



City of Gainesville  
City Commission Regular Meeting  
**AGENDA**

**Thursday, May 1, 2025, 10:00 a.m.**

**City Hall Auditorium  
200 East University Avenue  
Gainesville, FL 32601**

**Commission Members**

Mayor Harvey L. Ward, Jr.  
Mayor Pro Tempore Bryan Eastman (District 4)  
James Ingle (At Large, Seat A)  
Cynthia Moore Chestnut (At Large, Seat B)  
Desmon Duncan-Walker (District 1)  
Ed Book (District 2)  
Casey Willits (District 3)

The City Commission makes policy and conducts City business in an open forum. For information on how to attend the meeting and submit public comment, visit the City [Agendas & Meetings website](#).

Neighbors are welcome to attend meetings in person. Seating capacity may be limited. Fill out a comment card and give it to the meeting clerk to request to speak. Speakers will be called to share their comments in the order of sign-up.

The City Hall Auditorium and Roberta Lisle Kline Conference Room are equipped with hearing loop assistive listening systems. When using your own hearing aid, you must switch your device to Telecoil or "T" mode. If your hearing aid does not have a Telecoil mode, broadcast staff can provide a headset.

If you have a disability and need accommodation in order to participate in this meeting, please contact the Office of Equity and Inclusion at (352) 334-5051 at least two business days in advance. TTY (Text Telephone Telecommunication Device) users please call 711 (Florida Relay Service). For Speech to Speech (STS) relay, please call 1-877-955-5334. For STS Spanish relay, please call 1-877-955-8773. For STS French Creole relay, please call 1-877-955-8707.

**A. CALL TO ORDER**

*Agenda Statement: The City of Gainesville encourages civil public speech. The Gainesville City Commission expects each person entering this chamber to treat others with respect and courtesy. Speakers are expected to focus on agenda items under discussion and avoid personal attacks or offensive comments. Threatening language is not allowed. Anyone who repeatedly disrupts the proceedings will be asked to leave. Signs, props, posters, food, and drink should be left outside the auditorium.*

**B. INVOCATION**

President Jonathan Pritt, Church of Jesus Christ Latter-Day Saints

**C. ADOPTION OF THE AGENDA**

*Includes Consent and Regular Agenda Items*

**D. CONSENT AGENDA**

1. **Approval of Minutes from the March 27th (2) and April 3, 2025 City Commission Meetings (B)** 12

**Recommendation:** The City Commission approve the minutes from the March 27th (2) and April 3, 2025 meetings.

2. **2025-323 Change Order #1 for Construction of Phase 1 Bus Stop Improvements (B)** 37

**Department:** Transportation

**Description:** Request for the City Commission to authorize the use of federal grant funds in the amount of \$404,475 to cover additional construction costs for Phase 1 Bus Stop Improvements under Change Order #1 to Blackwater Construction Services.

**Fiscal Note:** Funds are available in Fiscal Year 2022 FTA Grant FL-2023-021 for bus stop improvements.

**Recommendation:** The City Commission authorize the City Manager or designee to execute Change Order #1 with Blackwater Construction Services LLC for Phase 1 Bus Stop Improvements, subject to approval by the City Attorney as to form and legality.

