City of Gainesville
City Commission Meeting
Agenda

Thursday, November 19, 2026, 10:00 AM
City Hall Auditorium
200 East University Avenue
Gainesville, FL 32601

Commission Members

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

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

Dr. Reverend Marie Herring, Dayspring Missionary Baptist Church

C. Adoption of the Agenda

Includes Consent and Regular Agenda Items

D. Consent Agenda

1. 613-2026 Approval of Minutes from the October 15, 2026, City Commission Meeting (B)

Recommendation: The City Commission approve the minutes from the October 15, 2026 meeting.

Attachments:
1. 613-2026A City Commission Meeting Minutes - October 15, 2026 20261119

2. 642-2026 Assistance to Firefighters Grant Award (B)

Department: Gainesville Fire Rescue

Description: Request for the Commission to ratify the City Manager's acceptance of an award from the U.S. Department of Homeland Security for firefighting equipment.

Fiscal Note: The funding award has an approved budget of $26,000, which includes $23,636.36 in Federal funding from the FY 2025 Assistance to Firefighters Grant and a 10% match of the City's General Fund in the amount of $2,363.64 which will be appropriated through a separate budget amendment.

Recommendation: The City Commission: 1) ratify the City Manager's acceptance of the award for grant funding from the U.S. Department of Homeland Security AFG Program not to exceed $23,636.36 for firefighting equipment; 2) approve 10% matching non-Federal funds from the City's General Fund not to exceed $2,363.64; and 3) authorize the City Manager or designee to execute necessary documents subject to approval by the City Attorney as to form and legality.

Attachments:
1. 642-2026A AFG Award Package and Notification

3. 659-2026 The Florida Department of Transportation's Safety Office

Subgrant Funding for the City of Gainesville Public Safety Programs (B)

Department: Gainesville Police Department

Description: Request for the City Commission to accept $72,000 in grant funding from the Florida Department of Transportation Safety Office for various public safety programs. These programs have been selected for funding, subject to the execution of subgrant agreements.

Fiscal Note: The total amount to be awarded through the grant is $72,000 and is distributed to the Motorcycle/Scooter Safety and Education program ($24,000), the Distracted Driver program ($11,000), the Safe Gator program ($12,000), the Occupant Protection program ($15,000) and the Speed & Aggressive Driving program ($10,000). These awards are subject to the execution of subgrant agreements.

There is no cost match required and there will be no impact on the general fund.

Recommendation: The City Commission 1) authorize the City Manager or designee to execute the subgrant agreements and accept the Florida Department of Transportation grant funding for the Motorcycle/Scooter Safety and Education program ($24,000), the Distracted Driver program ($11,000), the Safe Gator program ($12,000), the Occupant Protection program ($15,000) and the Speed & Aggressive Driving program ($10,000); and 2) authorize the City Manager or designee to execute all documents and contracts related to the grant award, subject to approval by the City Attorney as to form and legality.

Attachments:
1. 659-2026A Letter of Selection 2027 Distracted Driving 20261119
2. 659-2026B LetterOfSelection-2027 Occupant Protection 20261119
3. 659-2026C LetterOfSelection-2027 Safe Gator Grant 20261119
4. 659-2026D Letter of Selection 2027 SMART Grant 20261119
5. 659-2026E Letter of Selection2027 Speed and Aggressive Driving Grant 20261119

4. 667-2026 Community Gun Violence Prevention Alliance MOU Renewal (B)

Department: Gainesville Fire Rescue

Description: Request for the City Commission to authorize the City Manager or designee to execute the renewed Memorandum of Understanding between the City of Gainesville, Santa Fe College, and Alachua County for the Community Gun Violence Prevention Alliance, renewing the collaborative agreement annually through December 31, 2029.

Fiscal Note: There will be no new fiscal impact associated with this approval.

Recommendation: The City Commission review the Memorandum of Understanding between the City of Gainesville, Santa Fe College and Alachua County for Community Gun Violence Prevention Alliance and authorize the City Manager or their designee to execute the MOU and to execute necessary documents subject to approval by the City Attorney as to form and legality.

