



Regular City Commission Meeting Minutes February 13, 2017

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 6:00 PM
to address the item(s) below.

Meeting Date: February 13, 2017

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

CITIZENS PRESENT: Jacqui Sulek, Scott Modesitt, Robin Hamby, Noah Valenstein, Gus Ohmos, Bob Knight, Jamie Bell, Ross Woodbridge, Derell Jenkins, Joe Hancock, Jennifer Sagan. STAFF ATTENDING: Rob Bonetti, Adam Boukari, Diane Morgan, Justin Tabor, Rodolfo Valladares, Melanie Anne Westmoreland, Cap Wilson

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

Led by Mayor Gib Coerper.

INVOCATION

Led by Commissioner Shirley Green Brown.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

Commissioner Ben Boukari, Jr., moved to approve the agenda; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 on roll call vote.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

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

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. Suwannee River Water Management District - Mill Creek Sink Project Check Presentation

Suwannee River Water Management District (SRWMD) Executive Director Noah Valenstein introduced the item and provided a presentation summarizing the project.

SWRMD member Kevin Brown, Alachua County Commissioner Ken Cornell, Howard T. Odum-Florida Springs Institute Director Bob Knight, City of Alachua Assistant City Manager Adam Boukari, and Audubon Society Chapter Conservation Manager Jacqui Sulek spoke to provide history, organizational involvement, and enthusiasm for this project as well as the long-term community vision and purpose that drove this project to this point.

Audubon Society Chapter Conservation Manager Sulek provided all the members of the dais a copy of the Wes Skiles video, "Water's Journey: The Hidden Rivers of Florida".

SRWMD Executive Director Valenstein presented the check to the City of Alachua.

Commissioner Boukari and Vice Mayor Robert Wilford spoke to thank the SWRMD as well as the other dignitaries present and all of the partners in the project for their work and for being at the meeting. Vice Mayor Wilford said he also enjoys working with Alachua County Commissioner Cornell on the North Central Florida Regional Planning Council.

B. Fair Housing – Small Cities Community Development Block Grant (CDBG) Program Federal Fiscal Year (FFY) 2016 Grant Cycle

Grants Specialist Diane Morgan introduced the item and introduced Summit Professional Services' Scott Modesitt.

Summit Professional Services' Modesitt conducted the Fair Housing Workshop presentation. He engaged with the commissioners explaining and answering questions on the Fair Housing Act, and violations, the application process, the protection language, and communication tools for complaints, updates, meetings, and other Fair Housing activities.

C. Certificate of Achievement for Excellence in Financial Reporting

City Manager Traci Gresham presented the item and provided the staff report.

City Manager Gresham thanked Staff and presented the award to Finance & Administrative Services Director Robert Bonetti.

Finance & Administrative Services Director Bonetti spoke briefly.

D. Florida Municipal Electric Association 75th Anniversary Proclamation

Public Services Director Rodolfo Valladares introduced the item and provided the staff report.

Mayor Coerper read the proclamation.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

There were no comments.

(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. Parks & Recreation Advisory Board Appointments

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

The ballots were handed out with the Commission instructed to vote for two of the recommended appointees.

Mayor Coerper opened the floor for comments.

Derell Jenkins and James Bendel addressed the Commission.

Assistant City Manager Boukari announced the tabulations of the vote with majority votes for Derell Jenkins and Mike Schentrup. He explained that the seat of Mike Schentrup is the one that is expiring and will be filled with a three-year term appointee.

Vice Mayor Wilford moved Mike R. Schentrup be appointed to a three-year term and Derell Jenkins be appointed for the one-year term; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed on unanimous consent.

Mayor Coerper thanked the nominees and asked Mr. Bendel to stay involved because his work was appreciated and needed.

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A. Ordinance 17-01, Second Reading: Large Scale Comprehensive Plan Amendment: A request by Craig Brashier, AICP of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tara Village, Inc., property owner, to amend the Future Land Use Map (FLUM) Designation from Agriculture to Moderate Density Residential on a ± 21.64 acre property. Consisting of Tax Parcel Numbers 03974-004-000 and 03974-005-000 (Legislative Hearing).

Mayor Coerper introduced the item and announced this item, and the two items immediately following (Ordinances 17-02 and 17-03) were being combined in the presentation, and the proceeding was a quasi-judicial proceeding.

Assistant Deputy City Clerk Melanie Anne Westmoreland provided for the oath of participants.

Senior Planner Justin Tabor provided the staff report.

CHW Planner Ryan Thompson was present for questions for the applicant.

City Attorney Marian Rush provided the second reading of Ordinance 17-01 by title only.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Hardacre moved 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 adopts Ordinance 17-01 upon second and final reading; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 on roll call vote.

- B. Ordinance 17-02, Second Reading: Large Scale Comprehensive Plan Amendment (Text): A request by Causseaux, Hewett & Walpole, Inc., for the consideration of a Large Scale Comprehensive Plan Amendment (LSCPA) to the text of the City of Alachua Comprehensive Plan that would limit the density on Tax Parcel Numbers 03974-004-000 and 03974-005-000 to .93 units per acre (Legislative Hearing).

City Attorney Rush provided the second reading of Ordinance 17-02 by title only.

This item introduction and presentation were included with the Ordinance 17-01 item.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Boukari moved 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 adopts Ordinance 17-02 upon second and final reading; seconded by Vice Mayor Wilford.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 on roll call vote.

