

Regular City Commission Meeting Minutes
February 10, 2025 at 6:00 PM

Mayor Gib Coerper
Vice Mayor Edward Potts
Commissioner Shirley Green Brown
Commissioner Jennifer Ringersen
Commissioner Dayna Williams

City Manager Mike DaRoza
City Attorney Marian Rush

Meeting Location: James A. Lewis City Commission Chambers
15100 NW 142 Terrace
Alachua, FL 32615

CITIZENS PRESENT: Brenda Phillips, Cathy Hitchcock, Alan Hitchcock, Bill Burger, Celia Burger, Rudy Rothseiden, Connie Rothseiden, Connie Meyer, Jarime Barrovich, Tracy Massimillo, Dan Massimillo, Donna Gocek, Mark McKinney, Bill Smith, Julie Smith, Claudia Rasnick, Nigel Watson, Robert Harrison, Glory Reitz, Josh Moon, Debra Sermons, Jay Brown.

STAFF ATTENDING: Diane Amendola, Robert Bonetti, Kyler Burk, Jeanene Carrillo, Michael Carrillo, Carson Crockett, Tara Malone, Damon Messina, Jesse Sandusky, Justin Tabor, Rodolfo Valladares, LeAnne Williams, Kathy Winburn, 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 Josh Moon, River of Life Church.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

City Manager Mike DaRoza stated Public Hearings and Ordinances Item B, C, and D would need to be deferred to a date certain, City Commission Meeting, February 24, 2025.

Commissioner Dayna Williams moved to approve the amended agenda; seconded by Commissioner Shirley Green Brown.

Mayor Coerper opened the floor for comments.

Tamara Robbins asked for the motion to be repeated.

Commissioner Williams repeated the motion.

Ms. Robbins asked for the details of the motion.

City Manager DaRoza provided the details.

Ms. Robbins stated that the overhead projector should be available to the public to present evidence during a public hearing just as it was to the applicants.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Jennifer Ringersen moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Vice Mayor Edward Potts.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A) MATHEW LEWEY PROCLAMATION

Deputy City Clerk LeAnne Williams introduced the proclamation.

Mayor Coerper read the Proclamation and presented it to Nkwanda Jah, Carol Richardson, Brian Kauffman, and Debra Sermons.

Ms. Jah thanked the Commission for joining the Alachua County Community Remembrance Project in honoring this remarkable Civil Rights Leader.

B) A.L. MEBANE MIDDLE SCHOOL STUDENT PERFORMING ARTS

APPRECIATION

Deputy City Clerk Williams introduced the presentation.

Upon receiving the performance, Mayor Coerper and Jacqueline Holbrook presented the students with certificates.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(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)

Mayor Coerper opened the floor for comments.

Ms. Robbins restated her concerns regarding the overhead projector. She stated that according to the City of Alachua Code 2.3.1, the time limit for citizens at a quasi-judicial hearing should be 5 minutes.

Karen Arrington asked why the overhead projector was not available to the public.

Bryan Buescher stated his concerns regarding traffic.

Robert Harrison shared the concerns about public notices not reaching all affected parties in Staghorn. He requested that the City use social media to inform the public of upcoming projects.

Claudia Rasnick made a public records request for the Capitol Improvement Plan.

City Manager DaRoza stated public records requests could be made through the Deputy City Clerk's Office or requested online through the City website.

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A) APPOINTMENT TO THE PARKS AND RECREATION ADVISORY BOARD

Deputy City Clerk Williams presented the appointment.

Carol Richardson and Travis White spoke about their aspirations to be part of this board.

Deputy City Clerk Williams conducted the ballot process and announced the vote, with Travis White and Carol Richardson receiving a majority of the votes.

Vice Mayor Potts moved to appoint Travis White and Carol Richardson to the Parks & Recreation Advisory Board for a three-year term expiring February 21, 2028; seconded by Commissioner Ringersen.

Mayor Coerper opened the floor for comments.

Rudy Rothseidan spoke of Carol Richardson's accomplishments.

Passed 5-0 by roll call.

Commissioner Brown thanked Mr. White and Ms. Richardson for their service.

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A) PRELIMINARY PLAT - SCHMIDT FARMS (PPP24-0002): A REQUEST BY TIMOTHY J. BOEHLEIN, P.E. OF JBROWN PROFESSIONAL GROUP, LLC , APPLICANT AND AGENT FOR DM ALACHUA INVESTMENTS, LLC, PROPERTY OWNER, FOR CONSIDERATION OF THE PRELIMINARY PLAT/ FINAL PD PLAN FOR SCHMIDT FARMS SUBDIVISION, WHICH PROPOSES THE SUBDIVISION OF ±120.63 ACRE SUBJECT PROPERTY INTO A TOTAL OF 188 SINGLE FAMILY LOTS WITH ASSOCIATED COMMON AREAS AND RIGHT-OF-WAY, GENERALLY LOCATED SOUTH OF US HIGHWAY 441 AND WEST OF NW 43RD STREET; TAX PARCELS 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, AND 05945-000-000 (QUASI-JUDICIAL)**

Deputy City Clerk Williams swore in all who intended to speak during the hearing.

