



Regular City Commission Meeting Minutes February 12, 2018

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

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

Meeting Date: February 12, 2018

Meeting Location: James A. Lewis Commission Chambers

CITIZEN'S PRESENT: Jody Lamar Finklea, Ryan Thompson, Wanza Wakeley, Charles Wakeley, Douglas Hancock, Dee Edwards, Jordan Mabin, Derell Jenkins, Seth Howard, James Sajczuk, Robert Hamilton, Dayna Miller, Fernando Rodriguez, Nanny Rodriguez, Oliver Kendrick, Virginia Johns, Martha Washington, Candace Gainer, Donnie Ellington, Carol Thomas, Connie Canney, Patti Moser, Cora Richardson, Bryan Boukari, Joseph Cullins, Jay Brown, PE, Gerry Kouhn, Diana Carlson, Antonio Hall, Medan Mackori, Alex Dacek, Deloris Collins, Rupert L. Murphy II, Gussie M. Lee, Joel DeCoursey, Jr., Robert Walpole, Elizabeth LeCleas, Phillip Hawley, Joyce Jolry, Jo Wiggins, Hal Brady, Raney Heart, Leslie Richardson, Paul Stresing, Gary Ascani, Scott McDaniel, Brian Crawford, Bishop Adrian Weeks, Antoinette Hunt, Randy Hunt, Michele Faulk, Robert Hartley. STAFF ATTENDING: Mike DaRoza, Adam Boukari, Alan Henderson, LeAnne Williams, Bob Purdy, Adam Hall, Justin Tabor, Cap Wilson, Donna Smith, Lisa Freeman, Casandra Sanjurjo, Lynn Hayes, Rob Bonetti, Kim Vermillion, Chad Scott, Jesse Sanduski, Harry Dillard, Chelsea Bakaitis, Ted Williams, Tony Love, Joye Emerson, Eiman Abbas, Michelle Lightsey, Tara Malone, Kenyata Curtis, Kathy Winburn, Rodolfo Valladares.

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 Robert Wilford moved to approve the agenda; seconded by Commissioner Gary Hardacre.

Mayor Coerper opened the floor for comments.

Tamara Robbins requested that Consent Agenda item, Total User Management (TUM) Software Purchase, be moved to Agenda Items for the purpose of discussion.

City Attorney Marian Rush stated that a motion to move the item needed to be made.

Commissioner Wilford moved to place Consent Agenda item, Total User Management (TUM) Software Purchase, with the Agenda Items; seconded by Commissioner Hardacre.

Commissioner Hardacre asked if staff was available to present Total User Management as an Agenda Item.

City Manager Traci Gresham affirmed that staff was available.

Passed by roll call

Agenda Passed by roll call, as amended

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Ben Boukari, Jr. moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Hardacre.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. Presentation to Commissioner Ben Boukari, Jr.

City Manager Traci Gresham introduced the presentation.

Commissioner Boukari resigned his position due to the conflict of interest based on familial interests.

Commissioner Boukari spoke of his love for the City of Alachua and its citizens.

City Manager Gresham presented Commissioner Boukari with a Distinguished Service plaque.

City Manager Gresham expressed her gratitude for Commissioner Boukari.

Commissioner Wilford spoke of his appreciation for Commissioner Boukari.

Vice Mayor Shirley Green Brown reflected on her relationship with Commissioner Boukari through the years.

Commissioner Hardacre thanked Commissioner Boukari for his commitment and service.

B. 2018 Election Proclamation

Assistant Deputy City Clerk LeAnne Williams introduced the presentation.

Mayor Coerper read the proclamation.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Gary Ascani spoke in support of Assistant City Manager Adam Boukari. He stated that he has worked with Assistant City Manager Boukari on multiple projects and has found him to be reliable, energetic, and a great leader.

Robert Calpo requested that the Commission consider the needs of the citizens who live near the new San Felasco Parkway as it is being constructed.

Marie Delacruz of Represent Me spoke of the group's purpose and requested support from the community.

Paul Stresing spoke of his support for Assistant City Manager Boukari.

Mayor Coerper directed comments to the appropriate Agenda Item.

(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 18-03, Second and Final Reading: Site-Specific Amendment to the Official Zoning Atlas: A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent for DM Alachua Investments, LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) to Commercial Intensive (CI) on a ±9.99 acre subject property. Consisting of a portion of Tax Parcel 05936-001-000 (Quasi-Judicial Hearing).

City Attorney Marian Rush read Ordinance 18-03 by title only.

After being sworn in, Planner Adam Hall introduced the item and provided the staff report.

