



## **Regular City Commission Meeting Minutes April 8, 2019**

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**Mayor Gib Coerper**  
**Vice Mayor Gary Hardacre**  
Commissioner Shirley Green Brown  
Commissioner Dayna Miller  
Commissioner Robert Wilford

**City Manager Adam Boukari**  
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:** April 8, 2019

**Meeting Location:** James A. Lewis Commission Chambers

**CITIZENS PRESENT:** Ken Larsen, Sarah Larsen, Jackie McCaniess, Robert Redwine, Pavia McCaniess, John McCaniess, Cynthia Otradovec, Valde Fortner, Gary Kocher, Ben Boukari, Vanessa McDaniel, Josh Lamar  
**STAFF ATTENDING:** Rob Bonetti, Mike DaRoza, Adam Hall, Elliot Harris, Tara Malone, Jesse Sanduski, Chad Scott, Donna Smith, Rodolfo Valladares, 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 Commissioner Robert Wilford

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

Led by Mayor Coerper.

## **APPROVAL OF THE AGENDA**

**Commissioner Wilford moved to approve the agenda; seconded by Vice Mayor Gary Hardacre.**

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**

**Vice Mayor Hardacre moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Dayna Miller.**

**Passed by unanimous consent.**

### **I. SPECIAL PRESENTATIONS**

#### **A. Irby Elementary Artwork Certificate Presentation**

Assistant Deputy City Clerk LeAnne Williams introduced the presentation.

Mayor Coerper and Principal Valdenora Fortner presented the students with certificates.

#### **B. Recognition of Special Olympics Participant Renee Phifer**

Communications & Executive Project Manager Mike DaRoza recognized Rene Phifer for her accomplishment.

Commissioner Shirley Green Brown congratulated Ms. Phifer.

#### **C. National Public Safety Telecommunications Week Proclamation**

Chief Chad Scott introduced the presentation and introduced telecommunications staff.

Mayor Coerper read the Proclamation.

Chief Scott introduced Josh Lamar and Vanessa McDaniel.

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

Mayor Coerper opened the floor for comments.

John DePaola stated his concerns regarding the grass through which the children must walk when returning home from school. He stated there is a sidewalk that could be completed which would resolve the situation.

**(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 19-14, Second Reading; Large Scale Comprehensive Plan Amendment: A request by PJDJ, Inc., DMR 239 Estates, LLC. and Eric Fields, property owners, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Agriculture on a ±191.68 acre subject property. Consisting of Tax Parcel Numbers 02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000 (Legislative Hearing).

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

**City Attorney Marian Rush read Ordinance 19-14 by title only.**

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

**Vice Mayor Hardacre moved based upon the presentation before the Commission and Staff's recommendation, adopt Ordinance 19-14 on second and final reading; seconded by Commissioner Wilford.**

Mayor Coerper opened the floor for comments.

There were no comments.

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

- B. Ordinance 19-15, Second Reading; Site-Specific Amendment to the Official Zoning Atlas: A request by PJDJ, Inc., DMR 239 Estates, LLC, and Eric J. Fields, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(Alachua County) to Agricultural(A) on a ±191.68 acre subject property. Consisting of Parcel Numbers 02975-000-000, 02972-001-000, 02975-003-004, 02978-000-000, 02975-004-000, 02981-000-000, 02979-000-000, 02980-003-000 (Quasi-Judicial Hearing).

**City Attorney Rush read Ordinance 19-15 by title only.**

The staff report from Ordinance 19-14 was incorporated as the staff report for Ordinance 19-15.

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 from Agricultural (A)(County) to Agricultural (A) to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 19-15 on second and final reading; seconded by Vice Mayor Hardacre.**

Mayor Coerper opened the floor for comments.

There were no comments.

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

- C. Ordinance 19-16, Second Reading; Large Scale Comprehensive Plan Amendment: A request by Rodney and Deidra Smith, Tillman Little Farm, LLC, James Corey and Judith Lake-Corey, property owner, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Agriculture on a ±354.07 acre subject property. Consisting of Tax Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011. (Legislative Hearing)

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

Mayor Coerper opened the floor for comments.

Ken Larson asked about activity he has noticed on the land in question.

City Manager Adam Boukari provided the information.

**City Attorney Rush read Ordinance 19-16 by title only.**

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

**Commissioner Brown moved based upon the presentation before the Commission and Staff's recommendation, adopt Ordinance 19-16 on second and final reading; seconded by Commissioner Wilford.**

Mayor Coerper opened the floor for comments.

There were no comments.

