



Regular City Commission Meeting Minutes
September 8, 2025 at 6:00 PM

Mayor Walter Welch
Vice Mayor Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jennifer Ringersen
Commissioner Dayna Williams

City Manager Rodolfo Valladares
City Attorney Marian Rush

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

CITIZENS PRESENT: James Curington, Jean Calderwood, Bud Calderwood, Erik Anderson, Glen Anderson, Chris Hill, Soorya Lindberg, Bill Smith, Rudy Rothseiden, Diana Rothseiden, Jacob Rush.

STAFF ATTENDING: Robert Bonetti, Jeanene Carrillo, Michael Carrillo, Heather Carter, Carson Crockett, Kenyata Curtis, Lisa Freeman, Jack Hansen, Janet Knapp, Brent Lanier, Tara Malone, Damon Messina, Jesse Sandusky, Donna Smith, Bryan Thomas, LeAnne Williams, Tyler 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 Walter Welch.

INVOCATION

Led by Pastor Warren Pope, Alachua Methodist Church

PLEDGE TO THE FLAG

Led by Mayor Welch, with Commissioner Jacob Fletcher absent.

APPROVAL OF THE AGENDA

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

Mayor Welch opened the floor for public comment.

Judge Jonathan Ramsey of the Eighth Judicial Circuit addressed the Commission and introduced himself.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Williams moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Ringersen.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

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 public comment.

Citizens expressed their appreciation for City Attorney Marian Rush and her commitment to the City of Alachua.

Rudy Rothseiden
Jean Caulderwood
Diana Rothseiden
Justin Tabor

Cassandra Davis, representing A.L. Mebane High School Alumni Association, thanked the Commission for support.

Soorya Lindberg stated she didn't see the attorney job opening on various websites.

City Attorney Rush stated the City had hired an interim City Attorney, introduced him, and asked Mayor Welch to place him on the dais in her place.

Scott Walker introduced himself and expressed his appreciation for City Attorney Rush.

City Attorney Walker took his place on the dais.

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY

ANNOUNCEMENTS

A) PROGRESS REPORT FOR THE HATHCOCK COMMUNITY CENTER PROJECT

City Manager Rodolfo Valladares introduced the Progress Report for the Hathcock Community Center Project item.

Barnett Chenault of Monarch Design Group made the presentation.

Mayor Welch invited the commissioners to ask questions or offer comments.

Vice Mayor Shirley Green Brown asked if pickleball was being considered.

Mr. Chenault stated he would look into this.

Vice Mayor Brown stated she would like to see new construction and saw benefits for both a one-story and a two-story building.

Commissioner Ringersen stated that she would also like to see new construction and a one-story building. She expressed her concerns about parking.

Mr. Chenault provided information.

City Manager Valladares discussed parking options and affirmed the suggestion of road improvements.

Mr. Chenault stated the second floor could be administrative, while the first floor could contain the community activities.

Commissioner Williams stated she would like to see new construction and a two-story building. She said future growth may require a two-story building. She asked if a CDBG grant could be obtained to help with the cost of the road improvements.

Mayor Welch stated he would like to see a two-story building.

Vice Mayor Brown asked if a room could be dedicated to historical preservation.

Mr. Chenault stated there were plans to show history throughout the building.

Commissioner Ringersen suggested that storage space be plentiful. She requested a large multipurpose room as well as a smaller conference room. She also suggested there be a computer room.

City Manager Valladares stated this was a first concept iteration, and it would be refined as the project moves forward.

B) INTERLOCAL AGREEMENT WITH CAREERSOURCE

City Manager Valladares introduced the Interlocal Agreement with CareerSource item and presented the staff report.

Mayor Welch invited the commissioners to ask questions or offer comments.

Commissioner Williams asked for clarification regarding office space.

City Manager Valladares provided the information.

Vice Mayor Brown moved to authorize the Mayor and City Manager to sign and execute the interlocal agreement with CareerSource North Central Florida; seconded by Commissioner Williams.

Mayor Welch opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

IV. PUBLIC HEARINGS AND ORDINANCES

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

A) RESOLUTION 25-17 RELATING TO THE LEVY OF GENERAL PURPOSE AD VALOREM TAXES FOR THE 2025 TAX YEAR; AND, RESOLUTION 25-18 RELATING TO ITS BUDGET FOR THE 2025-2026 FISCAL YEAR

Finance & Administrative Services Director Robert Bonetti introduced the item and provided the staff report.

