



## **Regular City Commission Meeting Minutes July 24, 2017**

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

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

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The City Commission will conduct a  
**Regular City Commission Meeting**  
**At 6:00 PM**  
to address the item(s) below.

**Meeting Date:** July 24, 2017

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

**CITIZENS ATTENDING:** Donald Bullard, Charles Wallace, Jessica Schmitt, Daniel Schmitt, Sam Fernandez, Ana Robler-Rhodes, Rev. James Jones **STAFF PRESENT:** Rob Bonetti, Adam Boukari, Alan Henderson, Chad Scott, Jesse Sanduski, Justin Tabor, Rodolfo Valladares, Kathy Winburn, LeAnne Williams, 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 Chief Chad Scott.

#### **PLEDGE TO THE FLAG**

Led by Mayor Coerper.

## **APPROVAL OF THE AGENDA**

**Commissioner Gary Hardacre moved to approve the agenda; seconded by Vice Mayor Shirley Green Brown.**

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 Robert Wilford moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Vice Mayor Brown.**

Mayor Coerper opened the floor for comment.

There were no comments.

**Passed by unanimous consent.**

## **I. SPECIAL PRESENTATIONS**

### **A. Savvy Caregiver Program Presentation**

Assistant Deputy City Clerk LeAnne Williams introduced the presentation.

Ana Robles-Rhodes made the presentation.

Mayor Coerper suggested that the information be placed on the City website.

### **B. National Night Out 2017 Proclamation**

Chief Chad Scott introduced the proclamation.

Mayor Coerper read the proclamation.

## **II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA**

Mayor Coerper opened the floor for comments

Rev. James Jones and Milton Baker, Sr. discussed their concerns over a utility bill sent to Golden Lodge 94. Mayor Coerper told Rev. Jones that the City staff will get with him to try to resolve this situation.

Samuel Fernandez talked about the situation in the Montclair subdivision. He suggested that the City put in speed humps to help with the speeding vehicles. He thanked the Commission for the help that has been provided to date.

Daniel Schmidt thanked the Commission for the help in getting the city parcel mowed in the Montclair subdivision. He agreed with Mr. Fernandez that they need help with the unruly neighbors.

Chris Nassoi spoke about the serious nature of the problems in the Montclair neighborhood.

(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 17-08, Second Reading: Large Scale Comprehensive Plan Amendment - A request by Jamie Poulos, of Poulos & Bennett, LLC, applicant and agent, for RL REGI Florida, LLC, property owner, to amend the FLUM from Medium Density Residential to Moderate Density Residential on a ±35.82 acre subject property. Consisting of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006 (Legislative Hearing)

**City Attorney Marian Rush read Ordinance 17-08 by title only.**

Principal Planner Justin Tabor introduced the item and provided the staff report.

Mayor Coerper asked the applicant's agent for comments.

Lucie Ghito of Poulos & Bennett stated that she was satisfied with the staff report, and had nothing to add.

Mayor Coerper asked the commissioners for questions or comments.

There were no comments.

**Commissioner Wilford 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 adopts Ordinance 17-08 upon second and final reading; seconded by Vice Mayor Brown.**

Mayor Coerper opened the floor for comments.

Mayor Coerper asked if Duke Energy was to be the provider for this property. Principal Planner Tabor affirmed this statement.

Commissioner Boukari stated that the City needs to put pressure on the County to make improvements in this area as growth continues.

**Passed 5-0 by roll call.**

- B. Ordinance 17-10, First Reading: Site-Specific Amendment to the Official Zoning Atlas - A request by Kathy Hattaway, AICP, of Poulos & Bennett, Inc., applicant and agent for M3 Alachua LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Residential Multiple Family – 8 (RMF-8) to Planned Development – Residential (PD-R) on a ±35.82 acre subject property. Consisting of Tax Parcels 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-

052-005, and 03042-052-006 (Quasi-Judicial Hearing).

**City Attorney Rush read Ordinance 17-10 by title only.**

City Attorney Rush informed the Commission that this is a Quasi-Judicial Hearing, so the witnesses need to be sworn in.

Principal Planner Tabor was sworn in.

Principal Planner Tabor introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper asked about the buffers. Principal Planner Tabor provided the information.

Mayor Coerper asked about the continuation of the road. Principal Planner Tabor explained the necessity.

**Vice Mayor Brown 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 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 17-10 on first reading, and schedules second and final reading of Ordinance 17-10 for August 14, 2017; seconded by Commissioner Boukari.**

Mayor Coerper asked the commissioners for questions or comments.

There were no comments.

