



Regular City Commission Meeting Minutes August 8, 2022

Mayor Gib Coerper
Vice Mayor Jennifer Blalock
Commissioner Shirley Green Brown
Commissioner Dayna Miller
Commissioner Edward Potts

City Manager Mike DaRoza
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: August 8, 2022

Meeting Location: James A Lewis Commission Chambers

CITIZENS PRESENT: Chris Mallinson, Nancy Wales, Timothy Mills, John Fifer, Gerald Cyr, Gerry Dedenbach, Seth Vood, Gary Pappas, John Putz. STAFF ATTENDING: Diane Amendola, Robert Bonetti, Heather Carter, Adam Hall, Tara Malone, Jesse Sandusky, Justin Tabor, Rodolfo Valadares, LeAnne Williams, Tyler Williams, Cap Wilson, David Wisener.

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 Pastor Tom Hope, First United Methodist Church of Alachua.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

Commissioner Dayna Miller moved to approve the agenda; seconded by Vice Mayor Jennifer Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Shirley Green Brown moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Vice Mayor Blalock.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. APD Accreditation Update

Chief Jesse Sandusky introduced and provided the presentation.

Chief Sandusky announced the recommendation of the Alachua Police Department (APD) for full accreditation to the CFA Commission, without conditions or conflicts.

City Attorney Marian Rush stated she recognized how the accreditation process was so time consuming and required hard work.

Commissioner Brown stated how elated she was for the APD, as she also went through accreditation with the public school system, and she thanked them for the hard work they put into the process.

Commissioner Edward Potts extended congratulations from former Commissioner Robert Wilford.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

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

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A. Ordinance 22-07, Second Reading: Site-Specific Amendment to the Official Zoning Atlas (Rezoning)- NW 188th Street/ US 441: a request by Clay Sweger, AICP, of eda consultants, inc. , applicant and agent for JTFA, LLC, property owner, for the consideration of the rezoning of the subject property from Agricultural (“A”) and Agricultural (“A”) (Alachua County) to Planned Development – Residential (“PD-R”) (±155.50 acres) and Community Commercial (“CC”) (±7.00 acres) on a ±162.50 acre subject property. Consisting of Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000(Quasi-Judicial Hearing).

City Attorney Rush read Ordinance 22-07 by title only.

Having been sworn in, Principal Planner Adam Hall introduced the item and provided the staff report.

Clay Sweger of EDA Engineers – Surveyors – Planners, Inc. came forward and provided an additional presentation.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper asked clarifying questions regarding the presentation.

Mr. Sweger provided the information.

Commissioner Miller asked if this project was going to be built in phases.

Mr. Sweger stated it would be.

Commissioner Miller stated this was an example of the owner and agent listening to the community and Commission in regard to preferences of how a community should be built within the city.

Vice Mayor Blalock agreed with Commissioner Miller.

Vice Mayor Blalock moved based upon the presentation before this Commission and Staff’s recommendation, this Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by eda consultants, inc. on behalf of JTFA, LLC. to be consistent with the City of Alachua Comprehensive Plan and adopts Ordinance 22-07 on second and final reading; seconded by Commissioner Potts.

Mayor Coerper opened the floor for comments.

Gary Pappas stated it was excellent working with staff and Mr. Sweger, and he agreed this was a great example of a desirable neighborhood.

Passed 5-0 by roll call.

- B. Ordinance 22-16, Second Reading - Small Scale Comprehensive Plan Amendment (SSCPA) - HighPoint Crossing: A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a SSCPA to amend the Future Land Use Map (FLUM) from Corporate Park to High Density Residential on a ±27.88 acre subject property; Tax Parcel Number 03049-000-000 (Legislative Hearing).

City Attorney Rush read Ordinance 22-16 by title only.

Having been sworn in, Principal Planner Justin Tabor introduced the item and provided the staff report.

Mr. Sweger of EDA Engineers – Surveyors – Planners, Inc. came forward and provided an additional presentation.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper asked if a senior center could be built at this location.

Mr. Sweger stated yes, as well as many other structures.

