless mandated by statute to occur in the evening; may include Advocacy Resolutions and Binding Resolutions.

12:00-1:00 PM Lunch Break

H. CALL TO ORDER

I. GAINESVILLE HISTORY MOMENT

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J. EARLY PUBLIC COMMENT ON AGENDA ITEMS

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K. GENERAL PUBLIC COMMENT

Members of the public may speak for up to three (3) minutes per meeting on any item not on the agenda. General Public Comment may be submitted in advance by pre-recorded voice message only. The General Public Comment period shall not exceed 30 minutes total.

L. BUSINESS DISCUSSION ITEMS - AFTERNOON

1. 2024-888 Appointment to the City Plan Board (B)

Department: Office of the City Clerk

Description: The City Plan Board is a seven-member citizen board appointed by the City Commission, with an additional non-voting member appointed by the Alachua County School Board. It reviews and makes recommendations on petitions, special use permits, land use, zoning, and Comprehensive Plan and Land Development Code changes.

Fiscal Note: This item has no fiscal impact.

Recommendation: The City Commission discuss the appointment and take the necessary actions.

2. 2024-904 Election of the Mayor Pro Tempore (NB)

Department: Office of the City Commission

Fiscal Note: This item has no fiscal impact.

Recommendation: The City Commission elect the Mayor Pro Tempore.

M. RESOLUTIONS - AFTERNOON (Roll Call Required)

N. PUBLIC HEARINGS (Including Planning Petitions)

1. 2024-617 Land Use Change – 6 Acres of Property Located North of NE Waldo Road and NE 39th Avenue Intersection (B)

Department: Office of the City Attorney

Description: Ordinance No. 2024-617

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 6 acres of property generally located north of the NE Waldo Road and NE 39th Avenue intersection, as more specifically described in this ordinance, from Public and Institutional Facilities (PF) to Industrial (IND); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Fiscal Note: N/A

Recommendation: The City Commission adopt the proposed ordinance.

2. 2024-618 Quasi-Judicial – Rezoning 6 Acres of Property Located North of NE Waldo Road and NE 39th Avenue Intersection (B)

Department: Office of the City Attorney

Description: Ordinance No. 2024-618

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 6 acres of property generally located north of the NE Waldo Road and NE 39th Avenue intersection, as more specifically described in this ordinance, from Airport Facility (AF) to Limited Industrial (I-1); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Fiscal Note: N/A

Recommendation: The City Commission adopt the proposed ordinance.

3. **2024-318 Land Use Change – 715.54 Acres of Property Located in NW Gainesville, Bordered by US 441, Turkey Creek Forest, NW 43rd Street, and NW 68th Place (B)**
Department: Office of the City Attorney

Description: Ordinance No. 2024-318:

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 715.54 acres of property generally located on four parcels in NW Gainesville, bordered by US 441, Turkey Creek Forest, NW 43rd Street, and NW 68th Place, as more specifically described in this ordinance, from Single-Family (SF) to Conservation (CON) and Public and Institutional Facilities (PF); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Fiscal Note: N/A

Recommendation: The City Commission adopt the proposed ordinance.

4. **2024-319 Quasi-Judicial - Rezoning 715.54 Acres of Property Located in NW Gainesville, Bordered by US 441, Turkey Creek Forest, NW 43rd Street, and NW 68th Place (B)**

Department: Office of the City Attorney

Description: Ordinance No. 2024-319

An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 715.54 acres of property generally located on four parcels in NW Gainesville, bordered by US 441, Turkey Creek Forest, NW 43rd Street, and NW 68th Place, as more specifically described in this ordinance, from Residential Single-Family (RSF-1) to Conservation (CON) and Public Services and Operations (PS); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Fiscal Note: N/A

Recommendation: The City Commission adopt the proposed ordinance.

O. **ORDINANCES: ADOPTION READING - AFTERNOON (Roll Call Required)**

P. **ORDINANCES: SECOND READING - AFTERNOON (Roll Call Required)**

1. 2024-743 Land Development Code Amendment – Base Flood Elevations (B)

Department: Office of the City Attorney

Description: Ordinance No. 2024-743

An ordinance of the City of Gainesville, Florida, amending the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) related to Base Flood Elevation standards for buildings, structures, and manufactured homes, as more specifically described in this ordinance; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

Fiscal Note: N/A

Recommendation: The City Commission adopt the proposed ordinance.

2. 2024-410 Land Development Code Amendment - Outdoor Lighting Regulations (B)

Department: Office of the City Attorney

Description: Ordinance No. 2024-410:

An ordinance of the City of Gainesville, Florida, amending Section 30-6.12 of the Land Development Code (Chapter 30 of the City of Gainesville Code of Ordinances) relating to lighting requirements in nature parks; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

Fiscal Note: N/A

Recommendation: The City Commission adopt the proposed ordinance.

3. 2024-913 Public Property and Rights-of-Way Obstructions and Prohibited Activities Ordinance (B)

Department: Office of the City Attorney

Description: Ordinance No. 2024-834

An ordinance of the City of Gainesville, Florida, amending Article V of Chapter 23 of the Code of Ordinances relating to obstructions and prohibited activities on public property and rights-of-way, including public camping or sleeping; amending Section 2-339 of the Code of Ordinances providing for enforcement; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

Fiscal Note: N/A

Recommendation: The City Commission adopt the proposed ordinance.

Q. ORDINANCES: FIRST READING - AFTERNOON (Roll Call Required)

R. COMMISSION COMMENT

4:30 - 5:30 PM Dinner Break

S. CALL TO ORDER

T. PLEDGE OF ALLEGIANCE

Littlewood Safety Patrol

U. PROCLAMATIONS & SPECIAL RECOGNITIONS

1. 2024-909 Video Games Are Epic Day (B)

Department: Office of the City Clerk

Description: Proclamation

Fiscal Note: This item has no fiscal impact.

Recommendation: To be presented to Arthur Miller.

V. EARLY PUBLIC COMMENT ON AGENDA ITEMS

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W. RESOLUTIONS - EVENING (Roll Call Required)

Required by state law to be heard at 5:00 pm or later.

1. 2024-912 First Budget Amendment to the FY 2025 Financial and Operating Plan Budget (B)

Department: Office of Management and Budget

Description: A Resolution of the City Commission of the City of Gainesville, Florida; relating to its general government budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025; amending Resolution No. 2024-733 by making certain adjustments to the General Government Financial and Operating Plan Budget; and providing an immediate effective date.

Request to amend the FY 2025 General Government Financial and Operating Plan to reflect additional revenue and expenditure appropriations through September 30, 2025.

Fiscal Note: The recommended amendments are funded either by increases in revenue appropriations or offset by decreases in expenditures.

Recommendation: City Commission adopt the proposed resolution.

X. BUSINESS DISCUSSION ITEMS - EVENING

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1. 2024-899 Sine Die for Commissioner Reina Saco (NB)

Department: Office of the City Clerk

Recommendation: The City Commission would like to recognize outgoing City Commissioner Reina Saco.

- Y. PUBLIC HEARINGS (Including Planning Petitions)
- Z. ORDINANCES: ADOPTION READING - EVENING (Roll Call Required)
- AA. ORDINANCES: SECOND READING - EVENING (Roll Call Required)
- AB. ORDINANCES: FIRST READING - EVENING (Roll Call Required)
- AC. COMMISSION COMMENT
- AD. ADJOURNMENT

If later than 10:00 pm, the Commission may waive the rules to extend the meeting or may schedule a date/time to continue the meeting.