



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

City Manager Rodolfo Valladares
City Attorney Scott Walker

The City Commission will conduct a
Regular City Commission Meeting
At 6:00 PM

to address the item(s) below.

Meeting Date: January 26, 2026

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

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.

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Mayor, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.

CALL TO ORDER

INVOCATION

PLEDGE TO THE FLAG

APPROVAL OF THE AGENDA

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

I. SPECIAL PRESENTATIONS

- A) 2026 ELECTION PROCLAMATION**
- B) CAREERSOURCE NORTH CENTRAL FLORIDA OVERVIEW**
- C) LIVE STREAMING OF CITY COMMISSION MEETINGS**

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)

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

V. AGENDA ITEMS

A) DEED OF BARGAIN AND SALE WITHOUT WARRANTY (FROM THE UNIVERSITY OF FLORIDA FOUNDATION, INC. TO THE CITY OF ALACHUA FOR LIFT STATION #19)

B) CITY MANAGER CONTRACT

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.)

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

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 JANUARY 12, 2026 CITY COMMISSION MEETING MINUTES



Commission Agenda Item

MEETING DATE: January 26, 2026

SUBJECT: 2026 Election Proclamation

PREPARED BY: LeAnne Williams, Deputy City Clerk

RECOMMENDED ACTION:

Approve the calling of the election, specifying open seats, length of terms, time, and place for the April 2026 City Commission Election by having Mayor Welch read the Proclamation.

"I move to approve the calling of the election, specifying open seats, length of terms, time, and place for the April 2026 City Commission Election by having City Attorney Scott Walker read the proclamation."

Summary

City of Alachua Code of Ordinances Section 14-2 states, "Regular elections shall be held on the second Tuesday in April of each year for the election of Mayor and City Commissioners whose terms of office expire." City Code also stipulates that any "...runoff election shall be held on the third Tuesday following the former election day..."

Election Day will be Tuesday, April 14, 2026. In the event no candidate receives a majority (more than 50 percent) of the votes cast, the runoff election shall be held on Tuesday, May 5, 2026.

According to City Code Section 14-5, the Mayor shall issue the proclamation calling the election. "Such proclamation shall specify what officers are to be elected, the length of time such officers are to serve, question(s) to be called to a vote of the electors, if any, and the time and place of holding such election." The election for 2026 will be for Seat 3 (Commissioner) for a three-year term on the Alachua City Commission and any other item that may be included on the ballot.

The qualifying period will be from Noon, Tuesday, February 17, 2026, to Noon, Tuesday, February 24, 2026.

The polling places will be at the Legacy Park Multipurpose Center and the Clubhouse at Turkey Creek. This year, the Cleather H. Hathcock, Sr., Community Center will be under construction. Therefore, this polling place will be held at Legacy Park Multipurpose Center.

Per City Code Section 14-18, "The City Commission hereby declines to participate in the early

voting procedure for its municipal elections."

The qualifying fee and alternate petition process have not changed since last year. The qualifying fee set by Ordinance, payable to the City of Alachua from the campaign account, is 1% of Commission compensation, or \$165.00 for a commissioner's seat.

State statutes set the state election assessment fee at 1% of the Commission's compensation, payable from the campaign account.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Funding Source - General Fund

ATTACHMENTS

1. Proclamation - Seat 3 - English
2. Proclamation - Seat 3 - Spanish



City of Alachua, Florida

Office of Mayor *Walter Welch*

PROCLAMATION

I, Walter Welch, Mayor of the City of Alachua, Florida, do hereby Proclaim:

An election is called for Tuesday, April 14, 2026, to fill Seat 3 on the Alachua City Commission for a three-year term.

WHEREAS, the successful candidate for Seat 3 shall serve a three-year term ending April 2029; and

WHEREAS, the polling places will be open from 7:00 a.m. until 7:00 p.m. at the Legacy Park Multipurpose Center (Precinct 53 & Precinct 63) and The Clubhouse at Turkey Creek (Precinct 03); and

WHEREAS, at the conclusion of the qualifying period, this proclamation shall be published once each week for four weeks in a newspaper of general circulation published in the County;

IN WITNESS WHEREOF, I have hereunto set my hand this 26th day of January, 2026.

ATTEST:

Walter Welch, Mayor



*Ciudad de Alachua,
Florida*

Oficina del Alcalde
Walter Welch

PROCLAMACIÓN

Yo, Walter Welch, Alcalde de la Ciudad de Alachua, Florida, por la presente proclamo:

Se convocará una elección para el día martes 14 de abril del año 2026, con el propósito de llenar el asiento 3 por un período de tres años de la Comisión de la Ciudad de Alachua.