Attachments:
1. 667-2026A Community Gun Violence Prevention Alliance MOU Renewal 20261119

5. 664-2026 Resignation of Clark Wood from the Development Review Board (B)

Department: City Clerk

Description: The City Commission appointed Clark Wood to the Development Review Board on August 21, 2025, for a term expiring December 31, 2027. We received Clark Wood's resignation from the Development Review Board on October 15, 2026.

Fiscal Note: This item has no fiscal impact.

Recommendation: The City Commission accept the resignation of Clark Wood from the Development Review Board effective immediately.

Attachments:
1. 644-2026A Clark Wood Resignation DRB 20261119

6. 675-2026 Resignation of Jamie Bell from the City Plan Board (B)

Department: City Clerk

Description: The City Plan Board is a seven-member citizen board appointed by the City Commission, with an additional non-voting member appointed by the Alachua County School Board. It reviews and makes recommendations on petitions for land use, zoning, special use permits, and text changes to the Comprehensive Plan and Land Development Code.

Fiscal Note: This item has no fiscal impact.

Recommendation: The City Commission accept the resignation of Jamie Bell from the City Plan Board effective immediately.

Attachments:
1. 675-2026A Jame Bell Resignation CPB 20261119

7. 715-2026 Invitation to Bid Award Recommendation for the Northeast Waldo Road at Northeast 3rd Avenue Intersection Project (B)

Department: Public Works

Description: Request for the City Commission to award the Invitation to Bid for the Northeast Waldo Road at Northeast 3rd Avenue Intersection Project to DB Civil Construction LLC. City Commission will also hear a presentation pertaining to the project.

Fiscal Note: The construction cost is $787,695.00 and will be funded by a grant from the Florida Department of Transportation (FDOT). Grant funding in the amount of $1,484,970.00 for construction and construction oversight is available from FDOT via a Local Agency Program (LAP) Agreement to fully fund the project.

Recommendation: The City Commission 1) award Invitation to Bid #PWDA-

260054-SM for Northeast Waldo Road at Northeast 3rd Avenue Intersection Project to DB Civil Construction LLC and 2) authorize the City Manager, or designee, to enter into a Construction Agreement with DB Civil Construction LLC in the amount of $787,695.00 for the Northeast Waldo Road at Northeast 3rd Avenue Intersection Project, subject to approval of the City Attorney or designee as to form and legality.

Attachments:
1. 715-2026A Invitation to Bid Waldo at 3rd 20261119
2. 715-2026B Addendum 1 20261119
3. 715-2026C Waldo at 3rd Project Location Map 20261119
4. 715-2026D ITB Submittal DB Civil 20261119
5. 715-2026E ITB Submittal Watson 20261119
6. 715-2026F Bid Record 20261119
7. 715-2026G Bid Award Recommendation 20261119
8. 715-2026H Notice of Award Waldo at 3rd 20261119
9. 715-2026I Small Business Efforts Waldo at 3rd 20261119
10. 715-2026J Presentation Waldo at 3rd 20261119

8. 726-2026 Informational Item: Upcoming City Events List (NB)

Department: Communications

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.

Attachments: None

9. 728-2026 Approval to Enter into Contract with C&A Associates, Inc. for the Purchase, Installation, and Maintenance of the PADtrax Evidence System Using Federal Law Enforcement Contraband Forfeiture - Treasury Funds (B)

Department: Gainesville Police Department

Description: Request for the City Commission to approve entering into a contract with C&A Associates, Inc. for the purchase, installation, and maintenance of the PADtrax Evidence System. The initial implementation cost and initial Phase 1 and Phase 2 maintenance will be funded using Federal Law Enforcement Contraband Forfeiture – Treasury funds, while subsequent annual maintenance will be paid out of the General Fund and submitted during the annual budget development process.

Fiscal Note: The initial implementation cost for the PADtrax Evidence System will not exceed $153,606.20. Initial Year 1 maintenance across Phase 1 and Phase 2 totals $23,500.00. Maintenance costs for the next four years will be $23,500 per year. The total combined cost for the implementation and five years of maintenance is $271,106.20.