City Manager Valladares thanked all City staff. He noted three priorities within the budget:

1. Infrastructure and Capital Projects
2. Parks, Recreation, and Culture
3. Technology and Innovation

Mayor Welch called the Public Hearing to order on the City of Alachua's Fiscal Year 2025-2026 Final Millage and Final Budget.

City Attorney Walker provided an overview of the Truth-in-Millage Legislation (TRIM).

City Manager Valladares explained the General City Final and Rolled Back Millage Rates.

Finance & Administrative Services Director Bonetti presented an overview of the final Fiscal Year 2025-2026 budget and adjustments.

Mayor Welch opened the floor for comments.

Jim Curington stated that the Commission, Finance & Administrative Services Director Bonetti, and City Manager Valladares were doing an excellent job for the City. He requested that they be mindful of the citizens' taxes as they continue to do good things for the City.

City Attorney Walker read Resolution 25-17 by title only.

City Manager Valladares announced the City of Alachua Commission had determined that a tentative millage rate of 6.2500 mills was necessary to fund the tentative general City budget. He said the tentative millage rate represents an increase of 8.86% from the rolled-back rate of 5.7413 mills.

Mayor Welch asked the commissioners for questions or comments.

There were no comments.

Commissioner Williams moved to adopt Resolution 25-17; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for comments.

There were no comments.

Passed 4-0 on roll call vote.

City Attorney Walker read Resolution 25-18 by title only.

Mayor Welch asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Ringersen moved to adopt Resolution 25-18; seconded by Vice Mayor Brown.

Mayor Welch opened the floor for comments.

There were no comments.

Passed 4-0 on roll call vote.

Mayor Welch called for the adjournment of the public hearing.

Commissioner Ringersen moved to adjourn the public hearing; seconded by Commissioner Williams.

Passed 4-0 on roll call vote.

- B) 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 (SECOND READING, LEGISLATIVE HEARING). RESIDENTIAL OPPORTUNITIES**

City Attorney Walker read Ordinance 25-05 by title only.

Principal Planner Carson Crockett introduced Ordinance 25-05 and presented the staff report.

Mayor Welch invited the commissioners to ask questions or offer comments.

There were no questions or comments.

Commissioner Ringersen moved that, based upon the competent and substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the proposed text amendment to the City of Alachua Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approve Ordinance 25-05 upon second and final reading; seconded by Vice Mayor Brown.

Mayor Welch opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

- C) ORDINANCE 25-14 - AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA, RELATING TO THE AMENDMENT OF THE OFFICIAL ZONING ATLAS FROM AGRICULTURAL ("A") (COUNTY) TO PLANNED DEVELOPMENT – RESIDENTIAL ("PD-R"), PLANNED DEVELOPMENT – COMMERCIAL ("PD-COMM"), AND CONSERVATION ("CSV") ON A ± 111.25-ACRE SUBJECT PROPERTY; GENERALLY LOCATED SOUTH OF THE INTERSECTION AT US HIGHWAY 441 AND RACHEL BOULEVARD (CR 2054); TAX PARCEL 03957-000-000; REPEALING ALL ORDINANCES IN CONFLICT; PROVIDING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (FIRST READING, QUASI JUDICIAL HEARING).

City Attorney Walker read Ordinance 25-14 by title only.

City Attorney Walker conducted a voir dire of the Commission.

Deputy City Clerk LeAnne Williams swore in all individuals intending to speak on Ordinance 25-14.

Principal Planner Crockett introduced Ordinance 25-14.

Gerry Dedenbauch, NV5, Inc., presented a report.

City Attorney Walker opened the floor for comments from affected parties.

There were no comments.

Principal Planner Crockett presented the staff report.

Mayor Welch invited the commissioners to ask questions or offer comments.

Commissioner Williams stated that this proposal falls within the Commission's goals.

Commissioner Williams moved that, based upon competent and substantial evidence, the presentation before this Commission, and Staff's recommendation, this Commission find the application for San Felasco Research Ventures, LLC to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and (1) approve Ordinance 25-14 upon first reading and (2) schedule second and final reading for October 13, 2025, subject to the approval of Ordinance 25-12; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for comments.

