



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

**April 4, 2024, 10:00 a.m.**  
**City Hall Auditorium**  
**200 East University Avenue**  
**Gainesville, FL 32601**

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

Members Absent: Commissioner Duncan-Walker

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**A. CALL TO ORDER**

Meeting called to order at 10:02 a.m.

**B. INVOCATION**

Rev. Michael Frazier, Mt. Pleasant United Methodist Church

**C. ADOPTION OF THE AGENDA**

**CONSENT AGENDA UPDATES:**

2024-308 - Non-Compliance with Attendance Requirements (B) New Item,  
Explanation: Requested by the City Clerk

**REGULAR AGENDA UPDATES:**

2024-273 – Ordinance Relating to Electric Vehicle Charging Provisions for  
New Commercial Construction (B) Removed Item, Explanation: Requested by  
the City Manager

2024-309 - City Hall Security Upgrades Guaranteed Maximum Price Agreement  
(B) moved from Consent Agenda to morning Business Discussion.

**Moved by** Commissioner Eastman

**Seconded by** Mayor Pro Tempore Chestnut

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

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

Absent (1): Commissioner Duncan-Walker

Approved (6 to 0)

**D. CONSENT AGENDA**

**Moved by** Commissioner Eastman

**Seconded by** Mayor Pro Tempore Chestnut

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

Approved On Consent

**1. Approval of Minutes from the March 21, March 25, and March 26, 2024 City Commission Meetings (B)**

**Moved by** Commissioner Eastman

**Seconded by** Mayor Pro Tempore Chestnut

**Recommendation:** The City Commission approve the minutes from the March 21, March 25, and March 26, 2024 City Commission meetings.

Approved On Consent

**2. 2024-257 Appointments to the City Commission Advisory Boards and Committees (B)**

**Moved by** Commissioner Eastman

**Seconded by** Mayor Pro Tempore Chestnut

**Recommendation:** The City Commission appoint:

- Abigail Campbell and Blanche Williams to the Citizens Advisory Committee for Community Development for a term ending November 1, 2026.

- Makyla Mafi to the Infrastructure Surtax Oversight Board for a term ending March 17, 2028.

- Linda Maurice to the Police Advisory Council for a term ending January 21, 2025 and Carla Lewis for a term ending January 21, 2027.

- Teagan Young as a student member to the Tree Advisory Board for a term ending September 30, 2024.

Approved On Consent

**3. 2024-274 Request for Proposal Award for Consultant Services for Zero-Emission Transition Plan (B)**

**Moved by** Commissioner Eastman

**Seconded by** Mayor Pro Tempore Chestnut

**Recommendation:** The City Commission: 1) approve the Request for Proposal Award for Consultant Services for Zero-Emission Transition Plan evaluation rankings; 2) award the Request for Proposals to Burns & McDonnell Engineering Company, Inc., the top ranked firm; 3) authorize the City Manager or designee to negotiate an agreement with the top ranked firm and move on to the second ranked firm if negotiations are unsuccessful; and 4) authorize the City Manager or designee to execute an agreement, subject to approval by the City Attorney as to form and legality.

Approved On Consent

**4. 2024-275 CFE Emergency Financial Empowerment Grant Award (B)**

**Moved by** Commissioner Eastman

**Seconded by** Mayor Pro Tempore Chestnut

**Recommendation:** The City Commission authorize the City Manager or their designee to accept the award for grant funding from the Cities for Financial Empowerment not to exceed \$150,000.00 and to execute necessary documents subject to approval by the City Attorney as to form and legality.

Approved On Consent

**5. 2024-302 Contract with Passport Labs Inc for Parking Enforcement and Merchant Processing (B)**

**Moved by** Commissioner Eastman

**Seconded by** Mayor Pro Tempore Chestnut

**Recommendation:** The City Commission (1) approve the staff recommendation to enter into a five (5) year contract with Passport Labs, Inc. for parking management, parking enforcement and merchant processing; and, (2) authorize the City Manager or designee to negotiate and execute a contract with Passport Labs, Inc., subject to approval of the City Attorney as to form and legality.

Approved On Consent

**6. 2024-303 Request for Proposal A and E Services for Eastside Bus Transfer Facility (B)**

**Moved by** Commissioner Eastman

**Seconded by** Mayor Pro Tempore Chestnut

**Recommendation:** The City Commission: 1) approve the Request for Proposal Award for Architectural and Engineering (A&E) Services for the Eastside Bus Transfer Facility evaluation rankings; 2) award the Request for Proposal to Monarch Design Group LLC, the top ranked firm; 3) authorize the City Manager or designee to negotiate an agreement with the top ranked firm and move on to the second ranked firm if negotiations are unsuccessful; and 4) authorize the City Manager or designee to execute an agreement, subject to approval by the City Attorney as to form and legality.