Funding for implementation and initial Phase 1 and Phase 2 maintenance in the amount of $177,106.20 will be paid out of the Federal Law Enforcement

Contraband Forfeiture – Treasury Fund.

As of September 30, 2026, the uncommitted balance of the Federal Law Enforcement Contraband Forfeiture – Treasury Fund is $325,796.43.

Subsequent maintenance costs, in the amount of $23,500 annually, will be submitted during future budget development cycles.

Recommendation: The City Commission: 1) approve entering into a contract with C&A Associates, Inc. for the purchase, installation, and maintenance of the PADtrax Evidence System, not to exceed $271,106.20 in total cost over the five year term, with maintenance costs for Years 2 through 5 subject to annual appropriation; 2) authorize the use of Federal Law Enforcement Contraband Forfeiture – Treasury funds in an amount not to exceed $177,106.20 for implementation and initial Phase 1 and Phase 2 maintenance; and 3) authorize the City Manager or designee to execute any documents necessary for the contract, subject to approval by the City Attorney as to form and legality.

Attachments:
1. 728-2026A COG Fund Balance 20261119
2. 728-2026B Gainesville Police Department PADTrax Scope of Work Five Year Maintenance 20261119
3. 728-2026C Method of Source Selection Padtrax 20261119
4. 728-2026D Procurement approval to proceed as sole source 20261119
5. 728-2026E Padtrax Small Business Efforts Checklist 20261119
6. 728-2026F Gainesville Police Department Padtrax Quote 4519 20261119

10. 733-2026 Florida Department of Juvenile Justice Purchase Order for the Gainesville Police Department to Continue Funding a Juvenile Civil Citation Coordinator Position to Assist in the use of Civil Citations for Eligible Youth in the Eighth Judicial Circuit (B)

Department: Gainesville Police Department

Description: Requesting the City Commission to accept Order No. C7A765 from the Florida Department of Juvenile Justice in the amount of $91,100 for the period July 1, 2026, through June 30, 2027, to provide a Juvenile Civil Citation Coordinator position to assist in increasing the use of Civil Citations for eligible youth in the Eighth Judicial Circuit.

Fiscal Note: The full salary and benefits of the Juvenile Civil Citation position are reimbursable. The Department of Juvenile Justice Reimbursement Request Forms and supporting documentation will be submitted with a maximum reimbursement amount of $91,100. There is no match requirement and no impact on the General Fund.

Recommendation: The City Commission authorize the City Manager or designee to accept Order No. C7A765 from the Florida Department of Juvenile Justice in the amount of $91,100 for the period July 1, 2026, through June 30, 2027, subject to approval by the City Attorney as to form and legality.

Attachments:
1. 733-2026A DJJ Purchase Order C7A765 20261119

2. 733-2026B GPD CC Coordinator Scope of Work 20261119

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 3 minutes on one agenda item or 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. 719-2026 Years of Service Recognition for Community Builders (B)

Department: Human Resources

Description: The City Commission will provide special recognition of Community Builders with 15 years of service or more.

Fiscal Note: There is minimal fiscal impact for this item.

Recommendation: The City Commission recognize those employees with 15 years of service or more for the 4th quarter of FY26.

Attachments:
1. 719A-2026 November 2026-Employee Recognition 20261119

2. 677-2026 Gainesville Police Department Quarterly Update (B)

Department: Gainesville Police Department

Description: Quarterly update to the City Commission on community engagement, events, data, and statistics of the Gainesville Police Department for July 1, 2026 through September 30, 2026 (fourth quarter of FY2026).

Fiscal Note: N/A

Recommendation: The City Commission receive the quarterly update.

Attachments:
1. 677-2026A GPD CY26 3rd Quarter 20261119

G. Resolutions – Morning (Roll Call Required)

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

H. Noon Recess

I. Call to Order

J. Gainesville History Moment

To be presented by Ms. Donna Waller.

K. 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 3

minutes on one agenda item or 5 minutes on two or more agenda items. Speaking during Early Public Comment waives the right to comment on later agenda items.

L. General Public Comment

Members of the public may speak for up to 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.

