

Regular City Commission Meeting Minutes
May 5, 2025 at 6:00 PM

Mayor Walter Welch
Vice Mayor Shirley Green Brown
Commissioner Jacob Fletcher
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: Connie Meyer, Annie Welch, Diana Carlson, Soorya Lindberg, Nick Carter, Bill Smith, Julie Smith, Kari Thompson, Colby Thompson, Mandy Bucci, Ralph Williams, Vida May Waters, Clara Nell Petree, Michele Lee.

STAFF ATTENDING: Diane Amendola, Michael Carrillo, Heather Carter, Carson Crockett, Lisa Freeman, Brent Lanier, Tony Love, Tara Malone, Damon Messina, Donna Smith, Rodolfo Valladares, 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 Walter Welch.

INVOCATION

Led by Pastor Ralph Williams, Newberry Church of the Nazarene.

PLEDGE TO THE FLAG

Led by Mayor Welch.

APPROVAL OF THE AGENDA

Commissioner Dayna Williams moved to approve the agenda; seconded by Commissioner Jennifer Ringersen.

Mayor Welch opened the floor for comments.

Tamara Robbins cited an error in the agenda posting.

Deputy City Clerk LeAnne Williams stated she discovered the error that morning.

The Commission recommended removing the public hearing item at that point of the agenda.

Passed 5-0 by roll call.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

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

Passed 5-0 by roll call.

I. SPECIAL PRESENTATIONS

A) GIB COERPER DAY PROCLAMATION

Human Resources Director Tara Malone introduced the item and made the presentation.

City Attorney Marian Rush read the proclamation.

Gib Coerper expressed his gratitude for the privilege of serving the City of Alachua.

Vice Mayor Brown, Commissioner Williams, Commissioner Ringersen, City Manager Mike DaRoza and Mayor Welch spoke of the time they spent with Mr. Coerper and of their admiration for him.

B) SERVICE RECOGNITION FOR ED POTTS

Human Resources Director Malone introduced the item and made the presentation.

C) NATIONAL POETRY MONTH

Deputy City Clerk Williams introduced the proclamation.

City Attorney Rush read the proclamation.

Alachua County Poet Laureate Stanley Richardson thanked the Commission.

D) PEACE OFFICERS MEMORIAL DAY PROCLAMATION

Chief Jesse Sandusky introduced the item and made the presentation.

City Attorney Rush read the proclamation.

Chief Sandusky announced the Local Law Enforcement Memorial would be at the Veteran's Memorial Park on Thursday, May 8, 2025, at 7:00 p.m.

E) FISCAL ANALYSIS REPORT FOR FY 2024-2025 THROUGH MARCH 31, 2025

Senior Accountant Tyler Williams provided the presentation.

Commissioner Jacob Fletcher asked clarifying questions.

Senior Accountant Williams provided the information.

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 Welch opened the floor for comments.

Michele Lee, owner of the Good Life Station, requested the Commission consider amending the alcohol ordinance on Main Street. She stated the churches on Main Street do not oppose the change.

Julie Smith stated that Alachua County had adopted an amendment to its alcohol ordinance.

City Manager DaRoza stated there would be a Joint County / City Commission meeting (JCCCM) on May 19, 2025, at 6:00, with the Regular City Commission meeting to follow.

Shasta Schoellhorn stated she supports an amendment to the alcohol ordinance.

Mandi Bucci stated that Main Street needs a farmer's market and supports an amendment to the alcohol ordinance.

Ms. Robbins stated she supports an amendment to the alcohol ordinance. She suggested changing the road on Main Street to a walking path with shade trees and outside seating for the businesses.

Annie Welch reminded the Commission that while Main Street was the center on the south side of town, it was not the whole of Alachua. She said the north side of Main Street, across U.S. 441, also needs development. She requested the Commission consider public transportation.

Rudy Rothseiden agreed with the comments regarding development and transportation. He suggested churches on Main Street were not a good use of the buildings as they sat vacant for much of the week. He recommended looking into medical marijuana.

Nick Carter said he would like to open a business on Main Street if the alcohol ordinance amendment was established.

Soorya Lindberg supported a farmer's market. She suggested closing Main Street permanently to vehicle traffic. She also suggested developing a pamphlet on procedures in the City: zoning changes, development applications, etc.

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

A) APPOINTMENT TO THE CITIZEN ADVISORY TASK FORCE

Commissioner Ringersen moved to defer to the City Commission Meeting to a date uncertain; seconded by Commissioner Williams.

