



**City Commission Regular Meeting**  
**MINUTES**

**September 21, 2023, 10:00 a.m.**  
**City Hall Auditorium**  
**200 East University Avenue**  
**Gainesville, FL 32601**

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

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**A. CALL TO ORDER**

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

**B. INVOCATION**

Rabbi David Kaiman, Congregation B'nai Israel

**C. ADOPTION OF THE AGENDA**

**CONSENT AGENDA UPDATES:**

2023-847 Invitation to Negotiate Award Recommendation for Historic Consulting Services for the Fifth Avenue/Pleasant Street Historic Heritage Trail (B), move to afternoon Business Discussion, Explanation: Requested by Commissioner Duncan-Walker

**REGULAR AGENDA UPDATES:**

2023-927 Establishing a Final Millage Rate for Fiscal Year 2023-2024 (B), Backup Added, Explanation: Requested by the City Manager

2023-928 Final General Government Financial and Operating Plan Budget for Fiscal Year 2023-2024 (B), Backup Added, Explanation: Requested by the City Manager.

**Moved by** Commissioner Eastman

**Seconded by** Commissioner Chestnut

**Motion: The City Commission adopt the modified agenda.**

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

Approved (7 to 0)

**D. CONSENT AGENDA**

**Moved by** Commissioner Chestnut

**Seconded by** Commissioner Eastman

Approved On Consent

**1. Approval of Minutes from the August 17, and September 7, 2023 City Commission Meetings (B)**

**Moved by** Commissioner Chestnut

**Seconded by** Commissioner Eastman

**Recommendation:** The City Commission approve the minutes from the August 17, and September 7, 2023 City Commission meetings.

Approved On Consent

**2. 2023-899 Ironwood Golf Course Financial Controls Limited Review (B)**

**Moved by** Commissioner Chestnut

**Seconded by** Commissioner Eastman

**Recommendation:** The City Commission accept the City Auditor's report, as recommended by the Audit Committee.

Approved On Consent

**3. 2023-900 City Auditor Quarterly Update (B)**

**Moved by** Commissioner Chestnut

**Seconded by** Commissioner Eastman

**Recommendation:** The City Commission accept the City Auditor's quarterly report, as recommended by the Audit Committee.

Approved On Consent

**4. 2023-902 Purvis, Gray & Company, LLP Contract Extension for Professional Auditing Services for General Government Annual Financial Statement Audits (B)**

**Moved by** Commissioner Chestnut

**Seconded by** Commissioner Eastman

**Recommendation:** The City Commission approve a one-year extension to the Purvis Gray contract for external audit services, as recommended by the Audit Committee.

Approved On Consent

**5. 2023-871 Authorization of a Task Assignment under a Professional Design Services Agreement (B)**

**Moved by** Commissioner Chestnut

**Seconded by** Commissioner Eastman

**Recommendation:** The City Commission 1) approve the task assignment to Jones Edmunds & Associates totaling \$298,878.52, and 2) authorize the City Manager or designee to execute all contract documents and other necessary documents, subject to approval by the City Attorney as to form and legality.

Approved On Consent

**6. 2023-876 Use of Federal Forfeiture Funds for Police Video Production Services (B)**

**Moved by** Commissioner Chestnut

**Seconded by** Commissioner Eastman

**Recommendation:** The City Commission approve the requested use of Federal Forfeiture Funds in an amount not to exceed \$49,500 for video production services.

Approved On Consent

**Moved by** Commissioner Chestnut

**Seconded by** Commissioner Eastman

The City Commission approve the requested use of Federal Forfeiture Funds in an amount not to exceed \$49,500 for video production services.

Approved On Consent

**7. 2023-891 Meridian Behavioral Healthcare and City of Gainesville Cooperative Agreement for Co-Responder Team (B)**

**Moved by** Commissioner Chestnut

**Seconded by** Commissioner Eastman

**Recommendation:** The City Commission authorize 1) the City Manager and/or designee to proceed with entering into the Cooperative Agreement with Meridian Behavioral Healthcare, Inc., and 2) execute the Cooperative Agreement, subject to review and approval by the City Attorney as to form and legality.