Approved On Consent

**7. 2024-308 Non-Compliance with Attendance Requirements (B)**

**Moved by** Commissioner Eastman

**Seconded by** Mayor Pro Tempore Chestnut

**Recommendation:** The City Commission approve the removal of Michael Granto from the City Beautification Board, effective immediately.

Approved On Consent

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

**F. BUSINESS DISCUSSION ITEMS - MORNING**

**1. 2024-270 ConnectFree Funding for New Affordable Housing Projects (B)**

John Wachtel, Neighborhood Planning Coordinator, gave a presentation on ConnectFree Funding for New Affordable Housing Projects.

Corey Harris, Housing and Community Development Director, spoke to the item whether people get discriminated based on credit; that the ConnectFree remaining funds are \$1.162 million.

Andrew Persons, Chief Operating officer, spoke to the item.

Public Comment: Bob Mitchell, Kali Blount, Ed Jennings, Alex Kiss, Jeff Kiss

**Moved by** Mayor Pro Tempore Chestnut

**Seconded by** Commissioner Saco

**Recommendation:** The City Commission 1) hear a presentation; 2) award up to \$475,246.41 in ConnectFree funds to Royal Park Apartments; 3) award up to 102,061.00 in ConnectFree funds to Hawthorne Heights; 4) award up to \$68,269.36 in ConnectFree funds to East University Avenue Cottages; 5) award up to \$32,000.00 in ConnectFree funds to Jessie's Village; and 6) authorize the City Manager or designee to execute any documents necessary to such funding, subject to City Attorney approval as to form and legality.

**Motion 1: Approve as recommended for Hawthorne Heights; East University Avenue Cottages, with the understanding that East University Avenue Cottages will be meeting with staff to vet the allowable sewer expenses that they already have in hand with Gainesville Regional Utilities; and Jessie's Village.**

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

Absent (1): Commissioner Duncan-Walker

Approved (6 to 0)

**Moved by** Mayor Pro Tempore Chestnut

**Seconded by** Commissioner Saco

**Motion 2: Approve as recommended for Royal Park Apartments.**

Aye (2): Mayor Pro Tempore Chestnut, and Commissioner Saco

Nay (4): Commissioner Book, Commissioner Eastman, Mayor Ward, and Commissioner Willits

Absent (1): Commissioner Duncan-Walker

Failed (2 to 4)

**Moved by** Commissioner Eastman

**Seconded by** Commissioner Willits

**Motion 3: Award up to \$250,000 in ConnectFree funds for Royal Park Apartments.**

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

Absent (1): Commissioner Duncan-Walker

Approved (6 to 0)

**2. 2024-309 City Hall Security Upgrades Guaranteed Maximum Price Agreement (B)**

Phil Mann, Special Advisor to the City Manager, gave an overview of the security upgrades to City Hall.

**Moved by** Commissioner Book

**Seconded by** Commissioner Willits

**Recommendation:** The City Commission authorize the City Manager or designee to enter into a Guaranteed Maximum Price Agreement with Oelrich Construction, Inc. in the amount of \$328,909.00 for City Hall Security Upgrades, subject to approval by the City Attorney as to form and legality.

**Motion: Approve as Recommended.**

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

Absent (1): Commissioner Duncan-Walker

Approved (6 to 0)

Recess: 11:52 a.m.

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

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

**H. CALL TO ORDER**

Meeting called to order at 1:00 p.m.

**I. GAINESVILLE HISTORY MOMENT**

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

Jim Konish, 2024-270

**K. GENERAL PUBLIC COMMENT**

Jim Konish, Johnny Law

**L. BUSINESS DISCUSSION ITEMS - AFTERNOON**

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

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

**1. 2023-1135 Land Use Change – 2.57 Acres of Property Located at 605 SE Depot Avenue and 621 SE Depot Avenue (B)**

Nathaniel Chan, Planner III, gave a presentation on the Land Use Change of 2.57 Acres of Property Located at 605 SE Depot Avenue and 621 SE Depot Avenue.

Clay Sweger, Director of Planning, EDA Consulting, Inc. gave a presentation on the proposed land use change.

