



Regular City Commission Meeting
Minutes
August 8, 2016

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

City Manager Traci L. Gresham
City Attorney Marian Rush

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

Meeting Date: August 8, 2016

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

PRESENT: Adam Boukari, Don Foreman, Wenda Lewis, Domer Ringuette, Sharon Sharper, Rod Smith, Clay Sweger, Ryan Thompson, Jessica Vermillion, Sean Vermillion, Melanie Anne Westmoreland, Cap Wilson, Ross Woodbridge

CITY COMMISSION MEETING

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.

CALL TO ORDER

Called to order by Mayor Gib Coerper.

INVOCATION

Led by Vice Mayor Robert Wilford.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

Vice Mayor Wilford moved to approve the agenda; seconded by Commissioner Shirley Green Brown.

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 Ben Boukari, Jr.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Wenda Lewis said it is because of the regulatory burdens on her small business that she decided to run for the State House District 21 seat. She said vocational-technical education, Alzheimers, senior services, and small business concerns are her priorities.

Rod Smith said he is running for the Florida Senate District 8 seat. He recalled his early public service work with the library and the City of Alachua t-ball team. He pointed out his many ties and public life history with the community including his previous terms as State Attorney and in the Florida Senate.

(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

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A. North Central Florida Regional Planning Council (NCFRPC) Report

Vice Mayor Wilford provided a brief summary of the highlights of the July 28, 2016 North Central Florida Regional Planning Council (NCFRPC) meeting held in Lake City, Florida.

IV. PUBLIC HEARINGS AND ORDINANCES

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

A. Ordinance 16-15, Second Reading; Amending Code Section 38 - Utility Rates Water & Wastewater

City Attorney Marian Rush provided the second reading of Ordinance 16-15 by title only.

Assistant City Manager Adam Boukari introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Boukari moved to adopt Ordinance 16-15 on second and final reading; seconded by Commissioner Hardacre.

Mayor Coerper opened the floor for comments.

Sharon Sharper Tuss spoke in opposition to the motion. She said senior services cannot afford an

increase in rates. She said seniors and students need for their services to stay the same because they are on set incomes. She said the City does not have a lot of support for those who have difficulties paying their utility bill. She questioned whether her neighborhood is being sprayed for mosquitoes.

Mayor Coerper pointed out that the overall utility bill of Alachua residents will reduce by an approximate \$12.

Assistant City Manager Boukari said utility rate evaluations always include the impact on the end-users of the service. He pointed out that the water and wastewater funds have to be self-sufficient; expenses cannot be more than revenues. He said the Mayor is correct that the overall utility bills will see a reduction. He said the spraying for mosquitoes is on-going.

Don Foreman said he has no problem with this motion, but his concern is with the infrastructure because he says he doesn't have any water pressure in Colonial Heights. He also commented on the road work needed.

Mayor Coerper said the City is in the process of addressing bottlenecks in the water systems.

Assistant City Manager Boukari said the water pressure does meet all regulatory requirements, but the City is working on improving it in those areas where it could be better.

He said those roads that are State or County were not something the City could directly address, but that the City has an on-going programing of road maintenance. He said if there was a specific road that needed work, he would appreciate the report. He said if it is a City road, public works will get right on it.

Passed 5-0 on roll call vote.

- B. Ordinance 16-10, First Reading: Small Scale Comprehensive Plan Amendment: A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent for 10.47, LLC. and Wyndswapt Hills, LLC, property owners, to amend the Future Land Use Map (FLUM) Designation from Community Commercial to High Density Residential (± 1.8 ac.), and from High Density Residential to Community Commercial (± 3.5 ac.) on an approximate ± 5.3 acre subject property. Consisting of Tax Parcel Number 03869-006-000 and portions of Tax Parcel Numbers 03869-009-000 and 03869-007-000 (Legislative Hearing).

City Attorney Rush advised the Commission that Ordinance 16-10 and Ordinance 16-11 are companion ordinances. She suggested they be presented together.

Mayor Coerper asked everyone that would be speaking on Ordinance 16-10 or Ordinance 16-11 to stand and be sworn in.

Assistant Deputy City Clerk Melanie Anne Westmoreland administered the oath for testimony.

City Planner Hall introduced the item and provided the staff report.