Approved On Consent

**8. 2023-908 Interlocal Agreement Concerning the Preparation and Funding of the Alachua Countywide Bicycle-Pedestrian Master Plan (B)**

**Moved by** Commissioner Chestnut

**Seconded by** Commissioner Eastman

**Recommendation:** The City Commission: 1) approve the Interlocal agreement between the City of Gainesville, Alachua County, and the University of Florida, and 2) authorize the Mayor to execute the Interlocal Agreement, subject to approval by the City Attorney as to form and legality.

Approved On Consent

**9. 2023-929 Workers' Compensation Claim Settlement – Matthew N. Walters (B)**

**Moved by** Commissioner Chestnut

**Seconded by** Commissioner Eastman

**Recommendation:** The City Commission authorize Special Counsel to prepare and execute the appropriate documents for a lump-sum settlement payment of \$132,000.00 for the workers' compensation claim of Matthew N. Walters.

Approved On Consent

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

Anne Haisley

Robert Mounts

**F. BUSINESS DISCUSSION ITEMS - MORNING**

**1. 2023-88 Approval of Employment Contract for the Equal Opportunity Director (B)**

Laura Graetz, Director of Human Resources, presented the item.

Dan Nee, City Attorney, spoke to the item as it relates to the Equal Pay Act.

Public Comment: Dejeon Cain, Armando Grundy-Gomez

**Moved by** Commissioner Eastman

**Recommendation:** The City Commission approve the employment contract for the Equal Opportunity Director.

**Motion 1: Approve staff recommendation with the modification setting the salary at \$173,100.**

Died for lack of second

**Moved by** Commissioner Willits

**Seconded by** Commissioner Chestnut

**Recommendation:** The City Commission approve the employment contract for the Equal Opportunity Director.

**Motion 2: Approve as Recommended.**

Approved

**2. 2023-823 Authorization of a Task Assignment Amendment with Wannemacher Jensen Architects, Inc. (B)**

Cynthia Curry, City Manager, introduced the item.

Elizabeth Waite, Wild Spaces Public Places Director, gave a presentation on the authorization of a task assignment amendment with Wannemacher Jensen Architects, Inc.

Leslie Ladendorf, Assistant Director of Parks, Recreation and Cultural Affairs, spoke to the item regarding programming differences comparing the former space with the proposed space.

Bill Warriner, Vice-Chair, Historic Preservation Board, spoke to the history of this item before the board.

Melanie Barr, Director of Duckpond Neighborhood Association Board, spoke to the item indicating the board sent an email requesting a pause on the plans for the Thelma Boltin Center.

Andrew Persons, Chief Operating Officer, spoke to the item on the maintenance plan for city historic buildings consisting of inspections and addressing issues as the need arises. Future emergency repairs would come out of the General Fund.

Phil Mann, Special Advisor on Capital Projects, spoke to the item indicating a work plan is being developed to be preventive in the future.

Public Comment: Pam Lahiff, Melanie Barr, Karen Arrington, Jo Beaty, Emma Black, Gary McGill, Joanne Auth, David Gold, Matthew Hurst, Tamara Robbins, Bill Warinner, Betsy Hurst, Jim Konish, Kathleen Pagan, Paula Stahmer

**Moved by** Commissioner Eastman

**Seconded by** Commissioner Chestnut

**Recommendation:** The City Commission authorize the City Manager or designee to execute all contract documents and other necessary documents, subject to approval by the City Attorney as to form and legality.