Considerando que, el candidato ganador del Asiento 3 cumplirá un mandato de tres años finalizando en el mes de abril del año 2029; y,

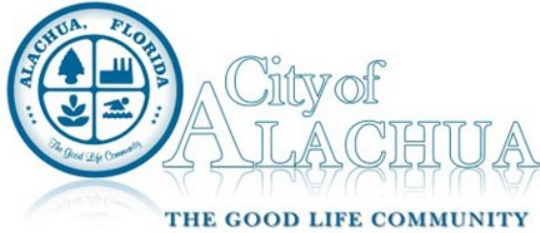
Considerando que, los lugares de votación estarán abiertos desde la 7:00 a.m. hasta la 7:00 p.m. y localizados en Legacy Park Multipurpose Center (Precinct 53 & Precinct 63) y The Clubhouse at Turkey Creek (Precinct 03); y,

Considerando que, al término del período de calificación, esta proclamación se publicará una vez por semana por cuatro semanas en un periódico de circulación general publicado en el Condado;

EN TESTIGO DE LO CUAL, He aquí puesto firma de mano propia este día 26 de enero del año 2026.

ATESTIGUA:

Walter Welch, Alcalde



Commission Agenda Item

MEETING DATE: January 26, 2026

SUBJECT: CareerSource North Central Florida Overview

PREPARED BY: David Wisener

RECOMMENDED ACTION:

Receive the presentation

Summary

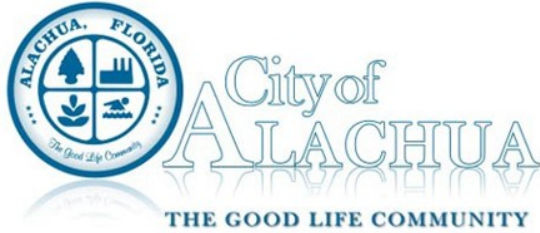
A representative from CareerSource North Central Florida is here this evening to provide a brief overview of the services offered at CareerSource's pending City of Alachua satellite office which will be temporarily located in the Swick House.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

None



Commission Agenda Item

MEETING DATE: January 26, 2026

SUBJECT: Live Streaming of City Commission Meetings

PREPARED BY: Rodolfo Valladares

RECOMMENDED ACTION:

Receive the presentation.

Summary

The City currently provides public access to City Commission meetings through in-person attendance and meeting recordings are available upon request. To further enhance accessibility, staff is evaluating options for live streaming and on-demand video access for City Commission meetings.

Staff will present an overview of actions taken to date to address live-streaming options, including equipment requirements, software platforms, accessibility considerations such as closed captioning, estimated costs, and a potential implementation timeline. The discussion will focus on improving public access while ensuring reliability, security, and compliance with applicable standards.

FINANCIAL IMPACT

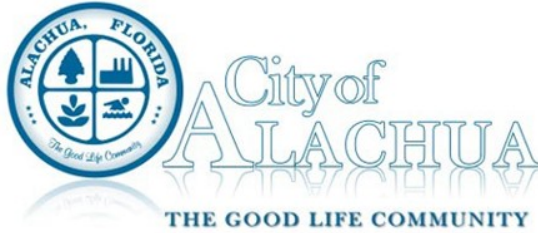
ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Community Enhancement

ATTACHMENTS

None



Commission Agenda Item

MEETING DATE: January 26, 2026

SUBJECT: DEED OF BARGAIN AND SALE WITHOUT WARRANTY (FROM THE UNIVERSITY OF FLORIDA FOUNDATION, INC. TO THE CITY OF ALACHUA FOR LIFT STATION #19)

PREPARED BY: Cap Wilson

RECOMMENDED ACTION:

The City Commission approve the acceptance and recording of the deed from the University of Florida Foundation, Inc. to the City of Alachua for the site of Lift Station #19 (tax parcel #05949-020-000).

Summary

More than fifteen (15) years ago, the City of Alachua performed an inventory of its then occupied real property interests (the review reflected several locations, primarily in the public services' sector, where the City determined that the appropriate land rights would better be documented by the recording of the appropriate City interest in the Public Records). Waste Water Lift Station #19 (now identified by the Alachua County Property Appraiser's Office as tax parcel #05949-020-000) located on US-441 is one such site. Title to the property was not clearly established until the City completed a detailed property search, employed the services of EDA Consultants, Inc. and Attorney Gary Grunder of High Springs (to order and obtain a title insurance search and policy) to protect the City. All data was accumulated, and the EDA findings were consolidated with the title insurance company search. It is established that title to the now occupied parcel is clearly within property occupied by the City Lift Station #19, but legal title was held by the University of Florida Foundation, Inc. (UFF). The Property Appraiser issued a separate Tax Parcel number for the small parcel.

Protracted negotiations were held with UFF resulting in the delivery of the attached deed for the Lift Station #19 property from UFF to the City. The City agreed to and has separately paid the costs billed by EDA, filing and recording fees and title insurance. Although Section 18.01(C) of the City of Alachua Purchasing and Sales Policy and Regulations excepts required approval by the City Commission, Staff found it important to keep the City Commission apprised of this real property transaction, the associated costs with such acquisition and the reasons for such action.

FINANCIAL IMPACT

Approximately \$3,565.95.