Commissioner Miller moved based upon the presentation before this Commission and Staff's recommendation, this Commission finds the application for a Small Scale Comprehensive Plan Amendment submitted by EDA Consultants, Inc. on behalf of Alachua A One, LLC to be consistent with the City of Alachua Comprehensive Plan and adopts Ordinance Number 22-16 on second and final reading; seconded by Commissioner Potts.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- C. Ordinance 22-17, Second Reading - Site-Specific Amendment to the Official Zoning Atlas (Rezoning) - HighPoint Crossing: A request by Clay Sweger, AICP, of EDA Consultants, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of a Rezoning to amend the Official Zoning Atlas from Corporate Park (CP) to Residential Multiple Family – 15 (RMF-15) on a ±27.88 acre subject property; consisting of a portion of Tax Parcel Number 03049-000-000 (Quasi-Judicial Hearing).

City Attorney Rush read Ordinance 22-17 by title only.

Principal Planner Tabor requested the staff report from Ordinance 22-17 be incorporated as the staff report for Ordinance 22-16.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Potts 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 for a Site-Specific Amendment to the Official Zoning Atlas submitted by EDA Consultants, Inc. on behalf of Alachua A One, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations adopts Ordinance 22-17 on second and final reading; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- D. Ordinance 22-19, First Reading: Site-Specific Amendment to the Official Zoning Atlas - Peggy Road PD-R: a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc. , applicant and agent for William and Margaret Kirkland, property owners, for the consideration of the rezoning of the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") on a ±51.7 acre subject property. Consisting of Parcel Numbers 03924-000-000, 03865-000-000, 03917-200-002 (Quasi-Judicial Hearing).

City Attorney Rush read Ordinance 22-19 by title only.

Having been sworn in, Principal Planner Hall introduced the item and provided the staff report.

Mr. Sweger of EDA Engineers – Surveyors – Planners, Inc. came forward and provided an additional presentation.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Miller stated she was pleased to see that sidewalks were a part of this project. She asked what portion of the green space would be dedicated to water retention.

Mr. Sweger stated 30% would be water retention.

Commissioner Miller asked if Peggy Road was a county road, and if so, would the City and the County need to work together to make improvements to Peggy Road.

City Manager Mike DaRoza provided the information.

Commissioner Potts asked if there were concerns brought up at the neighborhood meeting.

Mr. Sweger stated only one neighbor was in attendance, and he was pleased with the plans.

Mayor Coerper stated he was pleased to see this community being developed near Legacy Park.

Vice Mayor Blalock moved based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, Staff's recommendation, and the recommendation by the Planning and Zoning Board, this Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas for a Planned Development to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 22-19 on first reading; seconded by

Commissioner Miller:

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- E. Ordinance 22-20, First Reading: Small Scale Comprehensive Plan Amendment (SSCPA) – Tomoka Hills Non-Residential: A request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of SSCPA to amend the Future Land Use Map (FLUM) on a ±45.3 acre subject property from Agriculture to Community Commercial; Consisting of Portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000 (Legislative Hearing).

Having been sworn in, Principal Planner Tabor introduced the item and provided the staff report.

Gerry Dedenbach, AICP, LEED AP, Vice President, CHW, provided an additional presentation.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper asked for information about the citizens who came to the office.

Mr. Dedenbach stated the citizens received information and were satisfied.

Commissioner Potts moved based upon the presentation before this Commission and Staff's recommendation, this Commission finds the application for a Small Scale Comprehensive Plan Amendment submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and (1) approves Ordinance 22-20 on first reading and (2) schedules second and final reading of Ordinance 22-20 for August 22, 2022; seconded by Vice Mayor Blalock.

City Attorney Rush read Ordinance 22-20 by title only.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- F. Ordinance 22-21, First Reading: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) – Tomoka Hills Non-Residential: A request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of a Rezoning to amend the Official Zoning Atlas from Agricultural (A) to Community Commercial (CC) on a ±45.3 acre subject property; Consisting of Portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000 (Quasi-Judicial Hearing).

City Attorney Rush read Ordinance 22-21 by title only.