**Motion 1: Table the current recommendation and hold a community engagement meeting, with a return on November 2 to the City Commission.**

Aye (5): Mayor Ward, Commissioner Book, Commissioner Chestnut, Mayor Pro Tempore Duncan-Walker, and Commissioner Eastman

Nay (2): Commissioner Saco, and Commissioner Willits

Approved (5 to 2)

**Moved by** Commissioner Book

**Seconded by** Commissioner Chestnut

**Motion 2: 1) Direct staff to mitigate incremental deterioration of the Thelma Boltin Center, 2) Request the County to participate in the community forum, and 3) Research other funding sources to supplement the project.**

Aye (5): Mayor Ward, Commissioner Book, Commissioner Chestnut, Mayor Pro Tempore Duncan-Walker, and Commissioner Eastman

Nay (2): Commissioner Saco, and Commissioner Willits

Approved (5 to 2)

Meeting recessed at 12:35 p.m.

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

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

**H. CALL TO ORDER**

Meeting called to order at 1:02 p.m.

**I. GAINESVILLE HISTORY MOMENT Ms. Vivian Filer**

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

**K. GENERAL PUBLIC COMMENT**

Gladys Perkins, Tom Cunilio, Jim Konish

**L. RESOLUTIONS - AFTERNOON (Roll Call Required)**

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

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

**1. 2023-527 Land Development Code Amendment To Outdoor Lighting (B)**

Brian Singleton, Director of Public Works, gave an overview of the ordinance.

**Moved by** Commissioner Book

**Seconded by** Commissioner Eastman

**Recommendation:** The City Commission adopt the proposed ordinance.

**Motion: Approve as Recommended.**

Aye (5): Mayor Ward, Commissioner Book, Mayor Pro Tempore Duncan-Walker, Commissioner Eastman, and Commissioner Willits

Absent (2): Commissioner Chestnut, and Commissioner Saco

Approved (5 to 0)

**2. 2022-678 Quasi-Judicial: LD22-69 Alachua County Courts Complex Planned Development Petition (B)**

Commissioner Saco joined the meeting at 1:33 p.m.

**Moved by** Commissioner Willits

**Seconded by** Mayor Pro Tempore Duncan-Walker

**Recommendation:** The City Commission adopt the proposed ordinance.

**Motion: Approve as Recommended.**

Aye (5): Mayor Ward, Commissioner Book, Mayor Pro Tempore Duncan-Walker, Commissioner Saco, and Commissioner Willits

Nay (1): Commissioner Eastman

Absent (1): Commissioner Chestnut

Approved (5 to 1)

**3. 2023-277 Quasi-Judicial: LD22-000154 300 Club Rezoning (B)**

Dan Nee, City Attorney, spoke to the item regarding changing the location of the entrance would restart the process.

Del Bottcher, applicant, spoke to the item.

Commissioner Chestnut joined the meeting at 1:43 p.m.

Public Comment: Ken Duffield, Helen Warren

**Moved by** Commissioner Eastman

**Seconded by** Commissioner Willits

**Recommendation:** The City Commission adopt the proposed ordinance.

**Motion: Approve as Recommended.**

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

Absent (1): Commissioner Chestnut

Approved (6 to 0)

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

**1. 2023-754 Deleting Residential Rental Unit Permit Program (B)**

Dan Nee, City Attorney, spoke to the item giving an overview.

Forrest Eddleton, Director of Sustainable Development, spoke to the item on the options presented by Alachua Labor Coalition, staff will bring back a proposal hopefully in December.

Public Comment: Bobby Mermer, Alex Hood, Jim Konish, Helen Warren

**Moved by** Commissioner Saco

**Seconded by** Mayor Pro Tempore Duncan-Walker

**Recommendation:** The City Commission adopt the proposed ordinance.

**Motion 1: Approve as Recommended.**

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

Approved (7 to 0)

**Moved by** Commissioner Willits

**Seconded by** Commissioner Saco

**Motion 2: Direct staff to report at the next General Policy Committee meeting the progress and current status of the landlord - tenant mediation program.**

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

Approved (7 to 0)

**P. BUSINESS DISCUSSION ITEMS - AFTERNOON**

**1. 2023-847 Invitation to Negotiate Award Recommendation for Historic Consulting Services for the Fifth Avenue/Pleasant Street Historic Heritage Trail (B)**

Ricky Smith, Director of Gainesville Community Reinvestment Area, gave a presentation on the Fifth Avenue/Pleasant Street Heritage Trail; and spoke to the item related to protecting the intellectual property of those giving oral history, where that oral history will be housed, and turning the A. Quinn Jones Center into a museum.

