



**City Commission Regular Meeting  
MINUTES**

**June 20, 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, Commissioner Willits

Members Absent: Mayor Ward

**A. CALL TO ORDER**

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

**B. INVOCATION**

Pastor John Cowart, Abiding Faith Christian Church

**C. ADOPTION OF THE AGENDA**

**Moved by** Commissioner Duncan-Walker

**Seconded by** Commissioner Eastman

**Motion: The City Commission adopt the modified regular and consent agenda pulling item 2024-452 to the regular agenda, morning business discussion.**

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

Absent (1): Mayor Ward

Approved (6 to 0)

**D. CONSENT AGENDA**

**Moved by** Commissioner Duncan-Walker

**Seconded by** Commissioner Eastman

**Motion:** The City Commission adopt the modified regular and consent agenda pulling item 2024-452 to the regular agenda, morning business discussion.

Approved On Consent

**1. Approval of Minutes from the June 6, 2024 City Commission Meeting (B)**

**Moved by** Commissioner Duncan-Walker

**Seconded by** Commissioner Eastman

**Recommendation:** The City Commission approve the minutes from the June 6, 2024 meeting.

Approved On Consent

**2. 2024-451 Authorization of a Task Assignment under a Professional Design Services for Wild Spaces Public Places Projects Continuing Services Agreement (B)**

**Moved by** Commissioner Duncan-Walker

**Seconded by** Commissioner Eastman

**Recommendation:** The City Commission 1) approve a task assignment for Kimley-Horn, Inc. in the amount of \$119,960.00 for the master planning, stakeholder and public involvement and documentation with a team of landscape architects, civil engineers, ecologists and architects associated with the Morningside Nature Center Master Planning project 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

**3. 2024-454 Request for Proposal Award for Transit Planning Software (B)**

**Moved by** Commissioner Duncan-Walker

**Seconded by** Commissioner Eastman

**Recommendation:** The City Commission: 1) approve the Request for Proposal for Transit Planning Software evaluation team rankings, 2) award the Request for Proposal to the top ranked firm, Remix Technologies LLC, and 3) authorize the City Manager or designee to execute a contract with Remix Technologies LLC, subject to approval by the City Attorney as to form and legality.

Approved On Consent

**4. 2024-492 Resignations of April O’Neal from the City Beautification Board, Nathaniel Courtney from the Historic Preservation Board, and Simone Liange from the Police Advisory Council (B)**

**Moved by** Commissioner Duncan-Walker

**Seconded by** Commissioner Eastman

**Recommendation:** The City Commission accept the resignations of April O’Neal from the City Beautification Board, Nathaniel Courtney from the Historic Preservation Board, and Simone Liange from the Police Advisory Council effective immediately.

Approved On Consent

**5. 2024-495 Recommendation for Appointment to the Library District Board of Trustees (B)**

**Moved by** Commissioner Duncan-Walker

**Seconded by** Commissioner Eastman

**Recommendation:** The City Commission recommends Terri Bailey for appointment to the Library District Board of Trustees for a term expiring March 31, 2027.

Approved On Consent

**6. 2024-497 Renee Brooks v. City of Gainesville; Case No. 2023-CA-98 (NB)**

**Moved by** Commissioner Duncan-Walker

**Seconded by** Commissioner Eastman

**Recommendation:** The City Commission 1) approve the terms of the mediated settlement; and 2) authorize the City Attorney settle the claim of Renee Brooks v. City of Gainesville; Case No. 2023-CA-98; Eighth Judicial Circuit, in and for Alachua County, Florida.

Approved On Consent

**7. 2024-498 Santiago Casanova v. City of Gainesville; Case No. 2023-CA-1556 (NB)**

**Moved by** Commissioner Duncan-Walker

**Seconded by** Commissioner Eastman

**Recommendation:** The City Commission 1) approve the terms of the mediated settlement; and 2) authorize the City Attorney settle the claim of Santiago Casanova v. City of Gainesville; Case No. 2023-CA-1556; Eighth Judicial Circuit, in and for Alachua County, Florida.