- C. Ordinance 17-03, Second Reading: Site-Specific Amendment to the Official Zoning Atlas: Tara Village, Inc., to amend the Official Zoning Atlas from Agriculture (A) to Planned Development – Residential (PD-R) on ±21.6 acres, consisting of Tax Parcel Numbers 03974-004-000 and 03974-005-000 (Quasi-Judicial Hearing).

City Attorney Rush provided the second reading of Ordinance 17-03 by title only.

This item introduction and presentation were included with the Ordinance 17-01 item.

Vice Mayor Wilford moved based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation to approve the Planned Development Agreement for the Tara Village PD-R Project and authorize the Mayor to sign the Agreement, to adopt Ordinance 17-03 on second and final reading; and to authorize the Planned Development Agreement for the Tara Village PD-R Project to be recorded with the Alachua County Clerk of Court; seconded by Commissioner Boukari.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 on roll call vote.

- D. Second Public Hearing – Small Cities Community Development Block Grant (CDBG) Program Federal Fiscal Year (FFY) 2016 Grant Cycle

Grants Specialist Morgan introduced the item and provided the staff report.

Summit Professional Services' Modesitt provided grant projects info for the grant application.

The commissioners discussed roads and sidewalks projects, confirmed the City interest in housing for 2017 grant cycle and roads for the 2016 grant cycle, sidewalks-safety concerns, rehabilitative housing versus roads and sidewalk scope in relation to citizen impact, and potential City staffing needs for strategic planning, grant writing, and finding other housing rehabilitation grant opportunities.

Joe Hancock said he supports the objectives of the grants. He queried the areas that would be covered by the differing grant opportunity projects and how many homes could be affected in comparing the housing and the roads grants. He was interested in the areas that would see sidewalk improvements if the grant was awarded. Summit Professional Services' Modesitt said between five to 10 houses could be addressed with the housing funds, and about 150 homes with the roads initiative.

Mayor Coerper opened the floor for comments.

Commissioner Boukari moved to conduct the second public hearing; to submit the FFY 2016 Small Cities Community Development Block Grant Neighborhood Revitalization category application to the Florida Department of Economic Opportunity, and to adopt Resolution 17-07 authorizing signature of the necessary application documents; seconded by Commissioner Hardacre.

City Attorney Rush read Resolution 17-07 by title only.

There were no more comments.

Passed 5-0 on roll call vote.

V. AGENDA ITEMS

- A. Resolution 17-06 Amending the Fiscal Year 2016-2017 Budget; Increasing the General Fund Budget by \$11,400 for Unanticipated Revenue and Expenses Associated with the Receipt of an Edward Byrne Memorial Justice Assistance Grant

City Attorney Rush read Resolution 17-06 by title only.

Finance & Administrative Services Director Bonetti introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

Vice Mayor Wilford moved to adopt Resolution 17-06; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 on roll call vote.

- B. Resolution 17-08 Authorizing the expenditure of local funds on CDBG eligible activities as leverage for the City's FFY 2016 Small Cities Community Development Block Grant (CDBG) application in the Neighborhood Revitalization Category

City Attorney Rush read Resolution 17-08 by title only.

Grants Specialist Morgan introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Brown moved to adopt Resolution 17-08; seconded by Commissioner Boukari.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 on roll call vote.

C. 2016 Strategic Initiative 2.2 Economic Development Workshop Report

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

The commissioners and City Attorney Rush discussed the Land Development Regulations, pending legislative action, the flexibility in the regulations, and City staff constraints working within the LDRs as well as the updating of the LDRs.

The commissioners and City Manager Gresham thanked Staff for the work. She said she was glad to have it confirmed that the City is doing a good job, and that areas we could improve were identified.

Joe Hancock said he found it refreshing to have the relationship that exists between the Chamber of Commerce and the City.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

There were no comments.

(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

City Manager Gresham said the City had applied for Legislative Appropriation through the office of Representative Clemons for \$500,000 for sidewalks and trails at Legacy Park.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Brown extended her thanks to Staff for all its work. She said the basketball played at the Hal Brady Recreational Complex by the kids on Saturday morning was as good as any basketball she has seen played anywhere.

Vice Mayor Wilford congratulated the two new chaplains with the Alachua Police Department, and the Santa Fe High School basketball team that is still alive in the current tournament. He said he is happy about the City-Chamber relationship as well. He expressed his support for any effort to find more housing rehabilitation grants.

Mayor Coerper congratulated the new officers sworn in at the Alachua Police Department.

ADJOURN

Commissioner Boukari moved to adjourn; seconded by Commissioner Hardacre.

Passed by unanimous consent.

CONSENT AGENDA

CONSENT AGENDA ITEMS

- A. Mutual Aid Agreement for Combined Operational Assistance and Voluntary Cooperation between the Alachua County Sheriff and City of Alachua

- B. Mutual Aid Agreement for Voluntary Cooperation for Traffic Control between the Alachua County Sheriff and City of Alachua
- C. November 28, 2016 City Commission Meeting Minutes
- D. December 12, 2016 City Commission Meeting Minutes
- E. January 9, 2017 City Commission Meeting Minutes

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Traci L. Gresham, City Manager/Clerk

Gib Coerper, Mayor