3. **2025-324 National Association of Police Athletic/Activities Leagues, Inc. Youth Mentoring Program Grant (B)** 114  
**Department:** Gainesville Police Department
- Description:** Request for City Commission to accept the National Association of Police Athletic/Activities Leagues, Inc. Youth Mentoring Program Grant for Fiscal Year 2024-2025.
- Fiscal Note:** The total National Association of Police Athletic/Activities Leagues, Inc. Youth Mentoring Program Grant allocation funded through the U.S. Department of Justice for Fiscal Year 2025 for the City of Gainesville is \$20,700.00 and there is no local match requirement.
- Recommendation:** The City Commission: 1) accept the National Association of Police Athletic/Activities Leagues, Inc. Youth Mentoring Program Grant Award for Fiscal Year 2025 totaling \$20,700.00 and 2) authorize the City Manager to execute any other necessary documents, subject to review by the City Attorney as to form and legality for the grant agreement.
4. **2025-330 Adoption of the Hogtown Creek Watershed Master Plan (B)** 138  
**Department:** Public Works
- Description:** Request the Commission to adopt the Hogtown Creek Watershed Master Plan.
- Fiscal Note:** There is no fiscal impact associated with this item.
- Recommendation:** The City Commission review and adopt the Hogtown Creek Watershed Master Plan for use in evaluating floodplain impacts.
5. **2025-331 Removal from the Gainesville Cultural Affairs Board for Non-Compliance with Meeting Attendance (B)** 189  
**Department:** Office of the City Clerk
- Description:** Avery Bender was appointed to the Gainesville Cultural Affairs Board on May 22, 2024, for a term expiring September 30, 2027, and Natalya Schoenwether was appointed on December 7, 2023, for a term expiring September 30, 2026.
- Fiscal Note:** This item has no fiscal impact.
- Recommendation:** The Commission approve the removal of Avery Bender and Natalya Schoenwether from the Gainesville Cultural Affairs Board, effective immediately.

6. **2025-332 Appointments to the City Advisory Boards and Committees (B)** 192  
**Department:** Office of the City Clerk  
  
**Fiscal Note:** This item has no fiscal impact.  
  
**Recommendation:** The Commission appoint Larissa Kulyk and Janet Ray to the City Beautification Board for a term expiring November 1, 2028.
7. **2024-556 Informational Item: Upcoming City Events List (NB)** 207  
**Department:** Office of Communications & Marketing  
  
**Description:** An informational report to summarize upcoming events of interest to the City Commission.  
  
**Fiscal Note:** There is no fiscal impact.  
  
**Recommendation:** The City Commission receive the informational list.
8. **DRAFT: 2023-523 American Rescue Plan Act (ARPA) Quarterly Update (B)**  
**Department:** Office of the City Manager  
  
**Description:** The City Manager's Office will provide an interim update on certain American Rescue Plan Act (ARPA) funded projects.  
  
**Fiscal Note**
9. **2025-341 Use of Federal Law Enforcement Contraband Forfeiture Funds for Purchase of Communication Equipment for SWAT Team (B)** 210  
**Department:** Gainesville Police Department  
  
**Description:** Request for City Commission approval for the use of Federal Law Enforcement Contraband Forfeiture – Justice funds for the purchase of communication equipment for SWAT team members.  
  
**Fiscal Note:** The anticipated cost of the communication equipment will not exceed \$50,000. The unallocated balance of the Federal Law Enforcement Contraband Fund – Justice as of March 31, 2025 is \$139,426.  
  
**Recommendation:** The City Commission authorize the use of Federal Law Enforcement Contraband Forfeiture – Justice funds for the purchase of communications equipment in an amount not to exceed \$50,000.

10. **2025-343 Increase of Local Business Tax Rates (B)** 213  
**Department:** Department of Financial Services

**Description:** Request for the City Commission to review an increase in the local business tax rates in Section 25-51 of the Code of Ordinances.

**Fiscal Note:** Based on the average local business tax receipts for the past three fiscal years, this increase would generate approximately \$43,000 in General Fund revenue per fiscal year.

**Recommendation:** The City Commission direct the City Manager or designee to work with the City Attorney to draft an ordinance increasing the local business tax rates by five percent for the fiscal year starting October 1, 2025.

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

*Members of the public who are unable to wait for their agenda item(s) to be called during the meeting may speak during Early Public Comment. Comment is limited to three (3) minutes on one agenda item or five (5) minutes on two or more agenda items. Speaking during Early Public Comment waives the right to comment on later agenda items.*

**F. BUSINESS DISCUSSION ITEMS - MORNING**

1. **2025-336 Quarterly Housing Update (B)** 229  
**Department:** Housing & Community Development

**Description:** Quarterly update on the City's housing initiatives

**Fiscal Note:** Funding for these initiatives has been allocated through various sources including the Community Development Block Grant Program, the HOME Investment Partnership Program, the State Housing Initiatives Partnership Program, the American Rescue Plan Act, HOME ARP, the ConnectFree Program and the General Fund.

**Recommendation:** The City Commission hear the quarterly Housing update presentation from the Department of Housing & Community Development.