ADDITIONAL FINANCIAL INFORMATION

ATTACHMENTS

1. Executed Deed from UFF to COA_Lift Station 19

**DEED OF BARGAIN AND
SALE WITHOUT WARRANTY**

This document prepared by and to be returned to:
Gary D. Grunder
Grunder & Petteway, P. A.
23349 NW CR 236, Suite 10
High Springs, Florida, 32643

Tax Parcel Number:
05949-020-000

THIS INDENTURE made this 8th day of January, ~~2025~~ 2026,

BETWEEN University of Florida Foundation, Inc., a Florida Not For Profit Corporation, whose post office address is Post Office Box 14425, Gainesville, Florida, 32604, herein called Grantor, and

City of Alachua, a municipality within Alachua County, Florida, whose post office address is Post Office Box 9, Alachua, Florida, 32616, herein called Grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby convey without warranty all of its right, title and interest to grantee all of the following described land, situate, lying and being in the county(ies) of Alachua state of Florida, to wit:

SEE ATTACHED EXHIBIT "A" Pages 1 & 2

Grantor and grantee are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

University of Florida Foundation, Inc., a Florida Not For Profit Corporation

David M. Christie
By: David M. Christie
As its: Associate Vice President

Page 1 of 2 of Deed of Bargain and Sale Without Warranty from University of Florida Foundation, Inc., a Florida Not For Profit Corporation to City of Alachua, a municipality within Alachua County, Florida

Jura Boonstia
Reviewed for UFF signature

Two witnesses to the signature of University of Florida Foundation, Inc., a Florida Not For Profit Corporation:

Tara Boonstra
WITNESS
PRINT NAME: Tara Boonstra

P.O. Box 14425
Gainesville, FL 32604

WITNESS 1 ADDRESS

John Knight
WITNESS
PRINT NAME: John Knight

P.O. Box 14425
Gainesville, FL 32604

WITNESS 2 ADDRESS

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 8th day of January, 2026 by David Christie as the Assoc Vice Pres of University of Florida Foundation, Inc., a Florida Not For Profit Corporation who

- is personally known to me
- who has produced a valid Florida driver's license as identification
- who produced _____ as identification

Julie Price-Trickey
Notary Public at Large, State of Florida

(SEAL)
25213

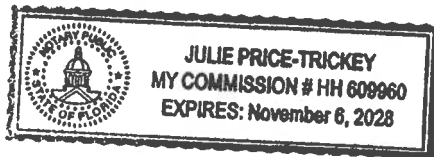


Exhibit "A" Page 1

Legal Description – Lift Station No. 19

A TRACT OF LAND SITUATED IN FRACTIONAL SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, ALACHUA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

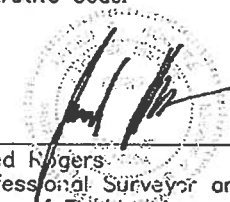
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF FRACTIONAL SECTION 24, TOWNSHIP 8 SOUTH, RANGE 18 EAST, BEING ON THE WEST LINE OF THE AFOREMENTIONED SECTION 19, TOWNSHIP 8 SOUTH, RANGE 19 EAST, FOR A POINT OF REFERENCE AND RUN S. 89 DEG. 46 MIN. 15 SEC. E., ALONG AN EASTERLY PROJECTION OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 2661.77 FEET; THENCE RUN N. 28 DEG. 01 MIN. 56 SEC. E., A DISTANCE OF 1381.93 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 20–25 (A.K.A. U.S. HIGHWAY NO. 441); THENCE RUN S. 61 DEG. 58 MIN. 21 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 232.79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 5896.58 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 4 DEG. 04 MIN. 59 SEC., AN ARC DISTANCE OF 420.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF S. 64 DEG. 01 MIN. 02 SEC. E., 420.12 FEET TO THE END OF SAID CURVE; THENCE RUN S. 66 DEG. 04 MIN. 08 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 102.84 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210 PAGE 1517 AS RECORDED IN THE PUBLIC RECORDS OF ALACHUA COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE S. 66 DEG. 04 MIN. 08 SEC. E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET; THENCE S. 28 DEG. 02 MIN. 28 SEC. W., A DISTANCE OF 65.00 FEET; THENCE N. 66 DEG. 04 MIN. 08 SEC. W., A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2210 PAGE 1517; THENCE N. 28 DEG. 02 MIN. 28 SEC. E., ALONG SAID EAST BOUNDARY, A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,250 SQUARE FEET (0.075 ACRES), MORE OR LESS.

Surveyor's Notes

1. The bearings shown hereon are based upon the East boundary of the lands described in ORB 2210, Pg 1517 as being North 28 Degrees, 02 Minutes, 28 Seconds East, as described within ORB 4964, Pg 1044.
2. The distances shown are in feet and are in the horizontal plane.
3. No search of the public records has been conducted by this office.
4. This description and sketch or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper, unless accompanied by an electronic signature in accordance with Chapter 5J–17.062, Florida Administrative Code.
5. Abbreviations:

SF	Square Feet
ORB	Official Records Book
Pg(s)	Page or Pages
R/W	Right-of-Way
R	Radius
L	Arc Length
D	Delta (Central) Angle
CB	Chord Bearing
CD	Chord Distance



