



**City Commission Regular Meeting  
MINUTES**

**December 5, 2024, 10:00 a.m.  
City Hall Auditorium  
200 East University Avenue  
Gainesville, FL 32601**

Members Present: Commissioner Book, Mayor Pro Tempore Chestnut, Commissioner Duncan-Walker, Commissioner Eastman, Commissioner Saco, Mayor Ward, Commissioner Willits

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**A. CALL TO ORDER**

Meeting called to order at 10:00 a.m.

**B. INVOCATION**

Pastor Kenyarda Feathers, Williams Temple Church of God in Christ

**C. ADOPTION OF THE AGENDA**

**CONSENT AGENDA UPDATES:**

2024-918 Danielle Dixon v. City of Gainesville; Case No. 2024-CA-955, New Item, Explanation: Requested by the City Attorney

**REGULAR AGENDA UPDATES:**

2024-905 Honorary Street Naming of NE 12th Terrace Between NE 23rd Avenue and NE 21st Avenue (B), Item Removed, Explanation: Requested by the City Manager

Public Comment: Donald Shepherd

**Moved by** Commissioner Eastman

**Seconded by** Commissioner Duncan-Walker

**Motion: The City Commission adopt the modified regular and consent agenda.**

Aye (6): Commissioner Book, Commissioner Duncan-Walker, Commissioner Eastman, Commissioner Saco, Mayor Ward, and Commissioner Willits

Absent (1): Mayor Pro Tempore Chestnut

Approved (6 to 0)

**D. CONSENT AGENDA**

**Moved by** Commissioner Eastman

**Seconded by** Commissioner Duncan-Walker

**Motion: The City Commission adopt the modified regular and consent agenda.**

Aye (6): Commissioner Book, Commissioner Duncan-Walker, Commissioner Eastman, Commissioner Saco, Mayor Ward, and Commissioner Willits

Absent (1): Mayor Pro Tempore Chestnut

Approved On Consent (6 to 0)

**1. Approval of Minutes from the November 21, 2024 City Commission Meeting (B)**

**Moved by** Commissioner Eastman

**Seconded by** Commissioner Duncan-Walker

**Recommendation:** The City Commission approve the minutes from the November 21, 2024 meeting.

Approved On Consent

**2. 2024-882 - Invitation to Bid Award for Fleet Vehicle Tire Maintenance and Repair Services (B)**

**Moved by** Commissioner Eastman

**Seconded by** Commissioner Duncan-Walker

**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.

Approved On Consent

**3. 2024-887 Appointments to the City Of Gainesville's Advisory Boards and Committees (B)**

**Moved by** Commissioner Eastman

**Seconded by** Commissioner Duncan-Walker

**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.

Approved On Consent

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

**Moved by** Commissioner Eastman

**Seconded by** Commissioner Duncan-Walker

**Recommendation:** The City Commission receive the informational list.

Approved On Consent

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

**Moved by** Commissioner Eastman

**Seconded by** Commissioner Duncan-Walker

**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.

Approved On Consent

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

**Moved by** Commissioner Eastman

**Seconded by** Commissioner Duncan-Walker

**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.

Approved On Consent

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

**Moved by** Commissioner Eastman

**Seconded by** Commissioner Duncan-Walker

**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.

Approved On Consent

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

**Moved by** Commissioner Eastman

**Seconded by** Commissioner Duncan-Walker

**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.

Approved On Consent

**E. EARLY PUBLIC COMMENT ON 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)**

Andrew Persons, Chief Operating Officer, gave an overview of the item.

Mayor Pro Tempore Chestnut joined the meeting at 10:13 a.m.

Mike Palmer, CEO, The Knot - Climbing Gym, spoke to the item giving details about the features to be built into the property; also about the environmental study coming back mostly clean.

Public Comment: Kali Blount

**Moved by** Commissioner Saco

**Seconded by** Commissioner Willits

**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.

**Motion: Approve as recommended.**

Aye (7): Commissioner Book, Mayor Pro Tempore Chestnut, Commissioner Duncan-Walker, Commissioner Eastman, Commissioner Saco, Mayor Ward, and Commissioner Willits

Approved (7 to 0)

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

Andrew Persons, Chief Operating Officer, gave an overview of the item.