After being sworn in, Ryan Thompson of CHW came forward to answer questions from the Commission.

Mayor Coerper asked the commissioners for questions or comments.

There were no comments.

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 from Agricultural (A) to Commercial Intensive (CI) to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and adopts Ordinance 18-03 on second and final reading; seconded by Commissioner Hardacre.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

- B. Ordinance 18-04; First Reading; Voluntary Annexation by Bentley Timber, LLC, Tax Parcel Numbers 03130-008-000, 03130-009-000, portions of Tax Parcel Numbers 03130-004-000 and 03130-007-000, and a Parcel of land as described in O.R.B. 4564, PG. 460 of the Public Records of Alachua County.

City Attorney Marian Rush read Ordinance 18-04 by title only.

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

Mayor Coerper asked the applicant if he would like to make a statement.

Jay Brown thanked the staff for their work.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Wilford moved to approve Ordinance 18-04 and schedule a second and final public hearing for February 26, 2018; seconded by Commissioner Hardacre.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

- C. Ordinance 18-05, Second Reading: Land Development Regulations (LDR) Text Amendment - A request by the City of Alachua to amend the LDRs to coordinate the City's floodplain management regulations with the Florida Building Code; to amend Section 2.4.7, Variance Permits; to amend Section 2.4.15, Certificate of LDR Compliance; to repeal Section 6.9.4, Floodprone

Area Standards; to adopt a new Section 6.9.4, Floodprone Area Standards, to adopt flood hazard maps and to designate a floodplain administrator; and to modify Section 10.2, Definitions, to amend, delete, and add definitions related to the regulations established in new Section 6.9.4, Floodprone Area Standards (Legislative Hearing).

City Attorney Rush read Ordinance 18-05 by title only.

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

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper asked if it included the map from the county.

Principal Planner Tabor stated that it did.

Commissioner Hardacre moved that the City Commission find the proposed Text Amendments to the City's Land Development Regulations (LDRs) to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's LDRs and adopt Ordinance 18-05 on second and final reading; seconded by Vice Mayor Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

- D. Ordinance 18-06, Second Reading: Amending Subpart A, Chapter 4, Alcoholic Beverages, of the City's Code of Ordinances, to provide for the regulation of alcoholic beverages in public right-of-ways as part of a special events and at designated City-owned parks, recreation areas, and properties.

City Attorney Rush read Ordinance 18-06 by title only.

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

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Wilford spoke of his concerns from the previous reading, and asked if they were addressed.

Principal Planner Tabor provided information.

Mayor Coerper stated that this decision would be watched closely over the next 18 months to evaluate the impact it has to the community.

Commissioner Hardacre moved to adopt Ordinance 18-06 on second and final reading; seconded by Vice Mayor Brown.

Mayor Coerper opened the floor for comments.

Tamara Robbins came forward to seek clarification.

Richard Bridges spoke in opposition to the ordinance.

Principal Planner Tabor addressed Ms. Robbins' concerns.

City Manager Gresham provided more information.

Mayor Coerper reassured the citizens that the Commission would watch the activity of this ordinance and would revisit the ordinance should it prove necessary.

Passed 4-0 by roll call.

- E. Ordinance 18-07, Second Reading: Land Development Regulations (LDR) Text Amendment - A request by the City of Alachua to amend Section 4.6, Special Events, of the City's LDRs (Legislative Hearing).

City Attorney Rush read Ordinance 18-07 by title only.

Principal Planner Tabor introduced the item and referred to the staff report from ordinance 18-06.

Mayor Coerper asked the commissioners for questions or comments.

There were no comments.

Commissioner Hardacre moved that the City Commission find the proposed Text Amendments to the City's Land Development Regulations (LDRs) to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's LDRs and adopt Ordinance 18-07 on second and final reading; seconded by Commissioner Wilford.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

V. AGENDA ITEMS

- A. Resolution 18-10 Relating to the Release of Vero Beach from FMPPA Power Project Contracts

City Attorney Rush read Resolution 18-10 by title only.

Assistant City Manager Boukari introduced the item and made recommendations.

Jody Lamar Finklea came forward to answer questions.

Commissioner Wilford asked how many cities are involved.

Mr. Finklea provided the information.

Mayor Coerper stated the Mayor of Vero Beach called him to provide information. Mayor Coerper stated that he was grateful for the call.

Mayor Coerper asked the commissioners for questions or comments.

City Attorney Rush clarified the percentage which the City has vested in the FMPA Power Project Contracts.

City Attorney Rush provided background for the item.