Approved On Consent

**8. 2024-499 Katherine Mueller v. City of Gainesville; Case No. 2023-CA-3777 NB)**

**Moved by** Commissioner Duncan-Walker

**Seconded by** Commissioner Eastman

**Recommendation:** The City Commission 1) approve the terms of the mediated settlement; and 2) authorize the City Attorney settle the claim of Katherine Mueller v. City of Gainesville; Case No. 2023-CA-3777; Eighth Judicial Circuit, in and for Alachua County, Florida.

Approved On Consent

**9. 2024-501 Letter of Support for Tee Foundation Assistance Network’s Applications for the Federal Department of Health and Human Services Community Economic Development Grants.**

**Moved by** Commissioner Duncan-Walker

**Seconded by** Commissioner Eastman

**Recommendation:** The City Commission authorize the Mayor to sign the letters of support for the application.

Approved On Consent

**10. 2024-480 Selection of External Auditor to Conduct Annual Financial Audit (B)**

**Moved by** Commissioner Duncan-Walker

**Seconded by** Commissioner Eastman

**Recommendation:** The City Commission 1) Accept the ranking of firms that submitted RFP proposals. 2) Authorize the execution of a professional services contract with the top-ranked firm for a period of three years beginning with fiscal year 2024, with an option to negotiate and extend the contract for up to two additional two-year periods, subject to approval of the City Attorney as to form and legality.

Approved On Consent

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

Commissioner Saco arrived at

**F. BUSINESS DISCUSSION ITEMS - MORNING**

**1. 2024-449 Gainesville Fire Rescue Quarterly Update (B)**

Joseph Dixon, Fire Chief, Gainesville Fire Rescue, gave a presentation on the Gainesville Fire Rescue Quarterly Update.

Dan Nee, City Attorney spoke to the item.

Andrew Persons, Chief Operating Officer, spoke to the item relating to bottle clubs.

Cynthia Curry, City Manager spoke to the item.

Brittany Coleman, Gun Violence Intervention Program Manager, spoke to the Interrupter Program.

Bishop Christopher Stokes, Senior Pastor. NBCWC spoke to the item.

**Recommendation:** The City Commission hear a presentation from Gainesville Fire Rescue.

Heard

**2. 2024-496 Federal Update - National League of Cities Recommendations (B)**

John Alexander, Government Affairs and Community Relations Director, introduced the item.

Thomas Harrington, Legislative Affairs Coordinator, gave a presentation on the National League of Cities recommendations.

Brittany Coleman, Gun Violence Intervention Program Manager, spoke to the item regarding grant proposals for the Gainesville Fire Rescue to fund services for justice-involved youth.

Commissioner Duncan-Walker is interested in a list of community-based organizations involved with this effort.

Corey Harris, Housing and Community Development Director, spoke to the item relating to the preservation of manufactured homes.

**Recommendation:** The City Commission receive presentation by staff and review opportunities.

Heard

**3. 2024-452 Request for Proposal Award for Janitorial Services for Regional Transit System Facilities (B)**

Zeriah Folston, Director of Equal Opportunity, spoke to the item proposing lowering the contract term from five-years, allowing local businesses to have more opportunities to apply.

Cynthia Curry, City Manager, spoke to the item that if the term is changed then the request for proposals would need to be restarted. Longer contracts gain better prices.

Daphyne SESCO, Procurement Specialist 3, spoke to the item on options to allow for a reduction in the current contract or allow more time to rebid the

contract with a shorter time. Federally funded contracts cannot have a component of local preference.

Victoria James, Purchasing and Contracts Manager, was introduced as a new member of the procurement team.

**Moved by** Commissioner Book

**Seconded by** Commissioner Eastman

**Recommendation:** The City Commission: 1) approve the ranking for the Request for Proposal for Janitorial Services for Regional Transit System Facilities, 2) award the Request for Proposal to American Janitorial Services, Inc, the top-ranked firm and 3) authorize the City Manager or designee to negotiate and execute a contract, 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 Duncan-Walker, Commissioner Eastman, Commissioner Saco, and Commissioner Willits

Absent (1): Mayor Ward

Approved (6 to 0)

**Moved by** Commissioner Duncan-Walker

**Seconded by** Commissioner Eastman

**Motion: Direct staff to bring options for setting city policy to reduce contract terms where appropriate to a future General Policy Committee meeting.**

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

Absent (1): Mayor Ward

Approved (6 to 0)

Recess: 11:47 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**

Ms. Donna Waller

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

Public Comment: Jim Konish, 2024-474

**K. GENERAL PUBLIC COMMENT**

Public Comment: Johnny Law, Jason Teisinger, Jim Konish, Chuck Ross, Dr. Bobby Mermer

Commissioner Saco arrived at 1:16 pm.