Mike Warren, AMJ President, spoke to the item as to the project and timeline.

Dan Nee, City Attorney, spoke to the item regarding a lease back option.

Public Comment: Donald Shepard, Kali Blount, Mike Warren

**Moved by** Commissioner Willits

**Seconded by** Mayor Pro Tempore Chestnut

**Motion 1: Direct staff to negotiate a lease back to the city of Lot #10 for free parking until June 30, 2025.**

Withdrawn

**Moved by** Commissioner Willits

**Seconded by** Mayor Pro Tempore Chestnut

**Motion 2: Direct staff to come back to a City Commission meeting in January 2025 with options for 50% public parking in Lot #10 until June 30, 2025.**

Aye (3): Mayor Pro Tempore Chestnut, Commissioner Eastman, and Commissioner Willits

Nay (4): Commissioner Book, Commissioner Duncan-Walker, Commissioner Saco, and Mayor Ward

Failed (3 to 4)

**Moved by** Commissioner Saco

**Seconded by** Commissioner Duncan-Walker

**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.

**Motion 3: Approve as recommended.**

Aye (6): Commissioner Book, Mayor Pro Tempore Chestnut, Commissioner Duncan-Walker, Commissioner Eastman, Commissioner Saco, and Mayor Ward

Nay (1): Commissioner Willits

Approved (6 to 1)

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

Mayor Ward left the meeting at 11:32 a.m., Mayor Pro Tempore Chestnut took over as chair.

Corey Harris, Housing and Community Development Director, spoke regarding how Commissioner Saco has been a champion of affordable housing during her tenure as a commission; and gave a presentation on the Quarterly Housing Update.

Mayor Ward rejoined to the meeting at 11:43 a.m.

Public Comment: Ed Jennings, Kali Blount, Donald Shepherd

**Moved by** Commissioner Eastman

**Seconded by** Commissioner Saco

**Recommendation:** The City Commission: 1) hear the quarterly Housing update presentation from the Department of Housing & Community Development; 2) approve the use of \$1,000,000 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.

**Motion: Approve as recommended.**

Aye (7): Commissioner Book, Mayor Pro Tempore Chestnut, Commissioner Duncan-Walker, Commissioner Eastman, Commissioner Saco, Mayor Ward, and Commissioner Willits

Approved (7 to 0)

**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)**

Laura Graetz, Director of Human Resources, gave an overview of the new agreement.

Nick Gonzalez, president of the International Association of Fire Fighters (IAFF) Local 2157, spoke to the item mentioning this would be his last year as president, and challenges the commission to make good on the reopeners, and asks for approval.

**Moved by** Commissioner Book

**Seconded by** Commissioner Duncan-Walker

**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.

**Motion: Approve as recommended.**

Aye (7): Commissioner Book, Mayor Pro Tempore Chestnut, Commissioner Duncan-Walker, Commissioner Eastman, Commissioner Saco, Mayor Ward, and Commissioner Willits

Approved (7 to 0)

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

Rick Smith, Director of Gainesville Community Reinvestment Area, introduced the corporate and local teams; and gave a presentation on the Downtown Gainesville Ambassador Program Update.

Ambassadors Clayton Ratledge, Khalief Gamble, Eric Davis, Jason Hatley, and Jason Stewart were introduced.

Public Comment: Kali Blount, Bruce Frendahl

**Moved by** Mayor Pro Tempore Chestnut

**Seconded by** Commissioner Saco

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

Aye (7): Commissioner Book, Mayor Pro Tempore Chestnut, Commissioner Duncan-Walker, Commissioner Eastman, Commissioner Saco, Mayor Ward, and Commissioner Willits

Approved (7 to 0)

Recess: 12:41 p.m.

**G. RESOLUTIONS – MORNING (Roll Call Required)**

**12:00-1:00 PM Lunch Break**

**H. CALL TO ORDER**

Meeting called to order at 1:15 p.m.

