



**Regular City Commission Meeting  
Minutes  
November 9, 2015**

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**Mayor Gib Coerper**  
**Vice Mayor Ben Boukari, Jr.**  
Commissioner Gary Hardacre  
Commissioner Robert Wilford  
Commissioner Shirley Green Brown

**City Manager Traci L. Gresham**  
City Attorney Marian Rush

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The City Commission will conduct a  
**Regular City Commission Meeting**  
**At 6:30 PM**  
to address the item(s) below.

**Meeting Date:** November 9, 2015

**Meeting Location:** James A. Lewis Commission Chambers, City Hall

**CITIZENS PRESENT:** Janet Bridges, Richard Bridges, Don Davis, Britton Jones, Leslie Richardson, Kevin Thorpe, Charles Wallace

**STAFF ATTENDING:** Robert Bonetti, Adam Boukari, Marcus Collins, Chad Scott, Melanie Anne Westmoreland, Cap Wilson, Kathy Winburn

<b>CITY COMMISSION MEETING</b>
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<b>Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.</b>
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**CALL TO ORDER**

Called to order by Mayor Gib Coerper.

**INVOCATION**

Led by Leslie Richardson.

**PLEDGE TO THE FLAG**

Led by Mayor Coerper.

**APPROVAL OF THE AGENDA**

Vice Mayor Ben Boukari, Jr., moved to approve the agenda.

City Manager Traci Gresham noted that Items B and C under Section IV Public Hearings and Ordinances were out of order and needed to be reversed.

**Commissioner Robert Wilford moved to approve the agenda with the order reversed for Items B and C Under Section IV Public Hearings and Ordinances; seconded by Vice Mayor Ben Boukari, Jr.**

**Passed by unanimous consent.**

#### **APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY**

**Commissioner Gary Hardacre moved to approve reading of proposed ordinances and resolutions by title only; seconded by Commissioner Shirley Green Brown.**

**Passed by unanimous consent.**

#### **I. SPECIAL PRESENTATIONS**

#### **II. COMMENTS FROM CITIZENS ON SUBJECT OF CHOICE**

**(Please Limit to 3 Minutes.** Any citizen who is unable to speak at this time will have an opportunity to speak at the end of the meeting

Kevin Thorpe introduced himself to the City Commission and announced he is a candidate for Alachua County Commission District One Seat currently held by Commissioner Mike Byerly. He said he looks forward to speaking to the commissioners as he continues in the election process.

Vice Mayor Boukari thanked Mr. Thorpe for coming.

#### **III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITYANNOUNCEMENTS**

#### **IV. PUBLIC HEARINGS AND ORDINANCES**

(Presentations, other than the applicant, please limit to **3 Minutes**)

##### **A. Heritage Oaks Phase II Preliminary Plat: A request for consideration for the subdivision of the ±17.25 acre property into 44 lots. Tax Parcel No. 03053-001-000. (Quasi-Judicial Hearing)**

Principal Planner Justin Tabor introduced the item.

He indicated a memorandum from Public Services Director Marcus Collins dated November 9 relating to the item with changes that Public Services would like incorporated into the PUD.

Assistant Deputy City Clerk Melanie Anne Westmoreland administered the oath for those wishing to testify during the quasi-judicial hearing.

Principal Planner Tabor presented the staff report.

Mayor Coerper asked about the present easement. He asked the commissioners for questions or comments.

Causseaux, Hewett, & Walpole, Inc., (CHW) Project Manager Craig Brashier representing the applicant said he agreed with the content and recommendations of the Staff report.

**Vice Mayor Boukari moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the preliminary plat, subject to the condition**

**provided by the Public Services Department in a memo dated November 9, 2015; seconded by Commissioner Hardacre.**

Mayor Coerper opened the floor for comments.

There were no comments.