2. **2025-337 Gainesville Police Department FY25 Second Quarter Update (B)**

260

**Department:** Gainesville Police Department

**Description:** Quarterly update to the City Commission on community engagement, events, data, and statistics of the Gainesville Police Department for January 1, 2025 through March 31, 2025 (2nd Quarter of FY25).

**Fiscal Note:** N/A

**Recommendation:** The City Commission receive the GPD quarterly update.

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

*Unless mandated by statute to occur in the evening; may include Advocacy Resolutions and Binding Resolutions.*

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

**H. CALL TO ORDER**

**I. GAINESVILLE HISTORY MOMENT**

Conducted by Ms. Donna Waller.

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

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**K. GENERAL PUBLIC COMMENT**

*Members of the public may speak for up to three (3) minutes per meeting on any item not on the agenda. General Public Comment may be submitted in advance by pre-recorded voice message only. The General Public Comment period shall not exceed 30 minutes total.*

**L. BUSINESS DISCUSSION ITEMS - AFTERNOON**

1. **2025-321 Downtown Parking Update (B)**

278

**Department:** Transportation

**Description:** The City Commission hear a presentation by staff on the status of downtown parking.

**Fiscal Note:** None at this time.

**Recommendation:** The City Commission direct the City Manager to: 1) continue monitoring parking operations and adjust as needed to facilitate the user experience, and 2) provide annual reports to the City Commission.

2. **2025-155 Structured Parking Text Amendment LD24-000114 (B)**

319

**Department:** Sustainable Development

**Description:** Request for City Commission to review a proposal to amend Land Development Code Sec. 30-7.5 Required Number of Parking Spaces. The proposed amendment would exempt new multifamily development outside of transect zones from structured parking requirements when the threshold of 200 parking spaces is exceeded.

**Fiscal Note:** N/A

**Recommendation:** The City Commission approve Petition LD24-0010114 with modifications.

3. **2024-344 Update on the HUD Choice Neighborhood Planning Grant by the Gainesville Housing Authority (B)**

516

**Department:** Gainesville Community Reinvestment Area

**Description:** The Gainesville Housing Authority provides an update on the HUD Choice Neighborhood Planning Grant to the City Commission

**Fiscal Note:** No fiscal impact at this point.

**Recommendation:** The City Commission General Policy Committee hears an update from the Gainesville Housing Authority on the HUD Choice Neighborhood Planning Grant and provide feedback.

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

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

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

1. **2025-246 Ordinance Creating Valet Operations Regulations (B)**

540

**Department:** Office of the City Attorney

**Description:** Ordinance No. 2025-246

An ordinance of the City of Gainesville, Florida, amending Chapter 26 of the City Code of Ordinances to create Article IX Valet Operations, to regulate valet operations that occur on public right-of-way or public property within the City of Gainesville, Florida; establishing permit requirements; establishing operational requirements; establishing revocation, appeals and suspension processes; providing for civil citations; amending Appendix A – Schedule of Fees, Rates and Charges to establish regulatory fees; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

**Fiscal Note:** Valet operators will incur new fees consisting of the following:

- Permit Fee \$79.93
- Permit Amendment Fee \$79.93
- Temporary Permit Fee \$79.93
- Parking Space Fee (per space per year) \$2,190
- Parking Space Fee (per space (temporary)) \$0.50 per hour, or \$12 per day

Violations of valet operator regulations will result in a civil citation of \$50.

If the two existing valet operators in the downtown area apply for permits and apply for exclusive use of 4 parking spaces each, City expects to receive revenue of \$17,769.86 per year.

City staff who are already in the field (including parking enforcement technicians, GPD officers, downtown ambassadors) will monitor valet operations to enforce the ordinance.

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

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



1. **2025-170 Ordinance Amending Section 26-32 Relating to the Use of Traffic Infraction Detectors and Section 2-377 to Authorize the Special Magistrate to Hear Traffic Infraction Detector Contested Hearings (B)**  
**Department:** Office of the City Attorney

564

**Description:** Ordinance No. 2025-170

An ordinance of the City of Gainesville, Florida, amending Chapter 26, Section 26-32 of the Code of Ordinances relating to use of traffic infraction detectors; amending Chapter 2-377 authorizing the magistrate to hear contested hearings of violations of Chapter 26, Article II, Division 2, "The Gainesville Traffic Safety Enhancement Act"; providing for enforcement; providing directions to the codifier; providing a severability clause; providing a repealing clause; and providing an effective date.