M. Business Discussion Items - Afternoon

1. 619-2026 Advisory Board and Committee Report (B)

Department: City Clerk

Description: The City Beautification Board Annual Report will be presented by the Chair. The proposed amendment to the board bylaws has been reviewed by the City Attorney's Office and approved to be submitted to the City Commission for adoption.

Fiscal Note: This item does not have a fiscal impact.

Recommendation: The City Commission hear a presentation and approve the proposed amendment to the City Beautification Board Bylaws.

Attachments:
1. 619-2026A City Beautification Board Overview and 2026 Annual Report 20261119
2. 619-2026B 2026 City Beautification Board Awards Ceremony 20261119
3. 619-2026C CBB Proposed Amendment to Bylaws Approved by Legal 20261191
4. 619-2026D City Beautification Board Annual Report 20261119

2. 740-2026 Appointment to the Development Review Board (B)

Department: City Clerk

Description: The Development Review Board is a 7-member citizen board that reviews development plans submitted for its review pursuant to the provisions of Chapter 30 of the Gainesville Code of Ordinances and has three vacancies.

Fiscal Note: This item has no fiscal impact at this time.

Recommendation: The City Commission review the application received for the Development Review Board and take action as deemed necessary.

Attachments:
1. 740-2026A DRB Applicant Packet 20261119

N. Resolutions - Afternoon (Roll Call Required)

1. 762-2026 Countywide Bicycle Pedestrian Master Plan (B)

Department: Transportation

Description: Request for the City Commission to hear a presentation delivered by staff on the Countywide Bicycle Pedestrian Master Plan, adopt by resolution the Countywide Bicycle Pedestrian Master Plan as presented, and direct staff to use the plan to guide and inform the planning, design, and construction of physical transportation improvements.

Fiscal Note: Adoption of the Countywide Bicycle Pedestrian Master Plan establishes a framework for prioritizing future improvements but does not appropriate funding for the identified projects. Implementation will require future funding for activities such as planning, environmental review, design, right-of-way, utilities, construction, and ongoing maintenance, with potential sources including grants, capital improvement funding, and State funding through the List of Priority Projects (LOPP). City funding commitments will be evaluated through the appropriate budget and capital planning processes and brought forward for City Commission approval, as required.

Recommendation: The City Commission adopt by resolution the Countywide Bicycle Pedestrian Master Plan as presented, and direct staff to use the plan to guide and inform the planning, design, and construction of physical transportation improvements.

Attachments:
1. 762-2026A Countywide Bike-Ped Master Plan Presentation Handout 20261119
2. 762-2026B Countywide Bike-Ped Master Plan Resolution 20261119
3. 762-2026C Countywide Bike-Ped Master Plan Executive Summary 20261119
4. 762-2026D Countywide Bike-Ped Master Plan Appendices 20261119
5. 762-2026E Bike-Ped Master Plan - Mobility Plan Projects Comparison 20261119
6. 762-2026F Gainesville 2045 Mobility Plan 12-17-2025 20261119

O. Ordinances: Adoption Reading - Afternoon (Roll Call Required)

P. Ordinances: Second Reading - Afternoon (Roll Call Required)

1. 651-2026 Quasi-Judicial Historic Property Tax Exemption 413 West University Avenue (B)

Department: City Attorney

Description: Ordinance No. 2026-691

An ordinance of the City of Gainesville, Florida, finding that property located at 413 West University Avenue and commonly known as the Gainesville Lodge, as more specifically described in this ordinance, qualifies for an ad valorem tax exemption for historic properties; granting an exemption from ad valorem tax for certain improvements beginning January 1, 2027, and continuing for 10 years under certain conditions; authorizing the Mayor and the City Clerk to sign the Historic Preservation Property Tax Exemption Covenant between the property owner and the City; providing a severability clause; providing a repealing clause; and providing an effective date.

Fiscal Note: N/A

Recommendation: The City Commission: 1) approve Part 2 of the Historic Property Tax Exemption Application; and 2) adopt the proposed ordinance.

