



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

**October 3, 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.

Commissioner Saco was absent.

**B. INVOCATION**

Dr. Theresa Beachy, The Community Foundation of North Central Florida

**C. ADOPTION OF THE AGENDA**

CONSENT AGENDA UPDATES:

2024-775 Holiday Parade Memorandum of Understanding with the Gainesville Area Chamber of Commerce Foundation (B) New Item Explanation: Requested by the City Manager

Dan Nee, City Attorney, spoke to the item about the Comprehensive Plan and Land Development Code item order.

**Moved by** Commissioner Willits

**Motion: Adopt the agenda flipping the order of 2023-263 and 2024-267.**

Died for lack of second

**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 Duncan-Walker, Commissioner Eastman, Mayor Ward, and Commissioner Willits

Absent (1): Commissioner Saco

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.**

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

Nay (1): Commissioner Willits

Absent (1): Commissioner Saco

Approved (5 to 1)

**1. Approval of Minutes from September 19, September 24, and September 30, 2024 City Commission Meetings (B)**

**Moved by** Commissioner Eastman

**Seconded by** Mayor Pro Tempore Chestnut

**Recommendation:** The City Commission approve the minutes from September 19, September 24, and September 30, 2024 City Commission meetings.

Approved On Consent

**2. 2024-709 Third Amendment to Agreement with Alachua County Board of County Commissioners for Age Based Fare Free Transit Program (B)**

**Moved by** Commissioner Eastman

**Seconded by** Mayor Pro Tempore Chestnut

**Recommendation:** The City Commission authorize the City Manager or designee to execute the Third Amendment to the Agreement with Alachua County Board of County Commissioners, subject to approval by the City Attorney as to form and legality.

Approved On Consent

**3. 2024-718 FY25 Award Recommendations for the Cultural Affairs Outside Agency and Professional Arts Producing Institutions Grant Programs (B)**

**Moved by** Commissioner Eastman

**Seconded by** Mayor Pro Tempore Chestnut

**Recommendation:** The City Commission approve the FY25 Outside Agency cultural grant awards as recommended by the Gainesville Cultural Affairs Board, as well as the recommendation for the Professional Arts Producing Institutions cultural grants program.

Approved On Consent

**4. 2024-723 Invitation to Bid Award Recommendation for Purchase of Liquid Sodium Hypochlorite for City Pools (B)**

**Moved by** Commissioner Eastman

**Seconded by** Mayor Pro Tempore Chestnut

**Recommendation:** The City Commission: 1) award the Invitation to Bid for the Purchase of Liquid Sodium Hypochlorite 12.5% for City Pools to Hawkins, Inc. at the cost of \$2.82/gallon totaling \$131,694.00 in the initial one-year contract with up to four one-year renewals, and 2) authorize the City Manager or designee to execute any related contracts, subject to approval by the City Attorney as to form and legality.

Approved On Consent

**5. 2024-697 Appointments to the City of Gainesville's Advisory Boards and Committees (B)**

**Moved by** Commissioner Eastman

**Seconded by** Mayor Pro Tempore Chestnut

**Recommendation:** The City Commission appoint:

- Asha Brunings to the Citizens Advisory Committee for Community Development for a partial term ending November 1, 2025,
- Sarah Joy to the City Beautification Board for a partial term ending November 1, 2025,
- Lynn Janoski and Allison Stevens to the City Beautification Board for a term ending November 1, 2027,
- Oaklianna Caraballo to the Gainesville Art in Public Places Trust for a term ending September 30, 2027,
- David Ruiz to the Gainesville Cultural Affairs Board for a term ending September 30, 2027,
- Joshua Pittman to the Police Advisory Council for a term ending January 21, 2028,
- Dwight Bailey to the Public Recreation and Parks Board for a term ending June 1, 2027, and
- Teagan Young as Student Member to the Tree Advisory Board for a term ending September 30, 2025.