Commissioner Wilford moved to adopt Resolution 18-10; seconded by Vice Mayor Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

B. Mill Creek Sink Grant Funding Increase and Engineering Work Orders

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

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper spoke of the buildings that are affected.

Commissioner Hardacre thanked the Suwanee River Water Management District for assisting in the purchasing of land around Mill Creek Sink, and assisting in the care of the sink.

Vice Mayor Brown thanked Commissioner Hardacre for his work with Suwanee River Water Management District.

Commissioner Wilford moved to approve the First Amendment to the Memorandum of Agreement for Cost Share Assistance between the City and the Suwanee River Water Management District and authorize and direct the Mayor to execute the document. Further, approve and authorize the City Manager to sign and deliver, in the ordinary course of business, the presented and related Engineering Work Orders; seconded by Commissioner Hardacre.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

Commissioner Hardacre thanked Virginia Johns for her help in making this come about.

C. Filling Vacancy of City Commissioner

City Manager Gresham informed the Commission that she contacted all but one of the Planning and Zoning Board members. She stated that she reached out to this individual, but was unable to make contact. Of the members spoken to, only two were willing to serve on the Commission: Virginia Johns and Dayna Miller.

Mayor Coerper opened the floor for comments from the candidates.

Virginia Johns withdrew her name from consideration and praised Dayna Miller.

Dayna Miller thanked Virginia Johns for her kind words, and spoke of her willingness to serve as Commissioner.

Commissioner Wilford moved that Dayna Miller be appointed to complete the term of Commission Seat Three; seconded by Commissioner Hardacre.

Mayor Coerper asked the commissioners for questions or comments.

Diana Carlson voiced her support of Ms. Miller.

Anthony Wright spoke in support of Ms. Miller.

Gussie Lee expressed her support for Ms. Miller.

Passed 4-0 by roll call.

D. City Manager Contract

City Attorney Rush introduced the item and made recommendations.

City Manager Gresham spoke of Assistant City Manager Boukari's accomplishments and sacrifices that he has made for the city. She recommended that the Commission extend a contract to him as City Manager.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Wilford asked if the Assistant City Manager position will be filled.

Assistant City Manager Boukari stated that the position will not be filled for at least the first year.

Commissioner Wilford requested that language be added to the contract to clarify the type of Master's Degree to be pursued and to clarify the location of the institutions from which the degree could be obtained.

City Attorney Rush stated that she would add the language.

Assistant City Manager Boukari stated that he has no objections to the added language.

Mayor Coerper voiced his appreciation for Assistant City Manager Boukari.

Commissioner Hardacre stated that the contract was drawn up because Assistant City Manager Boukari is committed to this community, he is capable of performing the job, and it would be appropriate to reward his work for the City with a promotion.

Vice Mayor Brown praised Assistant City Manager Boukari. She stated that she supports a contract being offered to Assistant City Manager Boukari.

Commissioner Wilford stated that he met with Assistant City Manager Boukari this week, and was satisfied that Assistant City Manager Boukari is the best person for the job.

Commissioner Hardacre moved to accept the contract for City Manager, to change the

language of the contract regarding the Master's Degree, and to offer the contract to Assistant City Manager Boukari; seconded by Commissioner Wilford.

Mayor Coerper opened the floor for comments.

Scott McDaniel spoke of Assistant City Manager Boukari's passion and commitment to this community.

Diana Carlson spoke of Assistant City Manager Boukari's leadership abilities.

Virginia Johns spoke of Assistant City Manager Boukari's dedication.

Loretta Shane spoke of Assistant City Manager Boukari's abilities and stated that he is a bridge builder.

Elizabeth LeClaer, principal of Santa Fe High School, stated that she has a successful working relationship with Assistant City Manager Boukari. She told of his support for the students at the school.

Joyce Volcyspoke of how Assistant City Manager Boukari interacts with the citizens and how he works with the kids in the community.

Phillip Hawley stated that, even when there was a disagreement, it was clear that Assistant City Manager Boukari always had the City of Alachua's best interest at heart.

Donnie Ellington said that the City can't do better than Assistant City Manager Boukari for the position.

Gussie Lee stated that she strongly supports Assistant City Manager Boukari. She stated that she knows him by how he interacts with people. She stated that the City has exactly what it needs in Assistant City Manager Boukari.

Martha Washington stated that Assistant City Manager Boukari has mentored her son and that he is the man for the job.

Rev. Natron Curtis stated that Assistant City Manager Boukari has poured his life into mentoring young men, he is a man of his word, and he will make decisions that will benefit the city.

Brian Kroft stated that he works with cities all over the state, and he has found no one better to work with than Assistant City Manager Boukari.