Attachments:
1. 2026-691 Final Draft Ordinance 20261015
2. 2026-691A Staff Report Part 1 20261015
3. 2026-691B Staff Report Part 2 20261015
4. 2026-691C Historic Preservation Board Minutes 20261015
5. 2026-691D Business Impact Estimate 20261015

Q. Ordinances: First Reading - Afternoon (Roll Call Required)

R. Commission Comment

S. Evening Recess

T. Call to Order

U. Pledge of Allegiance

Scouting America Troop 454

V. Proclamations & Special Recognitions

1. 757-2026 Marcus J. Robinson Day (B)

Recommendation: To be presented to Marcus J. Robinson, CEO, Revision Wealth Management.

Attachments:
1. 757-2026A Marcus J. Robinson Day 20261119

2. 758-2026 National Family Caregivers Month (B)

Recommendation: To be presented to Jill Auld, Associate State Director - Outreach & Engagement, AARP Florida.

Attachments:
1. 758-2026A National Family Caregivers Month 20261119

3. 759-2026 World Pancreatic Cancer Day (B)

Recommendation: To be presented to Natalie A. Rosseau, MD.

Attachments:
1. 759-2026A World Pancreatic Cancer Day 20261119

4. 760-2026 President Evelyn Foxx Day (B)

Recommendation: To be presented to Mrs. Evelyn Foxx, President, NAACP Alachua County Branch.

Attachments:
1. 760-2026A President Evelyn Foxx Day 20261119

5. 761-2026 World Hypertension Day (B)

Recommendation: To be presented to Nikhila Singu, MD.

Attachments:
1. 761-2026A World Hypertension Day 20261119

X. Resolutions - Evening (Roll Call Required)

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

1. 623-2026 Towing and Immobilization Fees Resolution (B)

Department: City Attorney

Description: Resolution No. R-2026-800
A resolution of the City Commission of the City of Gainesville, Florida, establishing the maximum trespass towing, immobilization and administrative fees in accordance with section 14.5-30 of the City Code of Ordinances; providing a repealing clause and providing an effective date.

Fiscal Note: No fiscal impact.

Recommendation: The City Commission adopt the proposed Resolution.

Attachments:
1. 623-2026 FINAL Towing and Immobilization Fees Resolution 20261119

2. 707-2026 Resolution for Public Transportation Grant Agreement with Florida Department of Transportation (B)

Department: Transportation

Description: Request for the City Commission to adopt a Resolution authorizing the City Manager to execute a Public Transportation Grant Agreement between the City of Gainesville and Florida Department of Transportation to accept the allocation to Regional Transit System of $2,077,228 from the Public Transit Block Grant Program for Fiscal Year 2027 Operating Assistance.

Fiscal Note: The Public Transportation Grant Agreement provides a 50% reimbursement for eligible operating costs associated with operating, maintaining, and managing a transportation system. The grant provides $2,077,228 in funding for Fiscal Year 2027; matching funds are allocated in the Department of Transportation, Regional Transit System Fiscal Year 2027 budget. The agreement runs through November 30, 2028; subsequent years require amendments.

Recommendation: The City Commission: 1) adopt a Resolution required in support of the Regional Transit System accepting State Public Transit Block Grant Program funds from the Florida Department of Transportation for transit operating assistance for Fiscal Year 2027; and 2) authorize the City Manager or designee to execute the Public Transportation Grant Agreement and any related documents, including supplemental agreements involving scope changes, funding adjustments, and contract time extensions, with the Florida Department of Transportation, subject to approval as to form and legality by the City Attorney.

Attachments:
1. 707A-2026 FDOT Block Grant Resolution 20261119

2. 707B-2026 FDOT Block Grant Agreement 20261119

3. 716-2026 Live Local Act Property Tax Exemption Opt-Out Resolution (B)

Department: Sustainable Development

Description: This resolution will "opt-out" of providing the Live Local Act Property Tax Exemption to units in multifamily projects that are used to house natural persons or families whose annual household income is between 80% and 120% of the median annual adjusted gross income.

Fiscal Note: The opt-out isn't expected to reduce City revenue. The impact of not opting out would have to be estimated by the Property Appraiser.