CHW, Inc., Planner Ryan Thompson provided the applicant's joint presentation for Ordinance 16-10 and Ordinance 16-11. He said Dr. James McCauley (property owner) and CHW, Inc., Planning Manger Craig Brashier were also present for questions.

Mayor Coerper asked the commissioners for questions or comments.

Questions were asked about roads and traffic lights. CHW Planner Thompson said that he could not

answer such questions as the intent for the property use was known, but no actual planning has been done.

City Attorney Rush confirmed that roads, traffic lights, and such questions would be raised and addressed in the site planning stage of the process. She said only land-use and zoning considerations were being addressed with these actions. She also pointed out that there were protections in place for residential owners when or if the project does move ahead to develop the land.

Commissioner Boukari asked what were the current allowed uses in comparison to the allowed land uses with the change. CHW Planner Thompson said the current zoning allowed for more land uses than the requested change would allow.

City Attorney Rush provided the first reading of Ordinance 16-10 by title only.

Commissioner Boukari moved that based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, the Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and approves Ordinance 16-10 on first reading; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

Sean Vermillion spoke in opposition to the motion. He expressed his concerns as one of the residential properties that overlooks the lot in question. He said he has security, privacy, and noise concerns. He said that he would like to make sure he is on the mailing list for all notices that go out in regards to the development of this property.

CHW Planner Thompson said they get their mailing information and labels from the Property Appraiser's office. He said that moving in when they did, it was possible the Property Appraiser's office had not updated its own records.

Assistant City Manager Boukari asked Mr. Vermillion to make sure that Planner Hall had his contact information and mailing address to make sure they were added to the mailing list for future mail outs. Mayor Coerper also pointed out that Mr. Vermillion should also watch the newspaper as the notices would also be advertised in the paper.

Commissioner Hardacre said that he did not want to confuse citizens, but that he would like to hear about the long-term plans for a property even before site planning if the owner or developer knows at the land-use and zoning stages. He said he was also concerned that commercial coming up to residential in some of the zoning seemed to be in contrast to the usual flow of the City's development.

City Attorney Rush responded that she appreciated that Dr. McCauley already had long-term plans and intentions for the property. She said her concern was confusing the public on what was happening with the action being taken in the present. She said this was a land-use and a zoning determination; and that nothing was binding Dr. McCauley to his long-term plans in the action item.

She said she wanted to make sure the public understood that specific development of the property would not be addressed in any action taken tonight; nor without a specific site plan application that would go through its own process for approval in the future.

Passed 5-0 on roll call vote.

C. Ordinance 16-11, First Reading: Site-Specific Amendment to the Official Zoning Atlas: A request

by Ryan Thompson, AICP, of CHW, Inc., applicant and agent for 10.47, LLC and Wyndswept Hills, LLC. owners, to amend the Official Zoning Atlas from Planned Development-Commercial ("PD-COMM") to Residential Multifamily-15 ("RMF-15") and Community Commercial ("CC") on an approximate 18 acre subject property. Consisting of Tax Parcel Numbers 03869-006-000, 03869-007-000 and 03869-009-000 (Quasi-Judicial Hearing).

Mayor Coerper announced this was a quasi-judicial hearing and confirmed that everyone had been sworn.

City Attorney Rush provided the first reading of Ordinance 16-11 by title only.

Planner Hall asked that his previous presentation be included with this item.

Mayor Coerper asked the commissioners for questions or comments.

Vice Mayor 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 16-11 on first reading; seconded by Commissioner Hardacre.

Mayor Coerper opened the floor for comments. There were none.

Passed 5-0 on roll call vote.

- D. Ordinance 16-13, First Reading: Small Scale Comprehensive Plan Amendment: AMES/Detrick Truck Company to amend the Future Land Use Map (FLUM) Designation from Industrial to Commercial on a ±9.32 acre subject property. Consisting of a portion of Tax Parcel Number 05920-001-002 (Legislative Hearing.)

City Attorney Rush advised the Commission that Ordinance 16-13 and Ordinance 16-14 are companion ordinances. She suggested they be presented together.

City Attorney Rush asked everyone that would be speaking on Ordinance 16-13 or Ordinance 16-14 to stand and be sworn in.

Assistant Deputy City Clerk Westmoreland administered the oath for testimony.

Principal Planner Justin Tabor provided the staff report.