**Passed 5-0 on roll call vote.**

- B. Ordinance 15-13, First Reading: Large Scale Comprehensive Plan Amendment: A request by Thomas R. Sperring and Phyllis Sperring/ Tom R. and Associates, LLC., property owners, to amend the Future Land Use Map (FLUM) Designation from Rural Employment Center (Alachua County) to Industrial (45.42 ac.), Commercial (18.02 ac.), and Community Commercial (1 ac.) on an approximate 64.4 acre subject property. Tax parcel numbers 05855-002-000, 05855-003-000, 05962-001-000, 05962-002-000 (Legislative)**

City Attorney Marian Rush advised that this item and the one following are part of the same process. She said she would read the Ordinances by title only in order as they were called to be voted. She said anyone wishing to be speak on either item should be sworn in at the beginning for both the legislative and quasi-judicial proceeding.

Assistant Deputy City Clerk Westmoreland administered the oath for those wishing to testify on Items B and C, Ordinances 15-13 and 15-14.

City Planner Adam Hall introduced the item and presented the staff report.

**City Attorney Rush provided the First Reading of Ordinance 15-13 by title only.**

**Commissioner Robert Wilford moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 15-13 upon first reading; and to authorize City Staff to transmit the proposed Large Scale Comprehensive Plan Amendment to the State Land Planning Agency under the Expedited State Review Process; seconded by Commissioner Brown.**

Mayor Coerper opened the floor for comments.

There were no comments.

**Passed 5-0 on roll call vote.**

- C. Ordinance 15-14, First Reading: Amendment to the Official Zoning Atlas: A request by Craig Brashier, AICP of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Thomas R. Sperring and Phyllis Sperring/ Tom R. and Associates, LLC., property owners, for a request to amend the Official Zoning Atlas from Industrial Services and Manufacturing ("MP") (Alachua County) to Light and Warehouse Industrial ("ILW") (45.42 ac.), Commercial Intensive ("CI"), (18.02 ac.) and Community Commercial ("CC") (1 ac.) on an approximate 64.4 acre subject property. Parcel numbers 05855-002-000, 05855-003-000, 05962-001-000, 05962-002-000 (Quasi-Judicial Hearing)**

**City Attorney Rush provided the First Reading of Ordinance 15-14 by title only.**

City Planner Hall said he was incorporating his presentation from the preceding item into the record for this item.

Mayor Coerper asked the commissioners for any questions or comments.

**Vice Mayor Boukari moved that based upon the competent substantial evidence presented at this hearing, the presentation before his Commission, and Staff's recommendation, this Commission finds this application for a Site-Specific Amendment to the Official Zoning Atlas to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 15-14 upon first reading; seconded by Commissioner Hardacre.**

Mayor Coerper opened the floor for comments.

There were no comments.

**Passed 5-0 on roll call vote.**

## **V. AGENDA ITEMS**

### **A. Resolution 16-01 - End of Year Budget Adjustment, Amending the FY 2014-2015 Budget**

**City Attorney Rush provided the reading of Resolution 16-01 by title only.**

Finance Director Robert Bonetti introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

**Commissioner Wilford moved to adopt Resolution 16-01; seconded by Commissioner Brown.**

Mayor Coerper opened the floor for comments.

There were no comments.

**Passed 5-0 on roll call vote.**

### **B. Amend Purchasing and Sales Policy and Regulations**

**City Attorney Rush provided the reading of Resolution 16-02.**

Compliance and Risk Management Director Cap Wilson introduced the item and presented the staff report.

Mayor Coerper asked the commissioners for questions or comments.

**Commissioner Hardacre moved to adopt Resolution 16-02 to update and amend the City Purchasing and Sales Policy and Regulations; seconded by Commissioner Wilford.**

Mayor Coerper opened the floor for comments.

There were no comments.

**Passed 5-0 on roll call vote.**

### **C. RFP 2016-02 Design Services for Multipurpose Center and Related Facilities Award**

Purchasing Specialist Donna Smith introduced the item and presented the staff report.