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

- D. Ordinance 19-17, Second Reading; Site-Specific Amendment to the Official Zoning Atlas: A request by Rodney and Deidra Smith, Tillman Little Farm, LLC, James Corey and Judith Lake-Corey, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(Alachua County) to Agricultural (A) on a ±354.07 acre subject property. Consisting of Parcel Numbers 03990-013-000, 03990-012-000, 03990-011-000, 03990-010-000, 03990-009-000, 03990-001-000, 03990-014-000, 03990-000-000, 03990-003-001 and portions of 03992-010-010 and 03992-010-011 (Quasi-Judicial Hearing)

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

The staff report from Ordinance 19-16 was incorporated as the staff report for Ordinance 19-17.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or 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 for a Site-Specific Amendment to the Official Zoning Atlas from Agricultural (A)(County) to Agricultural (A) to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 19-17 on second and final reading; seconded by Commissioner Brown.**

Mayor Coerper opened the floor for comments.

Commissioner Miller thanked Mr. Larson for coming and voicing his concerns.

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

- E. Ordinance 19-18, Second Reading; Large Scale Comprehensive Plan Amendment: A request by John May and John Williams, property owners, to amend the Future Land Use Map (FLUM) Designation from Agriculture (Alachua County) to Agriculture on a ±11.20 acre subject property. Consisting of Tax Parcel Numbers 04119-016-000 and 04119-016-003. (Legislative Hearing)

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

**City Attorney Rush read Ordinance 19-18 by title only.**

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

**Commissioner Brown moved based upon the presentation before the Commission and Staff's recommendation, adopt Ordinance 19-18 on second and final reading; seconded by Commissioner Miller.**

Mayor Coerper opened the floor for comments.

There were no comments.

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

- F. Ordinance 19-19, Second Reading; Site-Specific Amendment to the Official Zoning Atlas: A request by John May and John Williams, property owners, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A)(Alachua County) to Agricultural (A) on a ±11.20 acre subject property. Consisting of Parcel Numbers 04119-016-000 and 04119-016-003 (Quasi-Judicial Hearing).

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

The staff report from Ordinance 19-18 was incorporated as the staff report for Ordinance 19-19.

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 from Agricultural (A)(County) to Agricultural (A) to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 19-19 on second and final reading; seconded by Commissioner Brown.**

Mayor Coerper opened the floor for comments.

There were no comments.

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

- G. Ordinance 19-20, Second Reading; Large Scale Comprehensive Plan Amendment: A request by Phoenix Commercial Park, LLP., property owner, to amend the Future Land Use Map (FLUM) Designation from Rural Employment Center (Alachua County) to Industrial on a ±35.23 acre subject property. Consisting of a portion of Tax Parcel Number 05855-004-000 (Legislative Hearing).

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

**City Attorney Rush read Ordinance 19-20 by title only.**

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

**Commissioner Wilford moved based upon the presentation before the Commission and Staff's recommendation, adopt Ordinance 19-20 on second and final reading; seconded by Commissioner Miller.**

Mayor Coerper opened the floor for comments.

There were no comments.

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

- H. Ordinance 19-21, Second Reading; Site-Specific Amendment to the Official Zoning Atlas: A request by Phoenix Commercial Park, LLP, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Industrial Services and Manufacturing (MP)(Alachua County) to Industrial General (IG) on a ±35.23 acre subject property. Consisting of a portion of Tax Parcel Number 05855-004-000 (Quasi-Judicial Hearing).

**City Attorney Rush read Ordinance 19-21 by title only.**

The staff report from Ordinance 19-20 was incorporated as the staff report for Ordinance 19-21.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

**Vice Mayor 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 for a Site-Specific Amendment to the Official Zoning Atlas from Industrial Services and Manufacturing (MP)(County) to Industrial General(IG) to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 19-21 on second and final reading; seconded by Commissioner Brown.**

Mayor Coerper opened the floor for comments.

There were no comments.

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

- I. Ordinance 19-23, First Reading; Large Scale Comprehensive Plan Amendment: A request by Clay Sweger, AICP, LEED-AP, of eda engineers-surveyors-planners, inc., applicant and agent for The Laser Investment Group, LLC., property owner, to amend the Future Land Use Map (FLUM) Designation from Commercial, Industrial, and Rural Employment Center (Alachua County) to Corporate Park on a ±82.40 acre subject property. Consisting of Tax Parcel Numbers 05962-002-000, 05855-005-000 and a portion of 05855-004-000 (Legislative Hearing).

Planner Hall introduced the item and provided the staff report.

Clay Sweger of EDA provided a report.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Miller asked for clarification regarding the purpose of this item.

Mr. Sweger provided the information.

Mitch Glaeser spoke of his excitement with this project.

Congratulatory comments were made.

**City Attorney Rush read Ordinance 18-23 by title only.**

**Commissioner Brown moved to approve Ordinance 19-23 on first reading; and, authorize City Staff to transmit the proposed Large Scale Comprehensive Plan Amendment to the Florida Department of Economic Opportunity under the Expedited State Review Process; seconded by Commissioner Miller.**

Mayor Coerper opened the floor for comments.

There were no comments.