Mayor Welch opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

IV. PUBLIC HEARINGS AND ORDINANCES

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

A) ORDINANCE 25-05 - AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE CITY'S LAND

DEVELOPMENT REGULATIONS ("LDRS"); AMENDING SUBPART B OF THE CITY OF ALACHUA CODE OF ORDINANCES, LAND DEVELOPMENT REGULATIONS; AMENDING ARTICLE 2 RELATING TO THE POWERS AND DUTIES OF THE PLANNING AND ZONING BOARD; AMENDING ARTICLE 3 RELATING TO THE PERMITTED DENSITY AND INTENSITY AND PURPOSES OF THE BUSINESS DISTRICTS; AMENDING ARTICLE 4 RELATING TO USE SPECIFIC STANDARDS AND THE CREATION OF MIXED-USE SPECIFIC STANDARDS; AMENDING ARTICLE 5 RELATING TO THE PERMITTED DENSITY AND INTENSITY OF THE BUSINESS DISTRICTS AND ESTABLISHING DIMENSIONAL STANDARDS FOR MIXED-USE DEVELOPMENT; AMENDING ARTICLE 6 RELATING TO OFF-STREET PARKING AND LOADING STANDARDS AND TREE PROTECTION AND LANDSCAPING STANDARDS FOR MIXED-USE DEVELOPMENT; AMENDING ARTICLE 10 RELATING TO THE DEFINITIONS OF DEVELOPMENT AREA AND MIXED-USE; PROVIDING A REPEALING CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (FIRST READING, LEGISLATIVE HEARING).
RESIDENTIAL OPPORTUNITIES

City Manager DaRoza stated this item would be deferred due to an error in public notice.

Commissioner Williams moved to defer to the City Commission Meeting to a date uncertain; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for comments.

Ms. Robbins requested a workshop before this item was brought to the Commission for a public hearing. She stated that the proposed ordinance contained unrelated LDR changes.

Mr. Rothseiden agreed with the idea of having a workshop.

Commissioner Fletcher asked what would be affected by the proposed changes.

Planner Carson Crockett provided information.

Ms. Lindberg agreed with the idea of having a workshop.

Ms. Welch stated citizens should agree with the proposed changes.

Commissioner Williams stated that the discussion was off toipc, as the motion on the floor was to defer the item.

Planner Crockett cited the LDRs as related to Ordinance 25-05. He also explained that although this ordinance touches several places within the LDRs, all the changes were related to mixed-use. He stated that the Planning and Zoning Board transmitted this

item to the Commission.

Passed 5-0 by roll call.

V. AGENDA ITEMS

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 Welch opened the floor for comments.

Lynn Coullias remarked on past developments made in Hague. She cited an online article and expressed her disapproval of the allegations made regarding Adam Boukari. She stated, if true, than city resources were used for untoward behavior and accused the Commission of turning a blind eye during Mr. Boukari's tenure at the City.

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Manager DaRoza thanked staff and volunteers for their involvement in the Great American Cleanup (GAMC). He stated he had five interviews set up for the Planning Department openings. He noted that the election questions brought forward at the City Commission Meeting on April 21, 2025, were being investigated by the Alachua County Supervisor of Elections Office and were not about the conduct of the City of Alachua Election. He announced the JCCCM would be on May 19, 2025, at 6:00 p.m., with the Regular City Commission Meeting to follow.

Commissioner Fletcher asked if there was more than one person involved in the election investigation.

City Manager DaRoza stated that the ineligibility of 10 people was being investigated.

City Attorney Rush stated the questions were regarding voter registration, which the Supervisor of the Elections Office conducts.

Commissioner Ringersen asked whether the problem regarding the ineligibility of voters was because a home with four people had six ballots returned.

City Manager DaRoza stated the question was regarding ineligible people being registered to vote.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Fletcher stated he attended:

1. GAMC
2. Color Me Creative at the Swick House

He stated he agreed with changing the alcohol ordinance and improving public transportation. He asked if the City keeps track of visitors entering City Hall.

City Manager DaRoza stated the City does not currently do so.

Commissioner Fletcher thanked the citizens for their comments.

Commissioner Ringersen stated Teacher Appreciation was this week. She stated she attended GAMC. She said the Opioid Task Force had billboards up. She thanked Chief Sandusky for securing the City.

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

She stated she would like to see staff look into the citizens' requests to change the alcohol ordinance.

Commissioner Williams moved to direct the City Manager to have staff research and bring back options to the City Commission to change the ordinance; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for comments.

Ms. Robbins asked for this to come to the Commission as a discussion item before it moves to a public hearing.

Commissioner Fletcher stated he would like input from the churches on Main Street.

Passed by roll call; 5-0

Vice Mayor Brown thanked:

1. Pastor Williams for the invocation
2. The citizens who commented

She stated she attended:

1. W.W. Irby 2nd Grade music performance
2. GAMC
3. Turkey Creek Golf Tournament for FAMU alumni

She wished everyone a Happy Mother's Day.

Mayor Welch thanked the citizens and stated that their comments had been heard.

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.

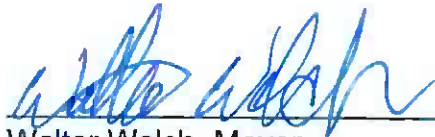
- A) APPROVAL OF THE APRIL 21, 2025, JOINT BOARD OF CANVASSERS / CITY COMMISSION MEETING MINUTES
- B) APPROVAL OF THE APRIL 21, 2025, CITY COMMISSION MEETING MINUTES

ATTEST:

CITY COMMISSION OF THE CITY OF
ALACHUA, FLORDIA:



Mike DaRoza, City Manager/Clerk



Walter Welch, Mayor