**Fiscal Note:** The fiscal impact of this ordinance is expected to be revenue neutral. A violation consisting of running a red light that is detected by a traffic infraction detector will result in a fine of \$158.00. The city will retain \$75.00 of the \$158.00 fine. The retained monies will be used to pay the city's vendor for installing and running the system, to cover additional work by GPD to review citations, and to cover costs of the city's special magistrate.

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

**Q. COMMISSION COMMENT**

4:30 - 5:30 PM Dinner Break

**R. CALL TO ORDER**

**S. PLEDGE OF ALLEGIANCE**

Senior Chief Maurice Perine, NJROTC Eastside High School

**T. PROCLAMATIONS & SPECIAL RECOGNITIONS**

1. **2025-226 Special Recognition – City Clerk, Certified Municipal Clerk (B)**  
**Department:** Office of the City Clerk

617

**Fiscal Note:** This item has no fiscal impact.

**Recommendation:** To be presented to Kristen J. Bryant.

2. **2025-347 Professional Municipal Clerks Week (B)**  
**Department:** Office of the City Clerk

619

**Recommendation:** To be presented to Kristen Bryant.

3. **2025-348 National Historic Preservation Month (B)** 621  
**Department:** Office of the City Clerk

**Recommendation:** To be presented to Jay Reeves.

4. **2025-349 International Internal Audit Awareness Week (B)** 623  
**Department:** Office of the City Clerk

**Recommendation:** To be presented to Stephen Mhere and Lisa Siedzik.

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

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

*Required by state law to be heard at 5:00 pm or later.*

**W. BUSINESS DISCUSSION ITEMS - EVENING**

1. **2025-333 Citizens Field School Board Discussions Update (B)** 625  
**Department:** Office of the City Manager

**Description:** Update regarding recent discussions with the School Board of Alachua County staff regarding Citizens Field.

**Fiscal Note:** N/A

**Recommendation:** The City Commission receive the update and provide direction as needed.

2. **2024-603 Disposition of Former Gainesville Fire Rescue Fire Station #1 – 427 South Main Street (B)** 628  
**Department:** Office of the City Manager

**Description:** Recommendation regarding the disposition of the site of former Gainesville Fire Rescue Fire Station #1 located at 427 South Main Street.

**Fiscal Note:** The appraised value of the site (tax parcel #12866-01) is \$2,861,700 by Futral Valuations, LLC. And \$3,160,000 by Emerson Appraisal Company.

**Recommendation:** City Commission: 1. Set the reserve price for the property at \$1,000,000; 2. Authorize the City Manager to list the property for sale for 45 days and take sealed bids; 3. Authorize the City Manager to move forward with the sale of the city property located at 427 South Main Street to the highest bidder and in accordance with the term sheet in the back-up.

**3. 2025-329 Purchase of Real Property for Urban Forest Conservation (B)**  
**Department:** Public Works

988

**Description:** Request for the City Commission to approve a Contract for Purchase and Sale of Real Property with David K. Crapps, Trustee of The David K. Crapps Living Trust, for the sole purpose of Urban Forest conservation efforts.

**Fiscal Note:** The purchase price for this parcel is \$1,820,000 which is supported by the appraisal and tree valuation. The funds for the purchase of this parcel are available in the Tree Mitigation Fund.

**Recommendation:** The City Commission authorize the City Manager or designee to execute a Contract for Purchase and Sale of Real Property, (including all documents to effectuate a closing), with David K. Crapps, Trustee of The David K. Crapps Living Trust, for the purchase of approximately 51 acres of Tax Parcel number 08231-000-000, in the amount of \$1,820,000 plus any associated closing costs, subject to the approval by the City Attorney as to form and legality.

- 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
- AC. ADJOURNMENT

*If later than 10:00 pm, the Commission may waive the rules to extend the meeting or may schedule a date/time to continue the meeting.*