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

**V. AGENDA ITEMS**

- A. RFB 2019-02 CDBG Economic Development Project Highpoint Crossing Award



Purchasing Specialist Donna Smith introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

**Vice Mayor Hardacre moved authorize the City Manager to enter into a contract with Andrews Paving, Inc. to provide construction services for the CDBG Economic Development Project - Highpoint Crossing - Alachua, Florida DEO Contract #18DB-OK-03-11-02-E 02 awarding the Base Bid of \$951,357.87 and accepting Alternate 1 (Linear Foot Price) of \$1,200.00 for a total contract price not to exceed \$1,158,767.25; seconded by Commissioner Miller.**

Mayor Coerper opened the floor for comments.

Commissioner Wilford stated he was pleased to see the bids were competitive.

Commissioner Miller asked about the CDBG award.

City Manager Boukari provided information.

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

B. RFB 2019-07 San Felasco Parkway Project Award

Purchasing Specialist Smith introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Wilford asked about the bid process, should this bid cycle fall through.

City Manager Boukari provided the information.

**Commissioner Miller moved that 1) The City Commission finds O'Steen Brothers, Inc. (O'Steen) to be the lowest responsive and responsible bidder for RFB 2019-07 and also determines and finds that the maximum available funds to allocate for the construction of the project is \$5,989,006.22 all of which are grant funds for that limited purpose. Further, the O'Steen bid is in excess of the allocated and available funds amount; 2) to authorize the City Manager to enter negotiations with O'Steen, and if negotiations are successful, enter into a contract for RFB 2019-07 for a price not to exceed the allocated and available funds amount of \$5,989,006.22; 3) Should negotiations fail with O'Steen, authorize the City Manager to continue negotiations with the next lowest responsive and responsible bidder, and if negotiations are successful, enter into a contract for RFB 2019-07 for a price not to exceed \$5,989,006.22; seconded by Vice Mayor Hardacre.**

Mayor Coerper opened the floor for comments.

Ralph Cellon asked about the timeline of construction.

City Manager Boukari addressed the concerns.

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



C. Resolution 19-05 Establishing Guidelines for Administering the Alachua Cares Program

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

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Wilford commented on the need of the program.

Commissioner Miller asked about the administration of the program.

Finance and Administrative Services Director Bonetti provided the information.

**Commissioner Miller moved to adopt Resolution 19-05; seconded by Vice Mayor Hardacre.**

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 Boukari thanked those who spoke during the meeting. He addressed concerns brought to the Commission regarding sidewalks. He thanked Planner Hall for all he did through the annexation process. He reminded the citizens that April 9, 2019 was election day. He asked for the Commission to waive the rules of procedure.

**Commissioner Wilford moved to waive the rules of procedure; seconded by Vice Mayor Gary Hardacre.**

**Passed by unanimous consent.**

He stated an opportunity has presented itself to enact a change order to coordinate a water extension to go along with the Alachua East Utility Infrastructure Expansion project. He said the benefits include future cost savings and advancing the water system planning efforts. He stated the additional work would not exceed \$100,000.00, and there was funding available in the FY2019 budget. He asked the Commission to authorize the City Manager to issue a change order for the Alachua East Utility Infrastructure Expansion project in an amount not to exceed \$100,000.00.

**Commissioner Wilford moved the recommended action; seconded by Vice mayor Hardacre.**

Mayor Coerper opened the floor for comments.

There were no comments.

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

City Attorney Rush thanked Assistant Deputy City Clerk LeAnne Williams for providing refreshments to the Dais and for her endurance through the annexation process. She stated it was her pleasure to represent the City of Alachua.

**VIII. COMMISSION COMMENTS/DISCUSSION**

Commissioner Miller stated she would attend the Institute of Elected Municipal Officials on April 12 and April 13, 2019. She stated she attended:

1. The Santa Fe College Women of Distinction award ceremony for Gussie Lee
2. The Great American Clean-up
3. Alachua Lions Club Cattleman's Banquet
4. The Criswell Park renovation celebration

Commissioner Brown wished the candidates well during the election. She thanked the children from Irby Elementary for attending. She congratulated Ms. Phifer for her accomplishments. She stated she attended Florida League of Cities Legislative Days and updated the Commission of the events that took place.

Commissioner Wilford stated he attended:

1. Veterans Program at the New River Correctional Institute in Railford
2. Alachua Chamber of Commerce meeting
3. The Candidates Forum at the Alachua Santa Fe Campus
4. The Annual Hitchcock MS fundraising event
5. Criswell Park ceremony

He wished the candidates well. He stated he volunteered at the Legacy Park Spring Break Camp for Children.

Vice Mayor Hardacre asked the citizens who are registered to vote to do so.

Mayor Coerper thanked Mr. Cellon for the service to the community. He stated he went to the Cattleman's Banquet. He reminded the citizens to vote.

**ADJOURN**

**Commissioner Wilford moved to adjourn; seconded by Vice Mayor Hardacre.**

**Passed by unanimous consent.**

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

- A. March 11, 2019 City Commission Meeting Minute
- B. March 25, 2019 City Commission Meeting Minutes

ATTEST:

CITY COMMISSION OF THE  
CITY OF ALACHUA, FLORIDA

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Adam Boukari, City Manager/Clerk

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Gib Coerper, Mayor