

**Regular City Commission Meeting Minutes
August 10, 2026 at 6:00 PM**

Mayor Walter Welch
Vice Mayor Jennifer Ringersen
Commissioner Shirley Green Brown
Commissioner Jacob Fletcher
Commissioner Jackson Youmas

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: Chris Hall, Connie Meyer, Robert Jernigan, Jeff Parker, Debra Sermons, Stephanie Hurley, Natron Curtis, Phyllis Strickland, Dennis Cruz, Michelle Cruz

STAFF ATTENDING: Michael Carrillo, Jeanine Carrillo, Carson Crockett, Kenyata Curtis, Jack Hansen, Lynn Hayes, Carlos Hunt, Janet Knapp, Brent Lanier, Tara Malone, Damon Messina, Jean-Paul Perez, Jesse Sandusky, Bryan Thomas, 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. 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 Debra Sermons, Paradise Community Outreach Ministry

PLEDGE TO THE FLAG

Walter Welch, Mayor

APPROVAL OF THE AGENDA

Vice Mayor Jennifer Ringersen moved to approve the agenda as amended; seconded by Commissioner Jacob Fletcher.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

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

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A) HATHCOCK COMMUNITY CENTER - UPDATE

Barnett Chenault, RA, LEED GA, Monarch Design Group, Hathcock Community Center
- Update, consultant report - filed.

B) UPDATE ON EVALUATION OF LIVE STREAMING FOR CITY COMMISSION MEETINGS

Rodolfo Valladares, City Manager, Update on Evaluation of Live Streaming for City Commission Meetings – filed.

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)

Legend Castillo
Bert Weatherington
Jim Curington

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

IV. PUBLIC HEARINGS AND ORDINANCES

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

A) ORDINANCE 26-13: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF

ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03926-030-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THAT THE PROPERTY AND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE (LEGISLATIVE, SECOND READING).
COMMUNITY ENHANCEMENT

Jean-Paul Perez, Principal Planner, Ordinance 26-13, staff report – filed.

Vice Mayor Ringersen moved to adopt Ordinance 26-13; seconded by Commissioner Brown.

Citizens Commented:
Tamara Robbins

Passed 3-2 by roll call, with Commissioner Fletcher and Commissioner Jackson Youmas dissenting.

- B) ORDINANCE 26-14: AN ORDINANCE OF THE CITY OF ALACHUA, FLORIDA; EXTENDING THE CORPORATE LIMITS OF THE CITY OF ALACHUA, FLORIDA TO INCLUDE CERTAIN LANDS LYING CONTIGUOUS TO THE EXISTING CORPORATE LIMITS OF THE CITY (TAX PARCEL 03961-000-000); PROVIDING THAT ALL EXISTING LAWS, ORDINANCES, RULES AND REGULATIONS SHALL APPLY IN SAID AREA; PROVIDING THE PROPERTY AND INHABITANTS ARE SUBJECT TO EXISTING INDEBTEDNESS AND LIABLE FOR TAXATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE. (LEGISLATIVE HEARING; FIRST READING)

Parker Stevens, Principal Planner, Ordinance 26-14, staff report – filed.

Property Owner:
Jaqueline Hill

Commissioner Brown moved that this Commission (1) adopt Ordinance 26-14 upon first reading and (2) schedule the second and final reading of Ordinance 26-14 for August 24, 2026; seconded by Vice Mayor Ringersen.

Citizens Commented:
Tamara Robbins

Passed 5-0 by roll call

- C) ORDINANCE 26-15, FIRST READING; EXTENDING ORDINANCE 0-96-21 -

CLAY ELECTRIC COOPERATIVE, ELECTRIC UTILITY FRANCHISE
AGREEMENT
QUALITY OF LIFE

Michael Carrillo, Electrical Engineer, Ordinance 26-15, staff report – filed.

Vice Mayor Ringersen moved to approve Ordinance 26-15 on First Reading and Schedule Second Reading for August 24, 2026; seconded by Commissioner Brown.

Citizens Commented:
Tamara Robbins

Passed 5-0 by roll call

- D) ORDINANCE 26-16, FIRST READING; AMENDING CODE 38 - UTILITY
RATES
STRENGTHEN COMMUNITY SERVICE

Rodolfo Valladares, City Manager, Ordinance 26-16, staff report – filed.

Vice Mayor Ringersen moved to approve Ordinance 26-16 on First Reading and Schedule Second Reading for August 24, 2026; seconded by Commissioner Brown.

Citizens Commented:
Keith McDonald
Dennis Cruz
Tamara Robbins

Passed 3-2 by roll call, with Commissioner Fletcher and Commissioner Youmas dissenting.