Approved On Consent

**6. 2024-556 Informational Item: Upcoming City Events List (NB)**

**Moved by** Commissioner Eastman

**Seconded by** Mayor Pro Tempore Chestnut

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

Approved On Consent

**7. 2024-775 Holiday Parade Memorandum of Understanding with the Gainesville Area Chamber of Commerce Foundation (B)**

**Moved by** Commissioner Eastman

**Seconded by** Mayor Pro Tempore Chestnut

**Recommendation:** The City Commission retroactively approve the Memorandum of Understanding between the City of Gainesville and the Gainesville Area Chamber of Commerce Foundation for the 2024 Holiday Parade.

Approved On Consent

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

**F. BUSINESS DISCUSSION ITEMS - MORNING**

**1. 2024-769 Ratification of Article 27 of Agreement between the North Central Florida Police Benevolent Association, Inc. (PBA), and the City of Gainesville for October 1, 2022 through September 30, 2025 (B)**

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

Lisa Scott, Police Lieutenant, spoke in support of the agreement.

**Moved by** Commissioner Book

**Seconded by** Commissioner Duncan-Walker

**Recommendation:** The City Commission ratify Article 27 of the Agreement between the North Central Florida Police Benevolent Association, Inc. (PBA), and the City of Gainesville.

**Motion: Approve as recommended.**

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

Absent (1): Commissioner Saco

Approved (6 to 0)

**2. 2024-779 Automated School Zone Speed Enforcement (B)**

Nelson Montoya, Police Chief, introduced the item.

Nancy Hallett Kerkau, Police Captain, gave a presentation on Automated School Zone Speed Enforcement.

Jaime Kurnick, Police Major, spoke to the item that Gainesville Police Department pays for school crossing guards within the city limits.

Lynn Valdes, Police Sargent, spoke to the item about notices and the media campaign and the fines.

Public Comment: Ashely Eachus, Donald Shepherd

**Moved by** Commissioner Duncan-Walker

**Seconded by** Mayor Pro Tempore Chestnut

**Recommendation:** The City Commission hear the presentation and provide feedback as necessary.

**Motion: The City Commission 1) Receive the report; 2) Direct the City Attorney to draft an ordinance; and 3) Direct the Gainesville Police Department to move forward.**

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

Absent (1): Commissioner Saco

Approved (6 to 0)

Commissioner Book left the meeting at 11:06 a.m.

**3. 2024-731 Authorization of a Contract Amendment with Wannemacher Jensen Architects, Inc. (B)**

Phil Mann, Special Advisor to the City Manager, introduced the item

Betsy Waite, Director of Wild Spaces and Public Spaces, gave an overview of the item on Phase 1 stabilizing the building and Phase 2 on repairs and replacement.

**Moved by** Mayor Pro Tempore Chestnut

**Seconded by** Commissioner Eastman

**Recommendation:** The City Commission 1) approve the amendment 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.

**Motion: Approve as recommended.**

Aye (4): Mayor Pro Tempore Chestnut, Commissioner Duncan-Walker, Commissioner Eastman, and Mayor Ward

Nay (1): Commissioner Willits

Absent (2): Commissioner Book, and Commissioner Saco

Approved (4 to 1)

**4. 2024-776 Post-Storm Progress Report on Hurricane Helene Recovery Efforts (B)**

Cynthia Curry, City Manager, introduced the item.

Brian Singleton, Public Works Director, gave a presentation on the Hurricane Helene recovery efforts.

Commissioner Book returned to the meeting at 11:11 a.m.

Public Comment: Donald Shepherd

Sean Withers, Fire District Chief, spoke to the item giving an overview on the roof tarp program with Alachua County.

Tarp distribution will be at the old RTS depot.

**Moved by** Commissioner Eastman

**Seconded by** Commissioner Duncan-Walker

**Recommendation:** The City Commission receive the report.

**Motion: Direct staff to work with emergency debris contractors for immediate clean-up of debris from Hurricane Helene to be pulled from the fund balance and reimbursed at a later date from FEMA.**

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

Absent (1): Commissioner Saco

Approved (6 to 0)

Recess: 11:43 a.m.