**Moved by** Mayor Pro Tempore Duncan-Walker

**Seconded by** Commissioner Willits

**Recommendation:** The City Commission 1) approve the ranking of the evaluation committee, 2) award ITN #GCRA-230050-GD, Historic Consulting Services for the Fifth Avenue/Pleasant Street Historic Heritage Trail to Community Planning Collaborative, LLC for an amount not-to-exceed \$151,380, and 2) authorize the City Manager or their designee to execute the agreement subject to review by the City Attorney as to form and legality

**Motion: Approve as Recommended.**

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

Approved (7 to 0)

**Q. COMMISSION COMMENT**

Commissioner Book - Forrest Park Grand Opening and Ribbon Cutting, scheduled for Saturday, September 23, 2023 at 10:00 a.m.

Mayor Ward – The former fountain and water feature on the road next to the fire station and near Royal Park. He is interested in finding out what our responsibilities are, and what our plan might be for that, and how we might move forward. Phil Mann, Special Advisor on Capital Projects stated that staff has been working on it and they have been coordinating with Florida Department of Transportation (FDOT). They are working on replacement and modifications to the fountain (turning it into more of a garden).The stormwater pond will continue to be there.

Commissioner Willits – Had a good Joint City Commission/University of Florida Student Senate meeting. The Senate sent the City Commission resolutions regarding crosswalks and public safety. (In backup of September 19, 2023 Special Meeting Post Agenda, Item 2023-930.)

Commissioner Chestnut - spoke with students regarding transit issues. Gave an update on the Holiday Parade, Coach Spurrier will be Grand Marshall.

Meeting recessed at: 2:41 p.m.

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

**R. CALL TO ORDER**

Meeting called to order at 5:40 p.m.

Mayor Pro Tempore did not return from recess.

**S. PLEDGE OF ALLEGIANCE**

Girl Scout Troop 2370

**T. PROCLAMATIONS & SPECIAL RECOGNITIONS**

**1. 2023-909 Mirror Image Leadership Academy (B)**

**Recommendation:** To be presented to James Miller, Executive Director.

Heard

**2. 2023-910 Central Florida Community Action Agency Day (B)**

**Recommendation:** To be presented to Caroline W. Ruff-Looney, CEO.

Heard

**3. 2023-911 The 100th Anniversary of Gainesville Fine Arts Association (B)**

**Recommendation:** To be presented to Susan Fulford, President.

Heard

**4. 2023-912 Fire Prevention Week (B)**

**Recommendation:** To be presented to Joe Dixon, Fire Chief.

Heard

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

**V. BUSINESS DISCUSSION ITEMS - EVENING**

**W. PUBLIC HEARINGS (Including Planning Petitions)**

**X. ORDINANCES: ADOPTION READING - EVENING (Roll Call Required)**

**Y. ORDINANCES: SECOND READING - EVENING (Roll Call Required)**

**1. 2023-810 Appendix A Schedule of Fees, Rates And Charges FY2024 – GRU (B)**

Anthony Cunningham, General Manager for Utilities, introduced the item.

Public Comment: Jim Konish, Armando Grundy-Gomes

**Moved by** Commissioner Eastman

**Seconded by** Commissioner Saco

**Recommendation:** The City Commission adopt the proposed ordinance.

**Motion: Approve as Recommended.**

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

Nay (1): Commissioner Chestnut

Absent (1): Mayor Pro Tempore Duncan-Walker

Approved (5 to 1)

**2. 2023-809 Appendix A Schedule of Fees, Rates and Charges FY2024 – GG (B)**

Cynthia Curry, City Manager, introduced the item.