V. AGENDA ITEMS

- A) RESOLUTION 26-10 - ADOPTING THE 2026 ALACHUA COUNTY LOCAL
MITIGATION STRATEGY (LMS)

Michael Carrillo, Electrical Engineer, Resolution 26-10, staff report – filed.

Commissioner Brown moved to approve Resolution 26-10 to adopt and participate in Alachua County's Local Mitigation Strategy; seconded by Commissioner Fletcher.

Passed 5-0 by roll call.

- B) RESOLUTION 26-11: A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF ALACHUA, FLORIDA; REAFFIRMING THE TERMS OF APPOINTMENT OF THE CITY PLANNING AND ZONING BOARD CONSISTENT WITH THE CHARTER OF THE CITY OF ALACHUA, THE CITY OF ALACHUA LAND DEVELOPMENT REGULATIONS, AND RESOLUTION 93-8.

Carson Crockett, Principal Planner, Resolution 26-11, staff report – filed.

Vice Mayor Ringersen moved to adopt Resolution 26-11; seconded by Commissioner Brown.

Citizens Commented:
Tamara Robbins

Passed 3-2 by roll call, with Commissioner Fletcher and Commissioner Youmas dissenting.

- C) FY 2026/2027 CITY OF ALACHUA/ALACHUA POLICE DEPARTMENT-NORTH CENTRAL FLORIDA POLICE BENEVOLENT ASSOCIATION COLLECTIVE BARGAINING AGREEMENT.

Tara Malone, Human Resources Director, FY 2026/2027 City of Alachua/Alachua Police Department-North Central Florida Police Benevolent Association Collective Bargaining Agreement staff report — filed.

Commissioner Brown moved to ratify the FY 2026/2027 City of Alachua/Alachua Police Department-North Central Florida Police Benevolent Association Collective Bargaining Agreement, and authorize and direct the Mayor, City Manager, and City Attorney to execute the agreement; seconded by Vice Mayor Ringersen.

Passed 5-0 by roll call.

- D) FY2026-27 EMPLOYEE GROUP HEALTH PACKAGE AND ALL OTHER RELATED INSURANCES

Cap Wilson, Compliance and Risk Management Director, FY2026-27 Employee Group Health Package and All Other Related Insurances, staff report - filed.

Commissioner Fletcher moved to authorize and direct the City Manager to execute any and all documents necessary to renew the proposed City Group Health Insurance package with the Florida Municipal Insurance Trust (FMIT) and all other combined insurance package costs (dental, vision, Basic Life, Employee Assistance Program, Travel Assistance, Basic AD&D and HSA account contributions); seconded by Commissioner Youmas.

Passed 5-0 by roll call.

E) ENGINEERING SERVICES FOR THE EXPANSION OF THE LEGACY SUBSTATION

This item was moved to Agenda Items: Item E.

Rodolfo Valladares, City Manager, Engineering Services for the Expansion of the Legacy Substation staff report - filed.

Commissioner Fletcher moved to accept the proposal from Jacobs to provide Engineering Services for the expansion of Legacy Substation, not to exceed the amounts outlined in the project proposal, and authorize the City Manager to execute any and all documents necessary to effectuate the entirety of the project; seconded by Vice Mayor Ringersen.

Citizens Commented:
Tamara Robbins

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
Jim Curington
Virgil Parsel

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

VIII. COMMISSION COMMENTS/DISCUSSION

ADJOURN

Commissioner Fletcher moved to adjourn the meeting; seconded by Vice Mayor Ringersen.

Passed by unanimous consent.

The meeting adjourned at 10:18 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.

A) APPROVAL OF THE JULY 27, 2026, TO JULY 28, 2026, CITY COMMISSION

MEETING MINUTES.

- B) APPROVAL OF THE JULY 27, 2026, CITY COMMISSION BUDGET WORKSHOP MINUTES
- C) FISCAL YEAR 2025 TO 2026 WRITE-OFFS

ATTEST:

CITY COMMISSION OF THE CITY OF
ALACHUA, FLORIDA:



Rodolfo Valladares, City Manager/Clerk

Walter Welch, Mayor

PRESENTATION TO CITY COMMISSION

08/10/2026



CITY OF ALACHUA
HATHCOCK COMMUNITY CENTER



LOCATION - CITY OF ALACHUA



**15818 NW 140th street,
Alachua FL, 32615**



Approximate site boundry

TIMELINE

ARCHITECTURAL STYLES:

1 2 3 4 5 6

EXAMPLE COMMUNITY CENTERS:

ALACHUA COUNTY SENIOR RECREATION CENTER
SILVER SPRINGS SHORES COMMUNITY CENTER
HATHCOCK COMMUNITY CENTER

WHAT ELSE?

