



OFFICE OF THE CITY COUNCIL

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MEETING MINUTES

Meeting Location: Don Davis Room, 117 W Duval St. Jacksonville, FL 32218

Meeting Date: September 18, 2026

Meeting Time: 10:00 am

Meeting Attendance: Council Member Mike Gay, District 2; Council Member Rahman Johnson, District 14; Council Member Reggie Gaffney Jr., District 8; Council Member Michael Boylan, District 6; Garrett Dennis, Mayor's Administration.

I. Welcome and Introduction

Councilman Mike Gay opened the noticed meeting and thanked those in attendance. Councilman Gay explained that the purpose of the meeting was to address questions raised during the prior Rules Committee discussion regarding the Construction Trade Qualifying Board, including its membership, vacancies, appointment process, and the pending nomination of Julio Alayo.

II. Discussion

Councilman Gay reviewed the composition of the Construction Trade Qualifying Board. The Board consists of 16 members appointed by the Mayor and confirmed by City Council. Office of General Counsel confirmed that members may continue serving beyond their stated terms until successors are appointed.

Councilman Gaffney asked about current vacancies and the appointment process. Mr. Dennis, representing the Administration, stated that 15 of the 16 positions were filled. Councilman Gay addressed statements made during the Rules Committee regarding whether the Board Chair had opposed or blocked new appointments. Council research found no formal record showing that applicants had been denied or opposed by the Chair. Mr. Dennis clarified that Board Chair had personally expressed a desire to continue serving, but those discussions were not part of a formal written record.

Councilman Boylan noted the difficulty of recruiting qualified individuals for specialized boards and emphasized the importance of finding a workable resolution while maintaining appropriate qualifications.

Stephen Stiltner, Executive Director of the Construction Trade Qualifying Board, stated that Julio Ayala had expressed interest in serving and had originally been discussed for a plumbing seat because of his licenses. Mr. Dennis explained that Alayo was ultimately nominated for the HVAC/mechanical seat. Office of General Counsel advised that a seat designation could generally be amended without a new ordinance if the nominee otherwise met the requirements.

Ray Hawkins with Building Code Enforcement reported that Alayo had received a citation for work performed without the required permit. The citation had been paid, and Code Enforcement had no outstanding enforcement issue at the time of the meeting; however, discussion indicated that the affected customer's repair had not yet been confirmed as complete. Alayo confirmed that he had communicated with the affected customer but had not yet made the customer whole. Hawkins also discussed Alayo's relatively limited permit history in Duval County. Alayo explained that much of his work is commercial and performed throughout Florida, resulting in fewer local permits.

Office of General Counsel confirmed that each trade member must have been engaged in the applicable trade for at least three consecutive years before appointment. Alayo acknowledged that he had not been licensed as a plumber for three years, although he stated that he had sufficient experience in HVAC.

Councilman Boylan stated that Alayo therefore could not simply be moved into the plumbing seat under the three-year requirement and that consideration of the existing HVAC nomination remained dependent on resolution of the customer matter. Councilman Gay agreed and reiterated his position from the Rules Committee that the customer should be made whole before the nomination moves forward.

Stephen Stiltner asked whether a waiver could be considered for the plumbing qualification requirement. Mr. Dennis stated that the Administration continued to support its nominee and remained committed to updating Board membership.

Councilman Gay emphasized that the Construction Trade Qualifying Board performs significant regulatory functions affecting contractors and public safety and that members should meet the established professional qualifications. Councilman Boylan discouraged using a waiver to bypass the experience requirement, noting the importance of applying qualification standards consistently.

Board Chair Cliff Snell clarified that the full Board had not formally recommended Alayo; rather, staff routinely directs interested individuals through the application process. Snell stated that he had previously asked that an existing vacancy be filled before his seat was replaced but acknowledged that his service was not permanent.

III. Closing Remarks

Councilman Gay thanked the participants for providing information intended to assist the Rules Committee in moving forward with qualified individuals in the appropriate positions and closed the meeting.

Meeting Adjourned: 10:47 am

Meeting Summary Completed by Bethany Bryan, ECA District 2.

NOTICED ON: September 29, 2024, at 3:00 p.m., pursuant to 15.103(c), Ordinance Code.

cc: Council Members/Staff
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