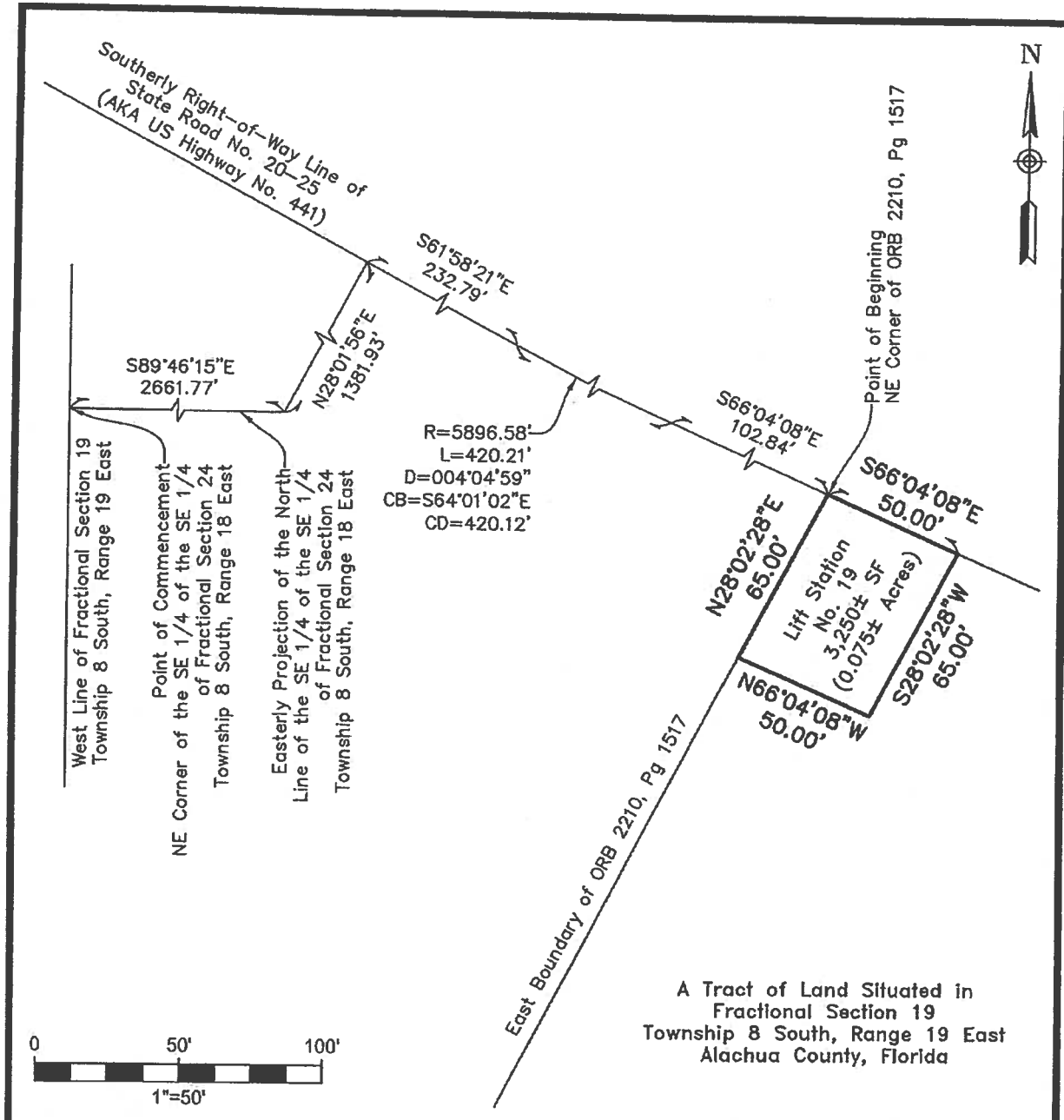
Jared Rogers
Professional Surveyor and Mapper
State of Florida License No. 6687
Corporate Authorization No. LB 2389

Legal Description & Sketch Prepared For: City of Alachua

Project:	2025-0120.S00
Date:	09/04/2025
Sheet:	1 of 2
THIS IS NOT A SURVEY	



eda consultants inc.
LB 2389
720 SW 2nd Avenue, South Tower, Suite 300
Gainesville, Florida 32601
TEL: (352) 373-3541
E-MAIL: mail@edafi.com



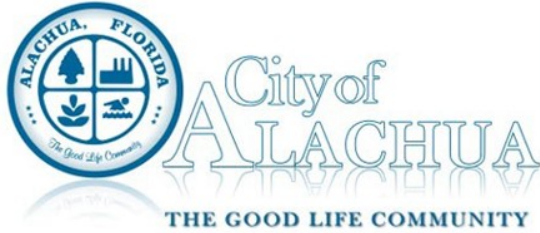
A Tract of Land Situated in Fractional Section 19 Township 8 South, Range 19 East Alachua County, Florida

Legal Description & Sketch Prepared For: City of Alachua

Project:	2025-0120.S00
Date:	09/04/2025
Sheet:	2 of 2
THIS IS NOT A SURVEY	



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 LB 2389
 720 SW 2nd Avenue, South Tower, Suite 300
 Gainesville, Florida 32601
 TEL. (352) 373-3541
 E-MAIL: mail@edaf.com



Commission Agenda Item

MEETING DATE: January 26, 2026

SUBJECT: City Manager Contract

PREPARED BY: Folds Walker, LLC, City Attorney

RECOMMENDED ACTION:

Approve the contract and authorize the Mayor to sign.