**L. BUSINESS DISCUSSION ITEMS - AFTERNOON**

**1. 2024-422 Funding Award for Local Government Area of Opportunity Project (B)**

John Wachtel, Neighborhood Planning Coordinator, gave a presentation on the Funding Award for Local Government Area of Opportunity Project.

Jaime Bell, Chair, SHIP - Affordable Housing Advisory Committee, spoke to the item supporting staff's recommendation.

Adrial Cardenas, applicant, spoke to the item about the criteria needing to be met for the Low-Income Housing Tax Credit Program.

**Moved by** Commissioner Saco

**Seconded by** Commissioner Willits

**Recommendation:** The City Commission: 1) hear a presentation from staff and the Committee; 2) approve funding the Hope @ Debra Heights Affordable Rental Housing Project in the form of an 18-year loan in the amount of \$460,000.00 with a 1% annual interest rate, 30-year amortization period, and balloon payment at loan termination; and 3) 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: Approve as Recommended.**



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

Absent (1): Mayor Ward

Approved (6 to 0)

**2. 2024-472 Review of Governance, Compliance and Internal Controls around Business Tax Processes (B)**

Stephen Mhere, City Auditor, gave an overview of the item, incorporating the presentation from the Audit Committee meeting on June 11, 2024.

Cynthia Curry, City Manager, intends to bring this back to a future General Policy Committee meeting to update the ordinance.

Dennis Nguyen, Director of Finance, spoke to the item.

**Moved by** Commissioner Duncan-Walker

**Seconded by** Commissioner Eastman

**Recommendation:** The City Commission accepts the City Auditor’s report, as approved and recommended by the Audit Committee.

**Motion: Approve as Recommended.**

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

Absent (1): Mayor Ward

Approved (6 to 0)

**3. 2024-473 Enterprise Risk Assessment and Fiscal Year 2025 Annual Audit Plan (B)**

Stephen Mhere, City Auditor, gave an overview of the item, incorporating the presentation from the Audit Committee meeting on June 11, 2024.

**Moved by** Commissioner Duncan-Walker

**Seconded by** Commissioner Willits

**Recommendation:** The City Commission accepts the City Auditor’s Annual Risk Assessment and Audit Plan, as approved and recommended by the Audit Committee.

**Motion: Approve as Recommended.**

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

Absent (1): Mayor Ward

Approved (6 to 0)

**4. 2024-474 City Auditor Quarterly Update (B)**

Brecka Anderson, Assistant City Auditor, gave an overview of the item, incorporating the presentation from the Audit Committee meeting on June 11, 2024.

**Moved by** Commissioner Saco

**Seconded by** Commissioner Willits

**Recommendation:** The City Commission accepts the City Auditor’s Quarterly Update, as approved and recommended by the Audit Committee.

**Motion: Approve as Recommended.**

Aye (5): Commissioner Book, Mayor Pro Tempore Chestnut, Commissioner Eastman, Commissioner Saco, and Commissioner Willits

Absent (2): Commissioner Duncan-Walker, and Mayor Ward

Approved (5 to 0)

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

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

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

**1. 2024-131 Amending Certain Requirements Regarding Single Room Occupancy Residences (B)**

**Moved by** Commissioner Willits

**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 Duncan-Walker, Commissioner Eastman, Commissioner Saco, and Commissioner Willits

Absent (1): Mayor Ward

Approved (6 to 0)

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

**Q. COMMISSION COMMENT**

Commissioner Eastman - Congratulated Mayor Pro Tem Chestnut on her reelection, expressed the honor it has been to work with Commissioner Saco who is not seeking re-election, and recognized the candidates who qualified and are actively campaigning: Commissioner Duncan-Walker and Michael Perkins for District 1; and James Ingle and Fareed Johnson for the At-Large A seat.

Commissioner Book - Have received several emails related to downtown parking and improvements, and would like to see if the Library Board members would consider their ability to enhance parking opportunities for the downtown area.

**R. ADJOURNMENT**

Meeting adjourned at 2:30 p.m.

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Kristen J. Bryant, City Clerk