Andrew Persons, Chief Operating Officer, spoke to the item as to the GRU Authority's plans for the Power District.

**Moved by** Commissioner Saco

**Seconded by** Commissioner Eastman

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

**Motion: Approve as Recommended.**

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

Absent (1): Commissioner Duncan-Walker

Approved (6 to 0)

**2. 2023-1136 Quasi-Judicial – Rezoning 2.57 Acres of Property Located at 605 SE Depot Avenue and 621 SE Depot Avenue (B)**

**Moved by** Commissioner Willits

**Seconded by** Commissioner Saco

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

**Motion: Approve as Recommended.**

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

Absent (1): Commissioner Duncan-Walker

Approved (6 to 0)

**3. 2024-41 Land Use Change 0.39 Acres of Property Located at 415 NW 19th Street (B)**

Jason Simmons, Planner I, gave a presentation on the Land Use and Zoning Changes 0.39 Acres of Property Located at 415 NW 19th Street.

Clay Sweger, Director of Planning, EDA Consulting, Inc. gave a presentation on the proposed land use and zoning changes.

**Moved by** Commissioner Saco

**Seconded by** Commissioner Eastman

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

**Motion: Approve as Recommended.**

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

Absent (1): Commissioner Duncan-Walker

Approved (6 to 0)

**4. 2024-40 Quasi-Judicial Rezoning 0.39 acres of Property Located at  
415 NW 19th Street (B)**

**Moved by** Commissioner Saco

**Seconded by** Mayor Pro Tempore Chestnut

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

**Motion: Approve as Recommended.**

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

Absent (1): Commissioner Duncan-Walker

Approved (6 to 0)

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

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

**1. 2023-1162 Ordinance Relating to Fire Protection System Reports,  
Emergency Access to Gated Developments, and Article IV “False  
Alarms” (B)**

**Moved by** Commissioner Eastman

**Seconded by** Commissioner Saco

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

**Motion: Approve as Recommended.**

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

Absent (1): Commissioner Duncan-Walker

Approved (6 to 0)

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

**R. COMMISSION COMMENT**

Mayor Ward - Remembered Lt. Corey Dahlem, who we lost 17 years ago, and also gave a remembrance of Martin Luther King, Jr. who was assassinated on this date in 1968.

Recess: 2:00 p.m.

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

**S. CALL TO ORDER**

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

**T. PLEDGE OF ALLEGIANCE**

Junior Elite Soccer Academy

**U. PROCLAMATIONS & SPECIAL RECOGNITIONS**

**1. 2024-296 Junior Elite Soccer Academy Day (B)**

**Recommendation:** To be presented to Junior Elite Soccer Academy.

Heard

**2. 2024-295 Records and Information Management Month (B)**

**Recommendation:** To be presented to Shaneka Young, Records Manager.

Heard

**3. 2024-299 Florida Cancer Specialists & Research Institute Appreciation Day (B)**

**Recommendation:** To be presented to Frank Scimeca, Vice President.

Heard

**4. 2024-300 National Public Health Week (B)**

**Recommendation:** To be presented to Brandy Stone, Health Director, Joe Dixon, Fire Chief, and Krista Ott Program Coordinator.

Heard

**5. 2024-301 National Community Development Week (B)**

**Recommendation:** To be presented to Corey Harris, Director of Housing and Community Development.

Heard

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

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

**X. BUSINESS DISCUSSION ITEMS - EVENING**

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

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

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

**1. 2024-90 - Allow Public Administration Buildings within the Medical Services Zoning District (B)**

Andrew Persons, Chief Operating Officer, introduced the item and clarified the allowable storage for a public use.

Ari Rabinovich, Planner I, gave a presentation on allowing Public Administration Buildings within the Medical Services Zoning District.

**Moved by** Commissioner Saco

**Seconded by** Mayor Pro Tempore Chestnut

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

**Motion: Approve as Recommended.**

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

Absent (1): Commissioner Duncan-Walker

Approved (6 to 0)

**AB. COMMISSION COMMENT**

Commissioner Willits - spoke about attending a forum with UF College of Nursing and UF College of Public Health to speak on gun violence prevention.

Mayor Pro Tempore Chestnut - requests an update on the Eastside Urgent Care Center from the University of Florida.

Mayor Ward - asked the City Manager's Office to follow-up on Mayor Pro Tempore Chestnut's request.

**AC. ADJOURNMENT**

Meeting adjourned at 6:11 p.m.

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Kristen J. Bryant, City Clerk