City Attorney Marian Rush conducted a voir dire of the Commission.

Planner Carson Crockett introduced the item and provided the staff report.

Mayor Coerper asked for the nine staff conditions included in the report to be read.

Planner Crockett provided the conditions.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper asked if the old antique shop was part of this plat.

Planner Crockett stated he wasn't aware of this shop.

Mayor Coerper mentioned that the trees outlining the property make a good buffer.

Planner Crockett said removing trees in the buffer would not be permitted.

Jay Brown of JBPros, provided an additional report.

Mayor Coerper asked about the drainage and its effects on Turkey Creek.

Mr. Brown stated that FEMA had studied the creek and that any home built on the lots

near the creek would have proper elevation.

Before opening the floor for public comment, City Attorney Rush read the definition of "an affected person." She stated those who meet the definition would be permitted to speak first, and others who wish to speak may do so after those affected speak.

Citizens within the affected area voiced their concerns regarding this project:

Bill Burger
Nigel Watson
Jim Curington
Bryce Burger
Claudia Resnick

Upon each citizen's conclusion, Mr. Brown answered the questions raised.

Commissioner Brown moved to approve the Preliminary Plat for Schmidt Farms, subject to the nine (9) conditions provided in Exhibit "A" and located on page 27 of the Staff Report; seconded by Vice Mayor Potts.

Mayor Coerper opened the floor for comments.

Citizens voiced their concerns:

Karen Arrington
Bryan Buescher
Tamara Robbins
Rudy Rothseiden

Upon each citizen's conclusion, Mr. Brown answered the questions raised.

Commissioner Williams asked what was the size of a cottage lot.

Mr. Brown stated it was approximately 2/3 the size of a regular home and was intended to be more affordable.

Planner Crocket read the definition of a cottage home from the City of Alachua Code.

Commissioner Ringersen asked what qualifies as affordable.

Discussion ensued regarding the specifics of the application.

Mr. Burger spoke about the traffic and how it might relate to this project.

Mayor Coerper talked about the concerns presented.

Failed 2-3 by roll call.

Commissioner Ringersen - No
Commissioner Brown - No
Commissioner Williams - No
Vice Mayor Potts - Yes
Mayor Coerper - Yes

- B) FLETCHER TRACE PHASE 1 FINAL PLAT (PSP24-0007):** A REQUEST BY AARON HICKMAN, PSM, OF CHW, INC, APPLICANT AND AGENT, FOR WACO OF ALABAMA, INC., PROPERTY OWNER, FOR CONSIDERATION OF THE FINAL PLAT FOR FLETCHER TRACE PHASE 1, WHICH PROPOSES TO SUBDIVIDE A ±21.29 ACRE SUBJECT PROPERTY INTO A TOTAL OF 32 SINGLE FAMILY DETACHED LOTS WITH ASSOCIATED COMMON AREAS AND ROAD RIGHT-OF-WAY; CONSISTING OF TAX PARCEL NUMBER 03980-002-001 (QUASI-JUDICIAL HEARING).

Deferred to the February 24, 2025, City Commission Meeting.

- C) FLETCHER TRACE PHASE 2 FINAL PLAT (PSP24-0008):** A REQUEST BY AARON HICKMAN, PSM, OF CHW, INC, APPLICANT AND AGENT, FOR WACO OF ALABAMA, INC., PROPERTY OWNER, FOR CONSIDERATION OF THE FINAL PLAT FOR FLETCHER TRACE PHASE 2, WHICH PROPOSES TO SUBDIVIDE A ±5.11 ACRE SUBJECT PROPERTY INTO A TOTAL OF 42 SINGLE FAMILY LOTS (14 DETACHED, 28 ATTACHED) WITH ASSOCIATED COMMON AREAS AND ROAD RIGHT-OF-WAY; CONSISTING OF TAX PARCEL NUMBER 03980-002-001 (QUASI-JUDICIAL HEARING).

Deferred to the February 24, 2025, City Commission Meeting.

- D) FLETCHER TRACE PHASE 3 FINAL PLAT (PSP24-0009):** A REQUEST BY AARON HICKMAN, PSM, OF CHW, INC, APPLICANT AND AGENT, FOR WACO OF ALABAMA, INC., PROPERTY OWNER, FOR CONSIDERATION OF THE FINAL PLAT FOR FLETCHER TRACE PHASE 3, WHICH PROPOSES TO SUBDIVIDE A ±17.66 ACRE SUBJECT PROPERTY INTO A TOTAL OF 37 SINGLE FAMILY DETACHED LOTS WITH ASSOCIATED COMMON AREAS AND ROAD RIGHT-OF-WAY; CONSISTING OF TAX PARCEL NUMBER 03980-002-001 (QUASI-JUDICIAL HEARING).