**I. GAINESVILLE HISTORY MOMENT**

Mangyne Vivian Filer

**J. EARLY PUBLIC COMMENT ON AGENDA ITEMS**

**K. GENERAL PUBLIC COMMENT**

Public Comment: Johnny Law, Mr. Kim Popejoy

**L. BUSINESS DISCUSSION ITEMS - AFTERNOON**

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

Applicants Christopher, Mallinson, Sagar Kumar, and Cyrus Khorassani spoke to their applications.

**Moved by** Commissioner Saco

**Seconded by** Commissioner Eastman

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

**The City Commission appointed Joshua Ney to the City Plan Board to a full term ending November 1, 2027 by ballot.**

Aye (7): Commissioner Book, Mayor Pro Tempore Chestnut, Commissioner Duncan-Walker, Commissioner Eastman, Commissioner Saco, Mayor Ward, and Commissioner Willits

Approved (7 to 0)

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

**Moved by** Mayor Pro Tempore Chestnut

**Seconded by** Commissioner Book

**Recommendation:** The City Commission elect the Mayor Pro Tempore.

**Motion: Appoint Commissioner Bryan Eastman as Mayor Pro Tempore.**

Aye (7): Commissioner Book, Mayor Pro Tempore Chestnut, Commissioner Duncan-Walker, Commissioner Eastman, Commissioner Saco, Mayor Ward, and Commissioner Willits

Approved (7 to 0)

**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)**

Ari Rabinovich, Planner I, gave a presentation on the Land Use Change – 6 Acres of Property located North of NE Waldo Road and NE 39th Avenue Intersection.

Gerry Dedenbach, Vice President, CHW, gave a presentation on the Land Use Change – 6 Acres of Property located North of NE Waldo Road and NE 39th Avenue Intersection.

Public Comment: Donald Shepherd

**Moved by** Commissioner Eastman

**Seconded by** Commissioner Willits

**Recommendation:** The City Commission adopt the proposed ordinance on adoption reading.

**Motion: Approve as recommended.**

Aye (7): Commissioner Book, Mayor Pro Tempore Chestnut, Commissioner Duncan-Walker, Commissioner Eastman, Commissioner Saco, Mayor Ward, and Commissioner Willits

Approved (7 to 0)

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

Presentations from 2024-617 are incorporated herein. The presentation from CHW, the applicant, is attached to the minutes.

Ari Rabinovich, Planner I, spoke to the item regarding intensity.

Forrest Eddleton, Director of Sustainable Development, spoke to the Limited Industrial zoning designation.

**Moved by** Commissioner Saco

**Seconded by** Mayor Pro Tempore Chestnut

**Recommendation:** The City Commission adopt the proposed ordinance on first reading.

**Motion: Approve as recommended.**

Aye (7): Commissioner Book, Mayor Pro Tempore Chestnut, Commissioner Duncan-Walker, Commissioner Eastman, Commissioner Saco, Mayor Ward, and Commissioner Willits

Approved (7 to 0)

**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)**

**Moved by** Commissioner Saco

**Seconded by** Commissioner Duncan-Walker

**Recommendation:** The City Commission adopt the proposed ordinance on second reading.

**Motion: Approve as recommended.**

Aye (7): Commissioner Book, Mayor Pro Tempore Chestnut, Commissioner Duncan-Walker, Commissioner Eastman, Commissioner Saco, Mayor Ward, and Commissioner Willits

Approved (7 to 0)

**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)**

**Moved by** Commissioner Saco

**Seconded by** Commissioner Duncan-Walker

**Recommendation:** The City Commission adopt the proposed ordinance on second reading.

**Motion: Approve as recommended.**

Aye (7): Commissioner Book, Mayor Pro Tempore Chestnut, Commissioner Duncan-Walker, Commissioner Eastman, Commissioner Saco, Mayor Ward, and Commissioner Willits

Approved (7 to 0)

**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)**

**Moved by** Commissioner Saco

**Seconded by** Commissioner Eastman

**Recommendation:** The City Commission adopt the proposed ordinance on second reading.

**Motion: Approve as recommended.**

Aye (7): Commissioner Book, Mayor Pro Tempore Chestnut, Commissioner Duncan-Walker, Commissioner Eastman, Commissioner Saco, Mayor Ward, and Commissioner Willits

Approved (7 to 0)

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

**Moved by** Commissioner Book

**Seconded by** Commissioner Duncan-Walker

**Recommendation:** The City Commission adopt the proposed ordinance on second reading.

**Motion: Approve as recommended.**

Aye (7): Commissioner Book, Mayor Pro Tempore Chestnut, Commissioner Duncan-Walker, Commissioner Eastman, Commissioner Saco, Mayor Ward, and Commissioner Willits

Approved (7 to 0)

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

Dan Nee, City Attorney, spoke to the item.