Summary

At the January 12, 2026, City Commission meeting, the City Commission voted to hire Rodolfo Valladares as the Permanent City Manager and directed the City Attorney to prepare a contract. A copy of the contract has been attached as Exhibit A.

FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

Funding Source - General Fund

ATTACHMENTS

1. Valladares City Manager Contract 1.26.26

EMPLOYMENT CONTRACT

THIS CONTRACT, made and entered into this 26 day of January, 2026, by and between the **CITY OF ALACHUA, FLORIDA** a municipality located in the State of Florida, (hereinafter referred to as "City,") and **RODOLFO VALLADARES**, (hereinafter referred to as "Employee,") both of whom agree as follows:

RECITALS

WHEREAS, on June 9, 2025, the Commission for the City of Alachua ("Commission") voted to appoint Employee as Interim City Manager;

WHEREAS, on June 23, 2025, the City and Employee entered into an Employment Contract for a term of one (1) year; and

WHEREAS, at its regularly scheduled public meeting held on January 12, 2026, the City Commission of the City of Alachua ("Commission") appointed Employee, the then Interim City Manager, as the Permanent City Manager of the City and directed the City Attorney to prepare a contract with the Employee to be presented to the Commission;

WHEREAS, the City desires to employ the services of Employee as Interim City Manager as provided by Article IV of the City of Alachua Charter ("Charter");

WHEREAS, it is the desire of the Commission to provide certain benefits, establish certain conditions of employment, and set working conditions for Employee;

WHEREAS, it is the expectation of the City that the Employee perform all the duties and obligations required of the City Manager of the City of Alachua pursuant to the City Charter, Code of Ordinances, and applicable State and Federal Regulations; and

WHEREAS, it is the desire of the Commission to: (1) secure and retain the services of the Employee and to provide inducement for him to remain in such employment in order to, among other things, provide administrative support to the Commission; (2) make possible full work productivity by assuring Employee's morale and peace of mind with respect to future job security and financial well-being; (3) act as a deterrent against malfeasance or dishonesty for personal gain on the part of the Employee; and, (4) provide a just means for terminating Employee's services at such time as he may be unable to fully discharge his duties, defined as being unable to carry out his duties for a continuous period

of sixty days or when the City may desire to otherwise terminate his employment or in conjunction with the terms of this Contract;

WHEREAS, Employee desires to accept employment as City Manager of the City under the terms and conditions set forth herein;

WHEREAS, it is in the best interest of the health, safety, and welfare of the citizens of the City for Employee to serve in the position of City Manager of the City of Alachua; and

NOW, THEREFORE in consideration of the mutual covenants in this Contract, the City and Employee agree as follows:

Section 1. Recitals.

The above Recitals are true and correct and are incorporated into this Contract as if fully restated herein and the parties agree to the enforceability of same.

Section 2. Position and Effective Date.

Employee shall be employed by the City in the position of City Manager, subject to the covenants and conditions contained in this Contract. The effective date of all of the terms and conditions of this Contract is January 26, 2026.

Section 3. Term.

A. The term of this Contract shall be for an initial period of three (3) years from January 26, 2026, through and including January 25, 2029. The day before the start date for a new City Manager shall be last day of this Contract.

B. Nothing in this Contract shall prevent, limit, or otherwise interfere with the right of the Commission to terminate the services of the Employee at any time subject only to the provisions of this Contract, said provisions not being in the contravention of Article IV of the Charter.

C. Nothing in this Agreement shall prevent, limit or otherwise interfere with the right of the Employee to resign at any time from the position of City Manager, subject only to the provisions of this Agreement.

D. The employment provided for by this Agreement shall be the Employee's sole employment. Recognizing that certain outside consulting or teaching opportunities provide indirect benefits to the City and the community, the Employee may elect to accept limited teaching, consulting or other business opportunities with the understanding that such arrangements shall not constitute interference with nor a conflict of interest with his or her responsibilities under this Contract. The Employee shall obtain approval from the City Commission prior to incurring any of the aforementioned opportunities.

Section 4. Duties and Authority.

City agrees to employ Employee as City Manager of City to perform the functions and duties specified by Article IV of the Charter and to perform such other legally permissible and proper duties and functions as the Commission shall authorize, from time to time. Employee is authorized to hold himself out as the "City Manager" for all official or contractual purposes as may be necessary for the duration of this Contract. To the extent deemed reasonable and in accordance with the respective roles of the Commission and the City Manager as defined in the Charter, the Commission agrees that all official communications with City employees will be directed to and through the City Manager. The Employee shall devote his full time and best efforts to the business and affairs of the City, and except as hereinafter expressly stated, the Employee shall not accept any other employment during the term of this Contract.