Rudy Rothseiden requested that the conservation boundary be expanded. He

suggested improvements to the view for residents. He questioned whether this created an enclave.

Passed 4-0 by roll call.

V. AGENDA ITEMS

A) RESOLUTION 25-19 TK STORMWATER BASIN MAINTENANCE ASSESSMENT ANNUAL RATE RESOLUTION

City Attorney Walker read Resolution 25-19 by title only.

Finance and Administrative Services Director Bonetti introduced Resolution 25-19 and presented the staff report.

Mayor Welch invited the commissioners to ask questions or offer comments.

There were no questions or comments.

Commissioner Ringersen moved to adopt Resolution 25-19; seconded by Vice Mayor Brown.

Mayor Welch opened the floor for comments.

Mr. Rothseiden requested that the basin be mowed less frequently.

Passed 4-0 by roll call.

B) RESOLUTION 25-20: AMENDING THE FISCAL YEAR 2024-2025 BUDGET FOR THE RECEIPT OF UNANTICIPATED REVENUE; INCREASING THE CDBG-ED CAPITAL PROJECTS FUND TO APPROPRIATE REVENUES AND EXPENSES RELATED TO THE FLORIDA DEPARTMENT OF COMMERCE (COMMERCE) SUBGRANT AGREEMENT - FFY23 FUNDING CYCLE IN THE AMOUNT OF \$1,500,000; PROVIDING AN EFFECTIVE DATE.

City Attorney Walker read Resolution 25-20 by title only.

Senior Accountant Tyler Williams introduced Resolution 25-20 and presented the staff report.

Mayor Welch invited the commissioners to ask questions or offer comments.

There were no questions or comments.

Vice Mayor Brown moved to adopt Resolution 25-20 and approve the budget amendment; seconded by Commissioner Ringersen.

Mayor Welch opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

City Manager Valladares thanked staff for pursuing grants that benefit the City.

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.

Mr. Dedenbauch, Chair of the American Planning Association San Felasco Section, invited the Commission, staff, and the Planning and Zoning Board members to attend a Planning Official training session on October 1, 2025, at the Mentholee Norfleet Municipal Building in Newberry.

Mr. Rothseiden stated he attended Santa Fe High School football games, which were great. He noted that if the old Hathcock building were going to be destroyed, he would like to have it moved and refurbished. He said he would like to hear more questions from the Commissioners on all topics.

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Manager Valladares updated the Commission on the City Attorney opening. He introduced Interim City Attorney Scott Walker, who would assist the City while a search was underway for a City Attorney.

City Attorney Walker complimented Mayor Welch for running an efficient meeting. He thanked Finance and Administrative Services Director Bonetti for a well-written script. He thanked Judge Ramsey for attending the meeting. He announced that an ethics training would be held at their offices on December 4, 2025, from 4:00 p.m. to 8:00 p.m.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Williams stated she attended the tailgate party for Mebane alumni. She welcomed City Attorney Walker. She stated she participated in a ribbon-cutting for Miranda Homes in Briarwood and for Fundora Jewelry.

Commissioner Ringersen thanked Chief Jessy Sandusky for keeping the City safe. She stated she would like to see a swimming pool and a dog park in the City.

Commissioner Williams asked City Manager Valladares if the residence requirement for the City Attorney was necessary.

There was a consensus among the commissioners.

City Manager Valladares stated he would make a note of their thoughts.

Vice Mayor Brown thanked Pastor Pope for the invocation. She thanked the citizens for commenting during the meeting. She commended Judge Ramsey for staying till the end of the meeting. She stated she attended the celebration for Staff Sgt. Carlos Riviera and for Miranda Homes. She expressed her appreciation to A.L. Mebane Alumni and Santa Fe High School.

Mayor Welch thanked those who came to the meeting. He stated he enjoyed the celebration with A.L. Mebane Alumni and Santa Fe High School.

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 JULY 28, 2025, CITY COMMISSION MEETING MINUTES.**
- B) APPROVAL OF THE AUGUST 11, 2025, CITY COMMISSION MEETING MINUTES.**
- C) APPROVAL OF THE AUGUST 11, 2025, CITY COMMISSION WORKSHOP MINUTES.**

ATTEST:

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

Rodolfo Valladares, City Manager/Clerk

Walter Welch, Mayor