Recommendation: The City Commission discuss and, if desired, adopt the resolution and direct the City Manager or designee to provide a copy of this resolution to the Alachua County Property Appraiser prior to January 1, 2027.

Attachments:
1. 716-2026 Final Draft Resolution R-2026-801 20261119
2. 716-2026A Resolution LLA Property Tax Exemption Opt-Out SR 20261119
3. 716-2026B Shimberg Center Table of Surplus and Deficit Affordable and Available Rental Housing Units 2022-2025 20261119
4. 716-2026C Fla. Stat. 196.1978 20261119

4. 744-2026 Resolution for 49 U.S. Code Chapter 53, Section 5310 Grant Applications (B)

Department: Transportation

Description: Request for the City Commission to adopt a Resolution required in support of the Regional Transit System application for a Florida Department of Transportation 49 U.S. Code Chapter 53, Section 5310 grant for operating and capital funding assistance.

Fiscal Note: If awarded, the local fund match will come from revenues and capital contributions from Alachua County for the provision of county transit services in FY2028. Regional Transit System will request up to $214,000 in available federal capital assistance and anticipates using $59,070 in County funds for the local match, making the total capital project cost $273,070. Regional Transit System also anticipates requesting up to $50,000 in state operating assistance for 5310 rides outside of the fixed route service area and will use County contributions for the required 50% local match for a total project cost of $100,000.

Recommendation: The City Commission: 1) adopt a Resolution required in support of the Regional Transit System (RTS) application for a Florida Department of Transportation 49 U.S. Code Chapter 53, Section 5310 Grant for operating assistance for paratransit service and for capital assistance to purchase replacement vans; and 2) authorize the City Manager or designee to execute related Public Transportation Grant Agreement(s) with the Florida Department of Transportation, subject to approval as to form and legality by the City Attorney.

Attachments:
1. 744-2026A 5310 Grant Resolution 20261119

5. 738-2026 Resolution for 49 U.S. Code Chapter 53, Section 5311 Grant Applications (B)

Department: Transportation

Description: Request for the City Commission to adopt a Resolution required in support of the Regional Transit System application for a Florida Department of Transportation 49 U.S. Code Chapter 53, Section 5311 grant for Rural Areas Operating Assistance.

Fiscal Note: RTS's application is for operating costs related to provision of demand response for rural transportation service. The total project cost anticipated is $400,000, with $200,000 in federal funds to be matched by $200,000 in local funds. If awarded, the required 50% match will be provided by the FY28 transportation service contract with Alachua County for transportation services. If awarded, funds will be requested in the Department of Transportation, RTS FY28 budget to provide the required match, subject to budget appropriation.

Recommendation: The City Commission: 1) adopt a Resolution required in support of the Regional Transit System (RTS) application for a Florida Department of Transportation 49 U.S. Code Chapter 53, Section 5311 Grant for assistance with costs for demand response for rural area transportation service, and 2) authorize the City Manager or designee to execute related Public Transportation Grant Agreement(s) with the Florida Department of Transportation, subject to approval as to form and legality by the City Attorney.

Attachments:
1. 738-2026A 5311 Grants Resolution 20261119

6. 741-2026 Resolution Accepting Report of Alachua County Board of Canvassers - Elections 2026 (B)

Department: City Attorney

Description: Resolution No. R-2026-802
A resolution of the City Commission of the City of Gainesville, Florida, accepting the certificate of results of the Alachua County Board of Canvassers for the City of Gainesville, Florida, election held November 3, 2026; and providing an immediate effective date.

Fiscal Note: N/A

Recommendation: The City Commission adopt the proposed resolution.

Attachments: None

Y. Business Discussion Items - Evening

1. 750-2026 Regional Transit System Proposed Fare Increases (B)

Department: Transportation

Description: Request for the City Commission to hear a presentation by staff and consider approval of the proposed Regional Transit System Fare Increases for FY2027.

Fiscal Note: If approved by the City Commission and implemented on January 1, 2027, there would be an estimated revenue increase of $92,208.00 for FY2027 between January 1 and September 30, 2027.