Section 5. Compensation/Salary/Reviews

A. **Salary.** As of the effective date of this Contract, the City agrees to pay City agrees to pay Employee for his services under this Contract in the amount of ONE HUNDRED SEVENTY-ONE THOUSAND DOLLARS AND ZERO CENTS (\$171,000.00), per year plus applicable benefits, payable in installments at the same time as other employees of the City are paid. Annually, the Employee shall be automatically given any across the board salary increases or benefits given to other employees of the City during the term of this Contract.

B. **Reviews.** No later than August 30, 2026, and each August 30th thereafter, the

City Commission shall conduct a review of the Employee's performance as City Manager utilizing the customary forms historically used for the City Manager's review. The forms shall be filled out by the Commissioners prior to the City Commission meeting and the review shall be conducted at the City Commission meeting. The result of the review shall be used to determine any applicable merit pay increase for Employee which shall go into effect the first pay period of October, following each annual review, subject to appropriations being available in the City's annual operating budget. The amount of any merit increase shall be in direct correlation to the overall rating on the Employee's review.

C. **Education.** City agrees to pay for the Employee to continue his education, including but not limited to tuition, books, fees, and other related expenses not to exceed Ten Thousand Dollars (\$10,000), so long as he remains an employee of the City.

D. **Automobile.** City shall provide an automobile for Employee's use in the performance of his duties and personal use, and to be based at his residence during non-normal hours of business. City shall be responsible for paying liability, property damage and comprehensive insurance as well as the purchase, operation, maintenance, repair and replacement of said automobile.

E. **Health, Dental, Vision, and Life Insurance.** City agrees to provide and pay the premium payment for Employee's family coverage for health, dental and vision insurance through the City's plan and continue to pay for this coverage for Employee.

F. **Professional Development.** The City encourages the continuing professional development of its City Manager. The City agrees to pay for professional dues and subscriptions for the employee necessary to continue and participate in national, state, and local associations and organizations which are necessary and desirable for him to continue his professional participation, growth, and advancement, all of which are good for the City. The City also agrees to budget and pay for the travel and subsistence expenses for Employee for professional and official travel, meetings, and occasions in order to continue the professional development of Employee and to pursue necessary official and other functions for the City, subject to appropriations being available in the City's annual operating budget.

Section 6. Expectation of Work Hours.

Employee acknowledges and understands that he is expected to work whatever hours are necessary to complete the duties and responsibilities assigned to him as the City Manager of the City of Alachua. It is recognized that Employee must devote a great deal of time outside normal office hours to the business of the City, and to that end Employee will be allowed to establish an appropriate work schedule and shall be permitted to take compensatory time off during normal office hours, after rendering appropriate notification to the Mayor, or in his absence, to the Vice Mayor acting in the Mayor's absence. However, Employee is expected to attend all regular and special Commission meetings, workshops, and all other City related meetings which require his attendance.

Section 7. Civic Club Membership.

The City recognizes the desirability of representation in and before local civic and other organizations; however, before the City Manager becomes a member with the expectation of the City to pay for it, a request for funding shall be presented to the City Commission for approval.

Section 8. Termination of Employment

A. It is understood and agreed that the Commission will be the sole judge as to the effectiveness and efficiency with which the Employee performs his employment. The Employee serves at the pleasure of the Commission.

B. The Employee may be removed from his position *without cause* at any time upon two weeks' notice by a majority of the full Commission at a regular or special meeting of the Commission. In the event the City terminates this Contract pursuant to this provision, the City shall provide, as separation payment (severance pay) to the Employee: a lump sum cash payment equal to 20 weeks aggregate salary, all accrued annual leave, up to 280 hours accrued sick leave, and continue health insurance benefits under COBRA for a period of (3) months.

C. The Employee may be removed from his position *with cause* at any time by a

majority of the full Commission at any regular or special meeting of the Commission. The Commission shall provide prior written notice of the reasons for the intended removal and offer the Employee an opportunity for a public hearing before the Commission. In the event the Employee is terminated under this section, including for misconduct, as defined in Fla. Stat. § 443.036(29), the City shall have no obligation to provide the Employee with severance pay or other benefits set forth in Section 8. Paragraph A. above.

D. If the City, citizens, or legislature acts to amend any provisions of the City of Alachua's Charter or Code of Ordinances, pertaining to the role, powers, duties, authority, and responsibilities of the City Manager position that substantially changes the form of government, the Employee and/or the City shall have the right to declare that such amendments constitute termination. The City shall provide severance in accordance with Section 8, Paragraph A, above.

E. In the event the City Manager is charged by indictment or information of a felony or a crime involving moral turpitude, he may, at the sole discretion of the Commission, via a majority vote of the full Commission, be suspended from his duties without pay. Upon his conviction, pleas of guilty or no contest or withholding of adjudication of any such charge, this Contract, at the option of the Commission, by a majority vote of the full Commission, may be terminated and the Employee discharged from his duties without notice, hearing, severance pay or other accrued benefits.

F. If the City Manager resigns following an offer to accept resignation, whether formal or informal, by the City as representative of the majority of the governing body that the City Manager resign, then the City Manager may declare a termination as of the date of the offer.