Deferred to the February 24, 2025, City Commission Meeting.

V. AGENDA ITEMS

- A) RESOLUTION 25-03: AUTHORIZING THE USE OF GENERAL FUND - SPECIAL EXPENSE CONTINGENCY IN THE AMOUNT OF \$159,981; TRANSFERRING \$159,981 TO THE SOLID WASTE DISPOSAL BUDGET.**

City Attorney Rush read Resolution 25-03 by title only.

Finance and Administrative Services Director Rob Bonetti introduced the item and

provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Williams moved to adopt Resolution 25-03 and authorize the issuance of a purchase order to Waste Pro of Florida, Inc. in the amount of \$159,980.90, as amended; seconded by Commissioner Ringersen.

Mayor Coerper opened the floor for comments.

Mr. Rothseiden thanked the staff for the cleanup of debris after the hurricanes.

City Manager DaRoza spoke of the staff's great job in getting the City cleaned up.

Passed 5-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

(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.)

Mayor Coerper opened the floor for comments.

There were no comments.

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Manager DaRoza thanked Rev. Moon for the invocation and congratulated Travis White and Carol Richardson on their reappointment.

City Attorney Rush asked for the rules of procedure to be waived.

Commissioner Williams moved to waive the rules of procedure; seconded by Commissioner Brown.

City Attorney Rush updated the Commission on the lawsuit against the County regarding the annexation of properties and land development regulations.

Commissioner Williams moved to direct David Theriaque to file a notice of appeal on this case and move forward; seconded by Commissioner Ringersen.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Ringersen thanked:

- Police Department Chief Jesse Sandusky for keeping the City safe
- The Citizens who spoke

She stated that roundabouts decrease accidents.

Commissioner Brown thanked Pastor Moon for the invocation and the citizens who spoke. She stated she attended:

- Ben E. Keith's groundbreaking ceremony
- Sid Martin Anniversary Celebration
- Elder Options Meet and Greet

She expressed her concerns about the planners who had resigned and asked what the Commission could do to address this issue.

Commissioner Ringersen expressed her sadness about what had happened and recommended an exit interview with an outside source.

Commissioner Williams stated she wasn't prepared to speak on this yet other than to say their resignations saddened her.

Vice Mayor Potts agreed with Commissioner Brown and Commissioner Ringersen that an independent review should be conducted. He also expressed his concerns about the Planning Department.

Mayor Coerper stated he felt it would be addressed appropriately. He also said the A.L. Madane Middle School band was great, and he attended the basketball games at Legacy Park.

Commissioner Brown stated she supported an independent interview for the planners who had left.

City Attorney Rush stated the rules of procedure needed to be waived.

Vice Mayor Potts moved to waive the rules of procedure; seconded by Commissioner Brown.

Passed by unanimous consent.

City Attorney gave suggestions as to how this could be accomplished.

Commissioner Williams moved for this Commission to direct the City Attorney to bring back suggestions for outside attorneys to hold an independent investigation; seconded by Commissioner Ringersen.

Passed 5-0 by roll call.

Mayor Coerper opened the floor for comments.

Mr. Rothseiden thanked the Commission for taking this issue seriously. He was concerned about hiring a temp agency to work on current development plans.

Commissioner Brown asked what the City should do about the vacancies.

City Attorney Rush made recommendations.

Discussion ensued.

City Attorney Rush suggested that the inventory of the planning department's work be shared with the Commission and the City Attorney.

City Manager DaRoza stated he would get that to everyone.

Commissioner Williams provided more information on her concerns regarding Schmidt Farms' preliminary plat.

ADJOURN

Commissioner Ringersen moved to adjourn; seconded by Commissioner Williams.

Passed by unanimous consent.

CONSENT AGENDA

Consent Agenda items represent routine City operations and business. These items are approved at the beginning of the Regular City Commission meeting upon approval of the meeting agenda.

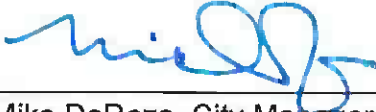
- A) MUTUAL AID AGREEMENT FOR COMBINED OPERATIONAL ASSISTANCE AND VOLUNTARY COOPERATION BETWEEN THE ALACHUA COUNTY SHERIFF'S OFFICE AND THE CITY OF ALACHUA.
- B) MUTUAL AID AGREEMENT FOR VOLUNTARY COOPERATION FOR

TRAFFIC CONTROL BETWEEN THE ALACHUA COUNTY SHERIFF AND
THE CITY OF ALACHUA.

**C) APPROVAL OF THE JANUARY 27, 2025, CITY COMMISSION MEETING
MINUTES**

ATTEST:

**CITY COMMISSION OF THE CITY OF
ALACHUA, FLORDIA:**



Mike DaRoza, City Manager/Clerk



Gib Coerper, Mayor