Mayor Coerper asked the commissioners for questions or comments.

Vice Mayor Boukari noted the importance of making sure information released was accurate as he is already seeing speculation on the social networks. Mayor Coerper said he agrees this is very important as this is a phased project with a conceptual plan that will be under development for many years.

**Vice Mayor Boukari moved to approve the recommended rankings for RFP 2016-02 as presented, to approve the presented Professional Services Agreement with Paul Stresing Associates, Inc., for the Design Services for the Multipurpose Center and Related Facilities; seconded by Commissioner Brown.**

Mayor Coerper opened the floor for comments.

There were no comments.

**Passed 5-0 on roll call vote.**

#### **D. RFP 2015-05 Enterprise Resource Planning (ERP) Software System Award**

Purchasing Specialist Smith introduced the item and presented the staff report.

Mayor Coerper said how pleased he is with this software decision. He said he knows it will cause staff to have to do intensive training to learn the new software, but he said it was a move in the right direction for the future. He asked the commissioners for questions or comments.

Vice Mayor Boukari asked questions about the functionality of the software.

City Manager Gresham said that this software package will allow the City to do away with several different software programs purchased in the late 1990s, overcoming intercommunication and accessibility issues with a single enterprise software increasing functionality and allowing intercommunication between departments.

**Commissioner Wilford moved to approve the recommended proposal rankings for RFP 2015-05 as presented; to authorize staff to negotiate and enter a contract with top ranked BS&A Software up to, but not to exceed, the FY 2016 Budget allocation of \$250,000; and should negotiations with the first ranked proposer fail, to authorize staff to proceed with negotiations and enter a contract with the second ranked proposer up to, but not to exceed, the FY 2016 Budget allocation of \$250,000; seconded by Commissioner Hardacre.**

Mayor Coerper opened the floor for comments.

There were no comments.

**Passed 5-0 on roll call vote.**

#### **VI. COMMENTS FROM CITIZENS ON SUBJECT OF CHOICE**

**(Please Limit to 3 Minutes.** Any citizen who did not speak during the Citizen Comments period at the beginning of the meeting may do so at this time.)

There were no comments.

#### **VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY**

City Manager Gresham reminded everyone that City Hall is closed Wednesday, November 11 in observance of Veterans' Day.

City Attorney Rush welcomed City Manager Gresham back. She said the County's proposed settlement agreement in the lawsuits it has brought against the City of Alachua would be reviewed at the County Commission's evening meeting beginning at 5:00 p.m. on Tuesday, November 10.

#### **VIII. COMMISSION COMMENTS/DISCUSSION**

Commissioner Brown congratulated City Manager Gresham.

Commissioner Wilford welcomed City Manager Gresham back and expressed his appreciation for the nation's veteran's and active military.

Commissioner Hardacre congratulated City Manager Gresham and welcomed her back.

Vice Mayor Boukari said that Halloween on Main Street was a lot of fun and expressed his gratitude to staff and the police department for a job well done with the event.

He said he is glad to know someone is running in the county commissioner's race and he hopes it brings about changes there. He expressed his displeasure with the County over its over-reach into Hawthorne. He said he hopes Hawthorne is reassured knowing the State is watching the County now, too.

Mayor Coerper reminded everyone to fly their flags for Veteran's Day. He expressed his support for Hawthorne and noted they are in much the same position as the City of Alachua was not so many years ago. He said he applauds the plans Hawthorne has with Plum Creek.

#### **ADJOURN**

**Vice Mayor Boukari moved to adjourn; seconded by Commissioner Wilford.**

**Passed by unanimous consent.**

<b>CONSENT AGENDA</b>
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#### **CONSENT AGENDA ITEMS**

ATTEST:

CITY COMMISSION OF THE  
CITY OF ALACHUA, FLORIDA

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Traci L. Gresham, City Manager/Clerk

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Gib Coerper, Mayor