Recommendation: The City Commission: 1) hear the presentation from Regional Transit System staff, 2) approve the new proposed fare structure, effective January 1, 2027, and 3) authorize staff to proceed with implementation activities, including ongoing customer education, public outreach, and dissemination of information regarding the fare changes.

Attachments:
1. 750-2026A RTS Proposed Fare Increase Presentation Handout 20261119
2. 750-2026B RTS CAB Mtg 20260923 Fare Increase Recommendation Memo 20261119

2. 782-2026 Disposition of Ironwood Golf Course Award (B)

Department: City Manager

Description: A request for the City Commission to hear a presentation from the two respondents to the Request for Proposal (RFP) for the Disposition of Ironwood Golf Course and award the RFP to Hangtime Golf.

Fiscal Note: The Ironwood Golf Course currently operates at a recurring annual deficit of approximately $320,000, with the deficit a continuing draw on the General Fund. A sale would end that recurring General Fund subsidy, retire the outstanding bond (estimated outstanding debt service of $520,538.12 as of September 30, 2026) and generate one-time proceeds. The 2026 Non-School Assessed Value is $2,156,716; as such, with a sale and the 2026 millage rated of 6.7297 would generate approximately $14,520 in City taxes and $4,527 in Fire Assessment fees. Hangtime Golf: This proposal is a sale of the golf course with a $1.1 million purchase price which would include all City-owned equipment on site. The proposal also includes a $5 per round of golf paid to the City for the first 3 years after the sale, with a minimum payment of $525,000. The total minimum payment to the City over the 3 year period totals $1,625,000.

Work and Family: This proposal is a lease of the golf course with an option to purchase. The proposed lease is a 10-year term with the payment of $5 per round of golf paid to the City. The first 5 years of the term has a minimum lease payment of $555,000 and the second 5 years of the term has a minimum lease payment of $1,000,000. The proposed purchase price is $1,250,000 and can be exercised at any point during the lease, however, there is no obligation to purchase; any lease payments for the first 5 years would be counted as a purchase credit, however, lease payments during the second 5 years would not gain any additional credit. The lease and purchase price does not include City-owned equipment on-site. The not-for-profit status may impact City tax and fee revenues.

Recommendation: The City Commission 1) award Request for Proposal #CMGR-260057-WB to Hangtime Golf, LLC, 2) authorize the City Manager or designee to negotiate and enter into a Purchase and Sale Agreement with Hangtime Golf, LLC, for the sale of tax parcel 08160-000-000 (Ironwood Golf Course), subject to approval as to form and legality by the City Attorney or designee, and 3) authorize the Mayor or City Manager to execute any documents to effectuate the aforementioned transaction, subject to approval as to form and legality by the City Attorney or designee.

Attachments:
1. 782-2026A RFP for Disposition of Ironwood 20261119
2. 782-2026B RFP for Disposition of Ironwood Addenda 20261119
3. 782-2026C RFP Response Resumes and References - Hangtime Golf 20261119
4. 782-2026D RFP Response Resumes and References - Work and Family 20261119
5. 782-2026E RFP No Bid Survey 20261119
6. 782-2026F Evaluation Committee Presentation - Hangtime Golf 20261119
7. 782-2026G Evaluation Committee Presentation - Work and Family 20261119
8. 782-2026H RFP Evaluation Scores Summary 20261119
9. 782-2026I Department Award Recommendation 20261119
10. 782-2026J Small Business Efforts Checklist 20261119
11. 782-2026K Public Award Notification 20261119
12. 782-2026L City Commission Presentation - Staff 20261119
13. 782-2026M City Commission Presentation - Hangtime Golf 20261119
14. 782-2026N City Commission Presentation - Work and Family 20261119

Z. Public Hearings (Including Planning Petitions)

1. 620-2026 The Melrose Places Land Use Change Petition (B)

Department: City Attorney

Description: Ordinance No. O-2026-800: An ordinance of the City of Gainesville, Florida, amending the Future Land Use Map of the Comprehensive Plan by changing the land use category of approximately 1.39 acres of property generally located within NW 11th Avenue, NW 6th Street, NW 10th Avenue, and NW 8th Street, as specifically described in this ordinance, from Residential Low (RL) to Mixed-Use Office/Residential (MOR); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Fiscal Note: N/A

Recommendation: The City Commission adopt the proposed ordinance.