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

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

**H. CALL TO ORDER**

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

**I. GAINESVILLE HISTORY MOMENT**

Mangyne Vivian Filer

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

Public Comment: Corey Brunson, 2024-263 and 2024-267, Jarom Gordon, 2024-263, Jim Konish 2024-263, Casey Fitzgerald 2024-718

Commissioner Duncan-Walker joined the meeting at 1:09 p.m.

**K. GENERAL PUBLIC COMMENT**

Public Comment: Lee Gladden, Jim Konish, Chuck Ross

Dan Nee, City Attorney, spoke to the GRU Authority being a separate entity as was mentioned in a recent court case.

**L. BUSINESS DISCUSSION ITEMS - AFTERNOON**

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

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

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

**1. 2024-263 Land Development Code Amendment - Single-Family Lot Dimensions (B)**

Brittany McMullen, Planner IV, gave an overview of the item.

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

Public Comment: Mark Goldstein, Chuck Ross, Richard Allen, Matthew Umanos, Casey Fitzgerald, Xavier Fuentes, Magnye Vivian Filer

**Moved by** Commissioner Eastman

**Seconded by** Mayor Pro Tempore Chestnut

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

**Motion:** Adopt ordinance 2024-263 on second reading with the following change and direction to staff:

**Dimensional Standards - Revise the dimensional standards of the new “Single Family” zoning category to add a subsection with the following: "Lots below 5,445 square feet shall have a maximum square footage of the principal unit of no more than 1,500 square feet of gross floor area and a maximum of one accessory dwelling unit;" conditional on the passage of item 2024-267 Comprehensive Plan Single-Family Land Use Category.**



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

Nay (1): Commissioner Saco

Absent (1): Commissioner Willits

Approved (5 to 1)

**2. 2024-267 Comprehensive Plan Single-Family Land Use Category (B)**

Brittany McMullen, Planner IV, gave an overview of the item.

Public Comment: Mark Goldstein

**Moved by** Commissioner Eastman

**Seconded by** Mayor Pro Tempore Chestnut

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

**Motion: Approve as recommended on second reading.**

Approved

**3. 2024-464 Quasi-Judicial - Oaks Mall Plaza LD24-000048 ZON (B)**

Public Comment: Donald Shepherd

**Moved by** Commissioner Saco

**Seconded by** Commissioner Duncan-Walker

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

**Motion: Approve as recommended on second reading.**

Approved

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

**Q. COMMISSION COMMENT**

Mayor Pro Tempore Chestnut: Requested staff to return with the capacity allowed dedicated to affordable housing from Gale Lemerand Drive east to University Ave.

Commissioner Book: Highlighted the new Parks, Recreation, and Cultural Affairs activity guide for the winter.

Cynthia Curry, City Manager, gave further information regarding giving updates to the Commission.

Commissioner Duncan-Walker: Also praised staff for the guide, and the memo on Homeless Issues during Hurricane Helene.

Recess: 2:46 p.m.

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

**R. CALL TO ORDER**

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

**S. PLEDGE OF ALLEGIANCE**

Acting Chief Ernie Benjamin

**T. PROCLAMATIONS & SPECIAL RECOGNITIONS**

**1. 2024-764 Fire Prevention Week (B)**

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

Heard

**2. 2024-765 Pedestrian Safety Month (B)**

**Recommendation:** To be presented to Lynne Valdes, Sergeant.

Heard

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

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

**W. BUSINESS DISCUSSION ITEMS - EVENING**

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

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

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

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

**AB. COMMISSION COMMENT**

Commissioner Duncan-Walker: Mentioned the dedication ceremony and proclamation in honor of Dylan Robert's memory.

Emmanuel Garilus will play his saxophone at the Appollo as part of a national competition.

**AC. ADJOURNMENT**

Meeting adjourned at 5:46 p.m.

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Kristen J. Bryant, City Clerk