Section 9. Other Terms and Conditions of Employment.

A. The City Commission shall fix such other terms and conditions of employment as it may determine from time to time, relating to the performance of Employee, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Contract, Article IV of the Charter, or any other applicable law.

B. All regulations and rules of the City pertaining to vacation and sick leave,

holidays and other fringe benefits and working conditions as they now or hereinafter may be amended, shall apply to Employee as they would to other employees of the City, in addition to said benefits enumerated in this Contract specifically for the benefit of Employee, provided, however, that Employee shall be granted either the use or to be paid the cash value of his accrued leave each calendar year that he is employed by the City pursuant to the terms for this Contract, at the Employee's discretion.

C. Employee will be reimbursed for expenses incurred in service to the City upon submittal of receipts and a request for reimbursement. Employee shall continue to be permitted the use of a cell phone in accordance with the applicable cell phone contract plan for it.

Section 10. Waiver of Residency Requirement.

In recognition of the requirement under Article IV-Administrative, Section 4.01 of the Charter, by entering into this Contract, the Commission agrees in writing to allow Employee, as the City Manager, to reside outside the City limits of the City of Alachua.

Section 11. Notices.

Notice pursuant to this Agreement shall be given by depositing in the custody of the United States Postal Service, postage prepaid, addressed as follows:

CITY:
Mayor, City of Alachua
15100 NW 142 Terrace,
Alachua, FL 32615

EMPLOYEE:
Rodolfo Valladares, City Manager

[REDACTED]
[REDACTED]

Section 12. Legal Advice.

The City and Employee have each had the opportunity to seek the advice of their respective legal counsel before entering into this Contract.

Section 13. Additional Terms and Conditions of Employment and General Provisions.

A. The City Commission shall fix such other terms and conditions of employment as it may determine from time to time, relating to the performance of Employee, provided such terms and conditions are not inconsistent with or in conflict with the provisions of this Contract, Article 4 of the City Charter, City of Alachua or any other law.

B. All regulations and rules of the City of Alachua pertaining to vacation and sick leave, holidays and other fringe benefits and working conditions as they now or hereinafter may be amended, also shall apply to Employer as they would to other employees of the City, in addition to said benefits enumerated in this Contract specifically for the benefit of Employee.

C. Employee will be reimbursed for expenses incurred in service to the City upon submittal of receipts and a request for reimbursement.

D. The Contract shall constitute the entire agreement between City and Employee relating to the employment of the Employee by the City. Any prior discussions or representations by or between the parties are merged into and rendered null and void by this Contract. The parties by mutual written Contract may amend any provision of this Contract during the life of the Contract. Such amendments shall be incorporated and made a part of this Contract.

E. This Contract shall be binding upon and inure to the benefit of the heirs at law and executors of Employee.

F. This Contract shall be effective as of the date first written above.

G. In the event an ambiguity or question of intent or interpretation arises, this Contract shall be construed as if jointly drafted by City and Employee and no presumption, inference, or burden of proof shall arise favoring or disfavoring either party by virtue of authorship of any or all of the Contract provisions.

H. If any provisions or portion of this Contract is held to be unconstitutional, invalid or unenforceable, the remainder of this Contract, or portions of it, shall be deemed

severable, shall not be affected and shall remain in full force and effect.

IN **WITNESS WHEREOF**, the City of Alachua has caused this Contract to be signed and executed in its behalf by its Mayor, and duly attested by its Deputy City Clerk, and the Employee has signed and executed this Contract the year and day first above written.

Attest:

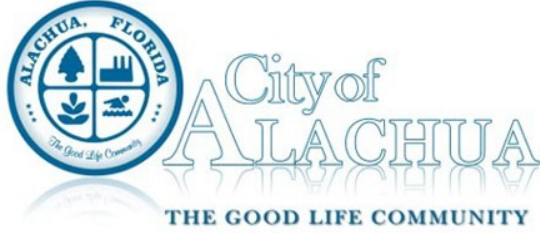
LeAnne Williams, Deputy City Clerk
City of Alachua

Walter Welch, Mayor
City of Alachua

Approved as to form:

S. Scott Walker, City Attorney
City of Alachua

Rodolfo Valladares, Employee
City Manager, City of Alachua



Commission Agenda Item

MEETING DATE: January 26, 2026

SUBJECT: Approval of January 12, 2026 City Commission Meeting Minutes

PREPARED BY: Janet Knapp, Assistant Deputy City Clerk

RECOMMENDED ACTION:

Approve January 12, 2026 City Commission Meeting Minutes

Summary

Approval of January 12, 2026 City Commission Meeting Minute

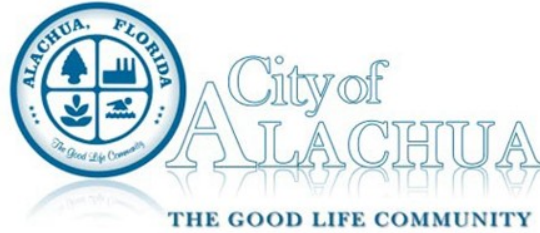
FINANCIAL IMPACT

ADDITIONAL FINANCIAL INFORMATION

COMMISSION GOALS

ATTACHMENTS

1. Agenda Files 26.01.12.M.CCM



Regular City Commission Meeting Minutes
January 12, 2026 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 Scott Walker

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

CITIZENS PRESENT: Jason Sweat, James Curington, Connie Myer, Debra Sermons, Eddie Sermons, Bill Smith, Julie Smith, Megan Bitgood, Tom Hubbard, Jackson Youmas, Virgil Postell.