Public Comment: Cheyenne Lukander, Jamie Hooper, Victor Vera, Meir Schochet, Mary Claire Jackson, Joyce Stebbins, Lee Hoffman, Arthur Coughlin, Kimber Tough, Leo Quirk

**Moved by** Commissioner Willits

**Seconded by** Mayor Pro Tempore Chestnut

**Recommendation:** The City Commission adopt the proposed ordinance on second reading.

**Motion 1: Approve as recommended.**

Aye (6): Commissioner Book, Mayor Pro Tempore Chestnut, Commissioner Eastman, Commissioner Saco, Mayor Ward, and Commissioner Willits

Nay (1): Commissioner Duncan-Walker

Approved (6 to 1)

**Moved by** Commissioner Willits

**Seconded by** Commissioner Duncan-Walker

**Motion 2: Direct the City Manager to include in the Gainesville Police Department quarterly report data on any fines or citations associated with this ordinance.**

Aye (7): Commissioner Book, Mayor Pro Tempore Chestnut, Commissioner Duncan-Walker, Commissioner Eastman, Commissioner Saco, Mayor Ward, and Commissioner Willits

Approved (7 to 0)

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

**R. COMMISSION COMMENT**

Mayor Pro Tempore Chestnut - asked for an update on the GRU Referendum.

Dan Nee, City Attorney, gave an update on the lawsuit regarding the GRU Referendum, and spoke to possible outcomes.

Commissioner Willits - Human Rights Campaign municipal equality index rated Gainesville lower than expected; and he is reaching out to make sure the HRC gets the information needed for an accurate score.

Recess: 3:15 p.m.

**4:30 - 5:30 PM Dinner Break**

**S. CALL TO ORDER**

Meeting called to order at 5:30 p.m.

Commissioner Duncan-Walker did not return from recess.

**T. PLEDGE OF ALLEGIANCE**

Littlewood Safety Patrol

**U. PROCLAMATIONS & SPECIAL RECOGNITIONS**

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

**Recommendation:** To be presented to Arthur Miller.

Heard

**V. EARLY PUBLIC COMMENT ON AGENDA ITEMS**

**W. RESOLUTIONS - EVENING (Roll Call Required)**

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

Andrew Persons, Chief Operating Officer, gave an overview of the item.

Phil Mann, Special Advisor to the City Manager, spoke to the item.

Mayor Pro Tem Chestnut left the meeting at 6:10 p.m.

**Moved by** Commissioner Willits

**Seconded by** Commissioner Book

**Recommendation:** City Commission adopt the proposed resolution.

**Motion: Approve as recommended.**

Aye (5): Commissioner Book, Commissioner Eastman, Commissioner Saco, Mayor Ward, and Commissioner Willits

Absent (2): Mayor Pro Tempore Chestnut, and Commissioner Duncan-Walker

Approved (5 to 0)

**X. BUSINESS DISCUSSION ITEMS - EVENING**

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

A video commemorating Commissioner Reina Saco's term was shown.

Mayor Pro Tem Chestnut rejoined the meeting at 6:15 p.m.

Comments given by Andrew Persons, Chief Operating Officer, Zeria Folston, Equal Opportunity Director, Dan Nee, City Attorney, Stephen Mhere, City Auditor, Kristen Bryant, City Clerk, Lela and Kennedy Ward, Commissioner Willits, Mayor Pro Tem Chestnut, Commissioner Eastman, Commissioner Book, Comments from Duncan-Walker were read, Mayor Ward, and Donald Shepherd.

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

Heard

**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**

Meeting adjourned at 6:35 p.m.

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Kristen J. Bryant, City Clerk