Joel DeCoursey, Jr. stated Assistant City Manager Boukari will fight for the City of Alachua, he has endless energy, and there is no one better for the job.

Wanza Wakeley spoke of how Assistant City Manager Boukari mentored her son and never expected anything in return. She stated that she has the utmost confidence in Assistant City Manager Boukari.

Michele Faulk of Santa Fe High School stated that Assistant City Manager Boukari has the heart of a servant and the City couldn't go wrong by selecting him.

Hal Brady spoke of how, even as a boy, Assistant City Manager Boukari was a leader and that he deeply cares for the community.

Alex Dacek stated that Assistant City Manager Boukari was more than a coach, he was a friend.

Robert Carter voiced his appreciation for Assistant City Manager Boukari.

Antoinette Hunt came forward and spoke of Assistant City Manager Boukari's honesty and integrity. She thanked Mr. and Mrs. Boukari for raising a fine young man.

Randy Hunt came forward and stated that Assistant City Manager Boukari is above reproach.

City Manager Gresham stated that everyone can see how involved Assistant City Manager Boukari is in the city. She stated that since joining the City, he has learned many of the positions of the City. She stated that the transition will be smooth.

Passed 4-0 by roll call.

Assistant City Manager Boukari stated that he was honored by the statements. He thanked City Manager Gresham for her support. He stated that he will always fight for the city. He stated that he was humbled and thankful for the opportunity.

E. Total User Management (TUM) Software Purchase

Purchasing Specialist Donna Smith introduced the item and made recommendations.

Finance and Administrative Services Director Rob Bonetti provided additional information.

Mayor Coerper asked the commissioners for questions or comments.

There were no comments.

Commissioner Hardacre moved to 1) authorize the issuance of a Purchase Order to Shi International Corporation in the amount of \$52,248.00, and 2) authorize the City Manager to execute any necessary documents to proceed with the purchase of the Total User Management (TUM) Software and Professional Services; seconded by Vice Mayor Brown.

Mayor Coerper opened the floor for comments.

Tamara Robbins asked for clarification regarding the unused portion that has been budgeted. She asked about other technologies that the City might look into for the purpose of making City business more accessible.

James Sajczuk asked for specifics regarding the customer service module and the on-going cost of the software.

Finance and Administrative Services Director Bonetti provided the information.

Passed 4-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Tamara Robbins spoke in opposition of the accolades given to Commissioner Boukari and her displeasure with his judgement.

(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 congratulated Assistant City Manager Boukari.

Assistant City Manager Boukari updated the Commission regarding the Gas Tax split between the County and its municipalities.

Commissioner Wilford moved that the Rules of Procedure be waived; seconded by Vice Mayor Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

Commissioner Wilford moved to direct the administration to move forward with working with Alachua County and the City of Gainesville to see what joint projects are available that will benefit the City of Alachua and allow the City to receive a more equitable share of the gas tax; seconded by Vice Mayor Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

City Attorney Rush updated the Commission on the City of Alachua vs. Myers Brothers, Inc. Outside counsel has stated that there isn't a viable case here. They have spoken to the other side and the Department of Environmental Protection, and everyone has agreed to drop the case. She asked the Commission to waive the Rules of Procedure for the purpose of approving this case be dropped.

Commissioner Wilford moved that the Rules of Procedure be waived; seconded by Vice Mayor Brown.

Passed by unanimous consent.

Mayor Coerper opened the floor for comments.

Tamara Robbins asked how much had been spent on outside counsel for this case.

City Attorney Rush stated that she didn't know the answer off hand.

Ms. Robbins asked if Finance and Administrative Services Director Bonetti could provide the answer. Assistant City Manager Boukari stated that he thinks that it is somewhere around \$50,000 that has been spent in outside litigation.

Commissioner Hardacre moved to authorize the City of Alachua to dismiss the City of Alachua vs. Myers case with all parties bearing their own costs; seconded by Vice Mayor Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

VIII.COMMISSION COMMENTS/DISCUSSION

Commissioner Wilford congratulated Assistant City Manager Boukari. He spoke of an event that he attended with the Gainesville Sports Commission.

Mayor Coerper thanked Bishop Adrian Weeks for bringing the local churches together, for knocking on doors and for getting the children to come out to the Maude Lewis Park. He stated that he would like to see more of this kind of activity.

ADJOURN

Commissioner Wilford moved to adjourn; seconded by Vice Mayor Brown.

Passed by unanimous consent.

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| CONSENT AGENDA |
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CONSENT AGENDA ITEMS

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Traci L. Gresham, City Manager/Clerk

Gib Coerper, Mayor