Public Comment: Jim Konish, Armando Grundy-Gomes

**Moved by** Commissioner Chestnut

**Seconded by** Commissioner Book

**Recommendation:** The City Commission adopt the proposed ordinance.

**Motion: Approve as Recommended.**

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

Absent (1): Mayor Pro Tempore Duncan-Walker

Approved (6 to 0)

**3. 2023-832 Ordinance Amending Electric System Fuel and Purchased Power Adjustment Added to Public Streetlight and Rental Outdoor Light Services (B)**

Anthony Cunningham, General Manager for the Utility, spoke to the item giving.

Public Comment: Jim Konish, Armando Grundy-Gomes

**Moved by** Commissioner Willits

**Seconded by** Commissioner Saco

**Recommendation:** The City Commission adopt the proposed ordinance.

**Motion: Approve as Recommended.**

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

Absent (1): Mayor Pro Tempore Duncan-Walker

Approved (6 to 0)

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

**1. 2023-901 Resolution Adopting a Final Budget for the City of Gainesville D/B/A Gainesville Regional Utilities for the Fiscal Year beginning October 1, 2023 and Ending September 30, 2024 (B)**

Public Comment: Jim Konish, Armando Grundy-Gomes

**Moved by** Commissioner Eastman

**Seconded by** Commissioner Saco

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

**Motion: Approve as Recommended.**

Aye (4): Mayor Ward, Commissioner Book, Commissioner Eastman, and Commissioner Saco

Nay (2): Commissioner Chestnut, and Commissioner Willits

Absent (1): Mayor Pro Tempore Duncan-Walker

Approved (4 to 2)

**2. 2023-927 Establishing a Final Millage Rate for Fiscal Year 2023-2024 (B)**

Cynthia Curry, City Manager spoke to the item.

**Recommendation:** City Commission 1) set the Final Millage Rate for Fiscal Year 2023-2024 at 6.4297 mills and 2) adopt the proposed Resolution.

**Moved by** Commissioner Willits

**Seconded by** Commissioner Book

**Motion 1: Adopt the ordinance but reduce the millage rate to 6.4052.**

Aye (3): Commissioner Book, Commissioner Eastman, and Commissioner Willits

Nay (3): Mayor Ward, Commissioner Chestnut, and Commissioner Saco

Absent (1): Mayor Pro Tempore Duncan-Walker

Failed (3 to 3)

**Moved by** Commissioner Saco

**Seconded by** Commissioner Chestnut

**Motion 2: Approve as Recommended.**

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

Nay (1): Commissioner Book

Absent (1): Mayor Pro Tempore Duncan-Walker

Approved (5 to 1)

**3. 2023-928 Final General Government Financial and Operating Plan Budget for Fiscal Year 2023-2024 (B)**

Cynthia Curry, City Manager, introduced the item.

Anthony Cunningham, General Manager for the Utility, spoke to the item.

Public Comment: Jim Konish

**Recommendation:** The City Commission 1) adopt the Final General Government Financial and Operating Plan Budget for Fiscal Year 2023-2024 and 2) adopt the proposed Resolution.

**Moved by** Commissioner Eastman

**Seconded by** Commissioner Chestnut

**Motion: Approve as Recommended.**

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

Absent (1): Mayor Pro Tempore Duncan-Walker

Approved (6 to 0)

**AA. ORDINANCES: FIRST READING - EVENING (Roll Call Required)**

**AB. COMMISSION COMMENT**

Mayor Ward - Thanked the Utility and General Government staff for the enormous lift that this year has been faced with for the FY 2024 budget. He appreciates and admires what staff have put into it, on behalf of this Commission and the people that live in the City of Gainesville, and the people who depend on our community.

Commissioner Book – Agreed with the Mayor regarding the budget.

**AC. ADJOURNMENT**

Meeting adjourned at 7:00 p.m.

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Kristen J. Bryant, Interim City Clerk