**Passed 5-0 by roll call.**

- C. HighPoint Crossing Preliminary Plat: A request by Robert Walpole, P.E., LEED AP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Alachua A One, LLC, property owner, for consideration of the preliminary plat of HighPoint Crossing, which proposes the construction of utility infrastructure, master planning of stormwater, and roadway improvements to serve future development on a ±30.57 acre subject property, consisting of a ±14.57 acre project area. A portion of Tax Parcel 03049-000-000 and Tax Parcel 03049-003-000 (Quasi-Judicial Hearing)

City Attorney Rush informed the Commission that this is a Quasi-Judicial Hearing, so the witnesses need to be sworn in.

Principal Planner Tabor was sworn in.

Principal Planner Tabor introduced the item and provided the staff report.

Mayor Coerper asked the applicant's agent for comments.

Robert Walpole of CHW stated that he had no comments to add.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Boukari asked about traffic. Mr. Walpole addressed the concerns.

Mayor Coerper stated that this has been a long time coming.

Mr. Walpole stated that this will be a Hampton Inn and Suites.

**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 approves the Preliminary Plat of HighPoint Crossing; seconded Commissioner Hardacre.**

Mayor Coerper opened the floor for comments.

There were no comments.

**Passed 5-0 by roll call.**

## **V. AGENDA ITEMS**

### **A. Disposal of Two City Surplus Vacant Lots by Sale and Donation**

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

**Commissioner Wilford moved to approve the sale of Surplus Parcel 03541-040-000 for a price of \$1,400 and the Donation of Parcel 03316-046-000 to the Church of God By Faith, Inc. and authorize the Mayor to sign all appropriate and necessary documents to close each transaction; seconded by Commissioner Hardacre.**

Mayor Coerper opened the floor for comments.

Compliance and Risk Management Director Wilson stated that the recipients of the lots are paying for all of the costs involved.

**Passed 5-0 by roll call.**

### **B. Resolution 17-15 Establishing the Fiscal Year 2017-2018 Proposed Millage Rate and Rolled Back Rate for the General Fund; Setting the Date for the First Public Hearing; Authorizing and Directing the City Manager to Transmit this Information to the Alachua County Property Appraiser; Providing an Effective Date.**

**City Attorney Rush read Resolution 17-15 by title only.**

Finance and Administrative Services Director Rob Bonetti introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

There were no comments.

**Commissioner Hardacre moved to adopt Resolution 17-15; seconded by Commissioner**

**Boukari.**

Mayor Coerper opened the floor for comments.

There were no comments.

**Passed 5-0 with roll call.**

C. Resolution 17-19, Waiving the Application Fee for Voluntary Annexations through and including February 1, 2018

**City Attorney Rush read Resolution 17-19 by title only.**

Planning and Community Development Director Kathy Winburn introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Boukari asked about the annexation process. Planning and Community Development Director Winburn provided clarification.

Mayor Coerper talked about lots that the Commission would like to see come into the city.

Commissioner Boukari asked can people who want to come in sooner do so. Planning and Community Development Director Winburn discussed the options. City Manager Traci Gresham provided more information.

Commissioner Wilford asked if we can contact the owners. Planning and Community Development Director Winburn stated that the City has already contacted them.

Mayor Coerper discussed the confusion that is involved for emergency service providers in regards to the parcels that appear to be within the City limits, but are not.

**Vice Mayor Brown moved to adopt Resolution 17-19; seconded by Commissioner Wilford.**

Mayor Coerper opened the floor for comments.

There were no comments.

**Passed 5-0 by roll call.**

D. Resolution 17-20 TK Basin Preliminary Rate Resolution

**City Attorney Rush read Resolution 17-20 by title only.**

Assistant City Manager Adam Boukari introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

There were no comments.

**Commissioner Hardacre moved to adopt Resolution 17-20; seconded by Commissioner**

**Boukari.**

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**

There were no comments.

**VIII.COMMISSION COMMENTS/DISCUSSION**

Commissioner Boukari thanked the city staff for all of the hard work for the July 4<sup>th</sup> event.

Commissioner Hardacre thanked the citizens for coming to the meeting and spoke of their concerns. He stated that Turkey Creek has turned their clubhouse into a fine center.

Vice Mayor Brown thanked the staff for the reports that were presented. She stated that she is looking forward to the National Night Out. She thanked Ana Robles-Rhodes for her presentation. She thanked the citizens that came to the meeting to present their concerns.

**ADJOURN**

**Commissioner Boukari moved to adjourn; seconded by Commissioner Hardacre.**

**Passed by unanimous consent.**

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

- A. June 12, 2017 City Commission Meeting Minutes
- B. June 12, 2017 City Commission Workshop Minutes
- C. Mutual Aid Agreement for Operational Assistance between the City of Gainesville Police Department and the City of Alachua Police Department

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