Principal Planner Tabor requested the staff report from Ordinance 22-21 be incorporated as the staff report for Ordinance 22-20.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Miller 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 for a Site-Specific Amendment to the Official Zoning Atlas submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and (1) approves Ordinance 22-21 on first reading and (2) schedules second and final reading of Ordinance 22-21 for August 22, 2022; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

G. Ordinance 22-22, First Reading; Amending Code Section 38 - Utility Rates Water & Wastewater

City Attorney Rush read Ordinance 22-22 by title only.

Public Services Director Rodolfo Valladares introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper thanked Public Services Director Valladares.

Vice Mayor Blalock thanked Public Services Director Valladares for making the presentation understandable.

Vice Mayor Blalock moved approve Ordinance 22-22 on First Reading and schedule Second and Final Reading for August 22, 2022; seconded by Commissioner Potts.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

V. AGENDA ITEMS

A. Renewal of Commercial and Group Health Insurance Packages

Compliance and Risk Management Director Cap Wilson introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper expressed his appreciation to everyone who worked on the package.

Commissioner Potts complimented Compliance and Risk Management Director Wilson on how well versed he was in insurance jargon, and how this was why he was able to negotiate so well.

Commissioner Miller stated whenever she was at a Florida League of Cities event, and she saw the FMIT group, they all knew the City of Alachua and they knew Compliance and Risk Management Director Wilson by name.

Commissioner Potts moved renew the City Commercial insurance package with the Florida Municipal Insurance Trust (FMIT) at the base premium of \$557,771; the FMIT Group Health Insurance plan at the base premium of \$1,464,937; the Dental, Vision, Life and Employee Assistance Program group plans at a combined base premium of \$60,548; the storage tank liability, law enforcement death and disability policies (now including "at work" coverage for all City employees at total cost of \$4,532 per year), and direct the City Manager to sign appropriate contract documents; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

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 DaRoza thanked Pastor Hope for the invocation. He congratulated Chief Sandusky for the great achievement of accreditation. He stated he attended the National Night Out at Maude Lewis Park.

City Attorney Rush congratulated APD for the accreditation, Public Works for the presentation, Compliance and Risk Management Director Wilson for the results, Finance and Administrative Services Director Robert Bonetti for the work his team does and Human Resources Manager Tara Malone for being an asset to the City.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Potts stated he attended the Alachua Chamber of Commerce Luncheon where Kat Cammack spoke.

Commissioner Brown thanked Pastor Hope for his prayer and welcomed him to the city of Alachua. She congratulated Pastor Brittany Bryant and St. Luke Church for hosting the Alachua 500 event. She stated she attended the Alachua Chamber of Commerce Luncheon. She thanked Mitch Glaeser for his leadership and commitment to keep this Commission abreast of the San Felasco Tech City updates and successes. She congratulated Chief Sandusky and his staff for the accreditation and the National Night

Out event. She stated Mr. George Bethea and others held a Back-to-School event at Criswell Park on Saturday with bounce houses, fun, food and music. She stated the Souls to the Polls Rally organized by Malcolm Dixon at the Hal Brady Recreation Complex. She thanked the IT department for their continued assistance and expertise. She announced the Citizen Advisory Task Force (CATF) was open for applications, and anyone interested please see Deputy City Clerk LeAnne Williams or her assistant, Mrs. Diane Amendola, for the information and application.

Commissioner Miller stated she attended the back pack give-away. She stated, if anyone was interested in being on a County board, they were accepting applications for a board which deals with agriculture and world concerns. She stated she was a judge for Legacy's Got Talent. She attended two meetings of the NCFRPC and would present a report soon.

Vice Mayor Blalock reminded everyone the Florida League of Cities Conference would be the following week. She also reminded everyone that school started on Wednesday and to be mindful of the school zones, school buses, and traffic. She thanked Chief Sandusky for keeping the city safe and congratulated him on the accreditation.

Mayor Coerper spoke of what a wonderful job the APD was doing. He thanked all the departments for their work. He reminded everyone of the paintings in the lobby.

ADJOURN

Vice Mayor Blalock moved to adjourn; seconded by Commissioner Miller.

CONSENT AGENDA

CONSENT AGENDA ITEMS

- A. July 25, 2022 Budget Workshop Meeting Minutes
- B. July 25, 2022 City Commission Meeting Minutes

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Mike DaRoza, City Manager/Clerk

Gib Coerper, Mayor