Handwritten notes and sticky notes on a grid.

Hand-drawn site plan diagram of the HATHCOCK COMMUNITY CENTER. Key features include: MULTIPURPOSE ROOM, PORCH, LOBBY CIRCULATION ELEVATOR, STREET PRESENCE, STORAGE, and VIEWS. The plan is labeled with '1'.

Programming

Summer 2025 - Spring 2026

Hand-drawn architectural drawings of the HATHCOCK COMMUNITY CENTER. The top drawing is a cross-section showing the interior layout with labels: PORCH, COMMUNITY ROOM, EXHIBIT, and HALLWAY. The middle drawing is an elevation showing the exterior facade with labels: LEVEL 3, LEVEL 2, and LEVEL 1. The bottom drawing is a site plan showing the building footprint, parking lot, and surrounding streets (N.W. 19TH LANE (M) - FITCH STREET (40' ROW) and N.W. 19TH STREET (M) - EAST MAIN STREET (P) (60' ROW)). The site plan is labeled with '2'.

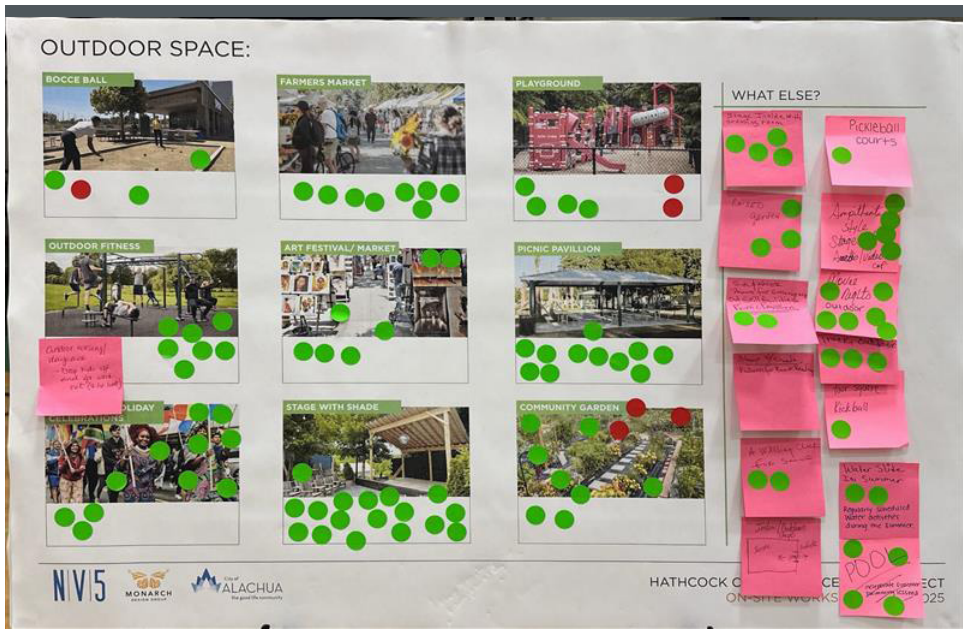
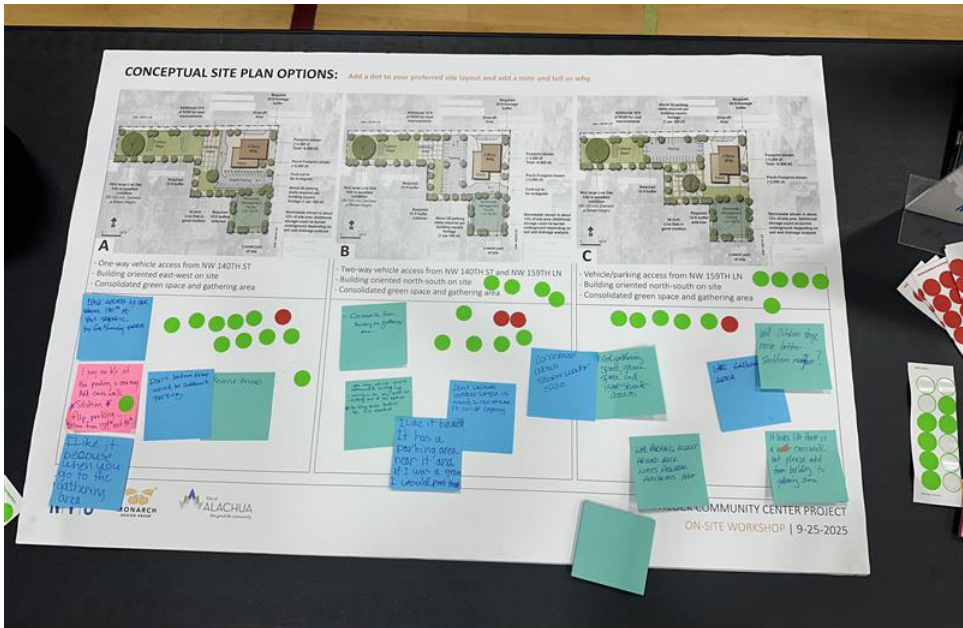
Design, Construction Documents, & Permitting