STAFF ATTENDING: Robert Bitgood, Robert Bonetti, Kenyata Curtis, Jack Hansen, Janet Knapp, Brent Lanier, Tony Love, Tara Malone, Damon Messina, Jesse Sandusky, Bryan Thomas, LeAnne Williams, Tyler Williams, 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. In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Mayor, through the City Clerk's office, no later than 5:00 P.M. on the day prior to the meeting.

CALL TO ORDER

Walter Welch, Mayor

INVOCATION

Pastor Eddie Sermons, Paradise Community Outreach Ministry

PLEDGE TO THE FLAG

Walter Welch, Mayor

APPROVAL OF THE AGENDA

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

Citizens Commented:
Tamara Robbins
Soorya Lindberg

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

I. SPECIAL PRESENTATIONS

A) FISCAL ANALYSIS REPORT FOR FY 2025-2026 THROUGH NOVEMBER 30, 2025

Tyler Williams, Accounting Manager, Fiscal Analysis Report FY 2025-2026 through November 30, 2025 – filed.

Commissioner Fletcher moved in order to best involve the taxpayers in discussing how their taxpayer money is spent, moved to accept this presentation; there was no second.

Mayor Welch announced the motion died on the floor.

B) ALACHUA COUNTY PROPERTY APPRAISER OVERVIEW

Ayesha Solomon, Property Appraiser, Alachua County Property Appraiser Overview — Received.

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)

Glenn Anderson
Jason Sweat
Mitch Glaeser

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

V. AGENDA ITEMS

A) APPROVAL OF THE NOVEMBER 24, 2025, AND DECEMBER 8, 2025, CITY COMMISSION MEETING MINUTES

Rodolfo Valladares, City Manager, Approval of the November 24, 2025, and December 8, 2025, City Commission Meeting Minutes — filed.

Commissioner Williams moved to approve the November 24, 2025, and December 8, 2025, City Commission Meeting Minutes; seconded by Commissioner Ringersen.

Citizens Commended:
Soorya Lindberg
Tamara Robbins

Passed 4-1 by roll call, with Commissioner Fletcher dissenting.

Commissioner Fletcher requested the following comments be added:

"In favor of promoting transparency and informed residents, I will not be in support of this motion while residents do not have readily available access to their meeting recording, so I will vote nay."

B) SENATE BILL 180 – UPDATE AND CITY COMMISSION DISCUSSION REGARDING ONGOING LITIGATION

Scott Walker, City Attorney, Senate Bill 180 - Update and City Commission Discussion Regarding Ongoing Litigation — filed.

Commissioner Fletcher moved to authorize and direct the Mayor or other qualified individual to execute the attached Declaration in Support of Local Government's Expedited Motion for Preliminary Injunction, recommended by Weiss Serota Helman Cole + Bierman law firm retained to represent the City in the multi-City lawsuit related to SB180; seconded by Vice Mayor Shirley Green Brown.

Citizens Commented:
Soorya Lindberg

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.)

Tamara Robbins

Soorya Lindberg
Bryan Thomas

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

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

Citizens Commented:
Tamara Robbins
Bryan Buescher
Soorya Lindberg

Passed 4-1 by roll call, with Commissioner Fletcher dissenting.

Commissioner Fletcher requested the following comments be added:

"I will not continue to support any last-minute motions that keep the public excluded or uninformed of these discussions or decisions. I will not be supporting."

Commissioner Ringersen moved to move forward with having the Interim City Manager become City Manager, having the City Attorney draw up a three-year contract for Mr. Rodolfo Valladares, and bring it back to the Commission; seconded by Vice Mayor Brown.

Citizens Commented:
Julie Smith
Bryan Buescher
Bill Smith
Virgil Postell
Tom Hubbard

Passed 4-1, with Commissioner Fletcher dissenting.

Commissioner Fletcher requested the following comments be added:

"My vote is not a reflection on Mr. Valladares' professionalism or his (inaudible). I want that to be clear. But, there is a quote, "Culture is defined by the worst behavior our leaders tolerate." These last-minute motions, without including the public or forewarning to the public of the direction we as the Commission are heading, is not in the best interest of the public, and I will not continue to last-minute motions that exclude the public from these things. And so, with that, I will be voting nay."

ADJOURN

Commissioner Ringersen moved to adjourn; seconded by Commissioner

Fletcher.

Passed by unanimous consent.

The meeting adjourned at 8:01 p.m.

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.

ATTEST:

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

Rodolfo Valladares, City Manager/Clerk

Walter Welch, Mayor