Attachments:
1. 620-2026 Final Draft Ordinance O-2026-800 20261119
2. 620-2026A Staff Report O-2026-800 20261119
3. 620-2026B City Plan Board Staff Presentation O-2026-800 20261119
4. 620-2026C City Plan Board Applicant Presentation O-2026-800 20261119

5. 620-2026D Emailed Public Comment O-2026-800 20261119
6. 620-2026E City Plan Board Post-Meeting Minutes O-2026-800 20261119
7. 620-2026F Business Impact Estimate O-2026-800 20261119
8. 620-2026G CCOM Staff Presentation O-2026-800 20261119
9. 620-2026H CCOM Applicant Presentation O-2026-800 20261119

2. 649-2026 Quasi-Judicial - The Melrose Places Zoning Petition (B)

Department: City Attorney

Description: Ordinance No. O-2026-801: An ordinance of the City of Gainesville, Florida, amending the Zoning Map Atlas by rezoning approximately 1.39 acres of property generally located within NW 11th Avenue, NW 6th Street, NW 10th Avenue, and NW 8th Street, as specifically described in this ordinance, from Urban 2 (U2) to Urban 4 (U4); providing directions to the City Manager; providing a severability clause; providing a repealing clause; and providing an effective date.

Fiscal Note: N/A

Recommendation: The City Commission adopt the proposed ordinance.

Attachments:
1. 649-2026 Final Draft Ordinance O-2026-801 20261119
2. 649-2026A Staff Report O-2026-801 20261119
3. 649-2026B City Plan Board Staff Presentation O-2026-801 20261119
4. 649-2026C City Plan Board Applicant Presentation O-2026-801 20261119
5. 649-2026D Emailed Public Comment O-2026-801 20261119
6. 649-2026E City Plan Board Post-Meeting Minutes O-2026-801 20261119
7. 649-2026F Business Impact Estimate O-2026-801 20261119
8. 649-2026G CCOM Staff Presentation O-2026-801 20261119
9. 649-2026H CCOM Applicant Presentation O-2026-801 20261119

AA. Ordinances: Adoption Reading - Evening (Roll Call Required)

BB. Ordinances: Second Reading - Evening (Roll Call Required)

CC. Ordinances: First Reading - Evening (Roll Call Required)

1. 650-2026 Community Development District of Finley Reserve (B)

Department: City Attorney

Description: Ordinance No. 2026-537: An ordinance of the City of Gainesville, Florida, establishing the Finley Reserve Community Development District, pursuant to Chapter 190, Florida Statutes; naming the District; describing the external boundaries of the District; describing the functions and powers of the District; designating five persons to serve as the initial members of the District's Board of Supervisors; providing a severability clause; providing a repealing clause; and providing an effective date.

Fiscal Note: N/A

Recommendation: The City Commission: 1) conduct the duly noticed public

hearing on the petition; 2) receive presentations from the petitioner and staff and consider the six factors in section 190.005, Florida Statutes; 3) determine whether to approve, deny, or continue the petition to establish the Finley Reserve Community Development District; and 4) if establishment is approved, determine whether to consent to either or both of the optional powers requested under sections 190.012(2)(a) and (d), Florida Statutes.

Attachments:

1. 2026-537 Final Draft Ordinance 20261119
2. 2026-537A Request to Establish Finley Reserve--Backup Agenda 20261119
3. 2026-537B Petition to Establish Finley Reserve, Updated 11.11.26 20261119
4. 2026-537C FS 190005 - Estabilishment of CDD 20261119
5. 2026-537D Finley Reserve CDD City Presentation 20261119
6. 2026-537E Draft Affidavit of Jane Gaarlandt 20261119
7. 2026-537F Signed Affidavit of Kevin Plenzler 20261119
8. 2026-537G Signed Affidavit of Daniel Young 20261119
9. 2026-537H Business Impact Estimate 20261119

DD. Commission Comment

EE. 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.