EDA Engineers Planner Clay Sweger provided the applicant presentation.

The commissioners discussed neighborhood meeting locations, site planning requirements for an expansion versus a new building, and citizen comments regarding potential noise.

Assistant City Manager Boukari said that meeting locations have to meet City Code and State law requirements as well as consider public access, ADA compliance, and other issues. He said Staff will look beyond the Library for potential neighborhood meeting locations that could meet all the requirements.

EDA Engineers Planner Sweger said the citizens were concerned because they are used to an empty lot. He said they were told the current zoning was Industrial, and the zoning change would be less intensive,

and that their concerns would be addressed at the site planning level when the City's residential protection standards would come into play.

Planner Tabor confirmed that the City's Residential Protection Standards in the LDRs were not in place with the initial development, but that they would come into play with any expansion.

Commissioner Boukari moved that based upon 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 approves Ordinance 16-13 on first reading; seconded by Commissioner Brown.

City Attorney Rush provided the first reading of Ordinance 16-13 by title only.

Mayor Coerper opened the floor for comments. There were none.

Passed 5-0 on roll call vote.

- E. Ordinance 16-14, First Reading: Site-Specific Amendment to the Official Zoning Atlas: AMES/Detrick Truck Company to amend the Official Zoning Atlas from Light and Warehouse Industrial (ILW) to Commercial Intensive (CI) on a ±9.32 acre subject property. Consisting of a portion of Tax Parcel Number 05920-001-002 (Quasi-Judicial Hearing.)

City Attorney Rush provided the first reading of Ordinance 16-14 by title only.

Principal Planner Tabor requested to incorporate the presentation from the preceding item into this item.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner 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 Ordinance 16-14 on first reading; seconded by Commissioner Hardacre.

Mayor Coerper opened the floor for comments. There were none.

Passed 5-0 on roll call vote.

V. AGENDA ITEMS

- A. RFB 2016-05 General and Right of Way Mowing & Landscaping Services Award

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

Mayor Coerper asked the commissioners for questions or comments.

Vice Mayor Wilford moved to accept the next lowest bid in the amount of \$4,305.00 monthly (\$51,660.00 Annually) submitted by Watson Yard and Lawn Service; and to authorize the City Manager to enter into a contract with Watson Yard and Lawn Service to complete the work under the provisions of RFB 2016-05; seconded by Commissioner Boukari.

Mayor Coerper opened the floor for comments.

Assistant City Manager Boukari said this was an effort to address the Commission's concerns for the appearance and upkeep of the medians and other effected City property.

Passed 5-0 on roll call vote.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(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.)

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

Assistant City Manager Boukari said that the road work from the CDBG grant funds had begun on the northeast quadrant of the downtown area. He said there are new pear trees on Main Street.

He said the City participated with Duke Energy on a Site Readiness program for a 94-acre site in the City just west and south of Santa Fe area. He said this was the 11th such site in the State.

He said December 7, 2016 will be Nanotherapeutics' grand opening, and he said school starts back next week.

He said he really appreciated the discussion on site planning this evening as he thinks educating the public to this process is very important.

City Attorney Rush said she also thinks the discussions about land development are very important. She agrees that transparency is important so the public knows what is happening, but it is also important to make sure the public understands the process so they know their options and when to exercise them.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Brown expressed her appreciation for the work of the supporters of the APD with the National Night Out.

Commissioner Hardacre said he spoke with the Executive Director of the Suwannee River Water Management District (SRWMD) about having one of the meetings in our area. He said tomorrow's meeting is in Live Oak.

Commissioner Boukari said he also enjoyed his discussion with the SRWMD Executive Director. He agreed that educating the public on the development process was a good topic for discussion. He said he thinks people should pay attention, and bring up their concerns at the Land-Use and Zoning stages so the developers have a heads-up about some of the issues they will probably want to look into before they begin the site-planning process.

Mayor Coerper thanked the APD for the National Night Out.

ADJOURN

Commissioner Boukari moved to adjourn; seconded by Commissioner Hardacre.

Passed by unanimous consent.

CONSENT AGENDA

CONSENT AGENDA ITEMS

- A. June 20, 2016 Special City Commission Meeting Minutes
- B. July 11, 2016 Joint City-County Commission Meeting Minutes

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Traci L. Gresham, City Manager/Clerk

Gib Coerper, Mayor