Spring 2026 - Late Summer 2026
(We are here now)



Next Step: Bidding & Construction

PROGRAMMING - COMMUNITY ENGAGEMENT



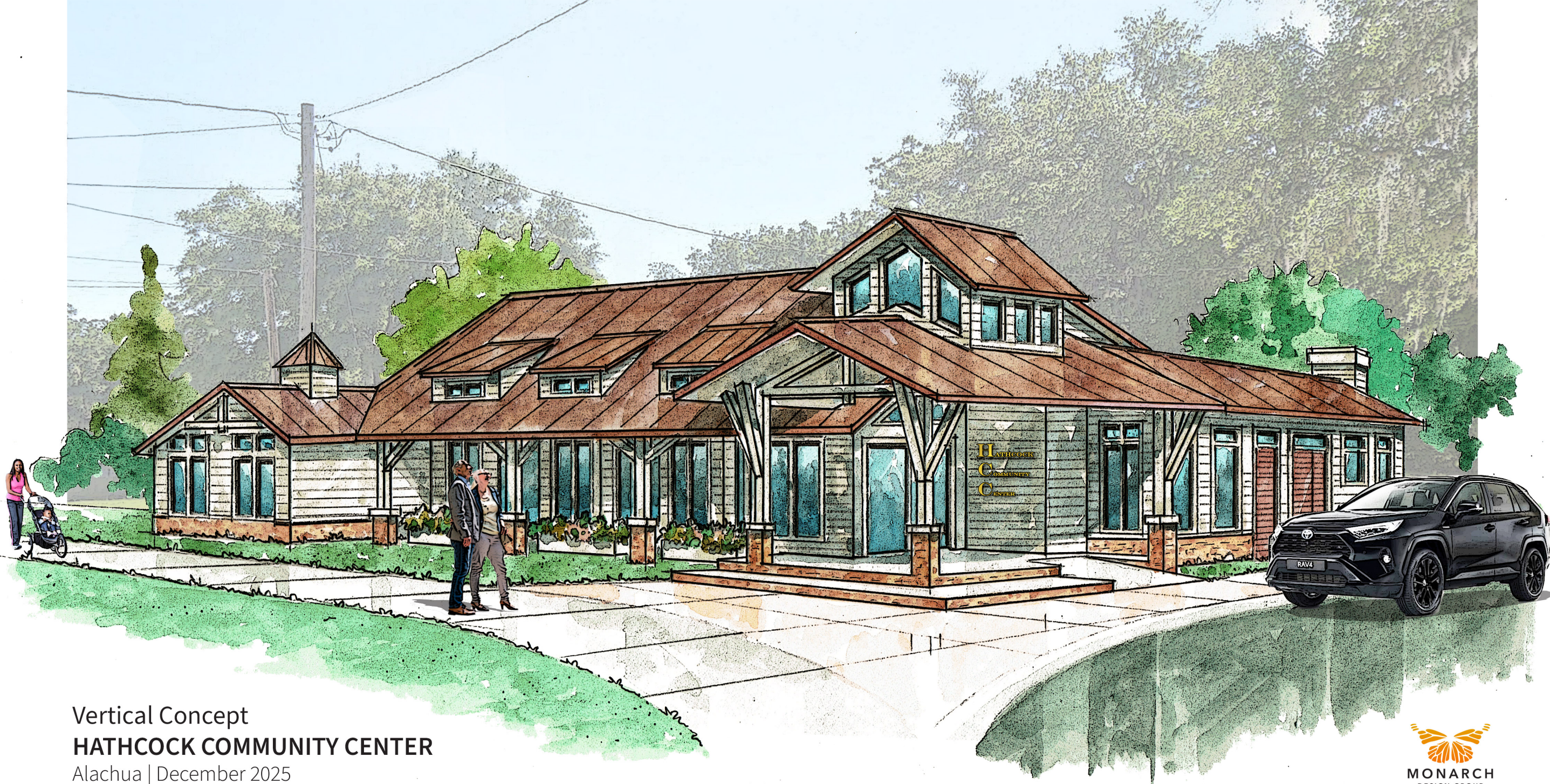
COMMUNITY WORKSHOP
08/21/2025



COMMUNITY WORKSHOP
09/25/2025



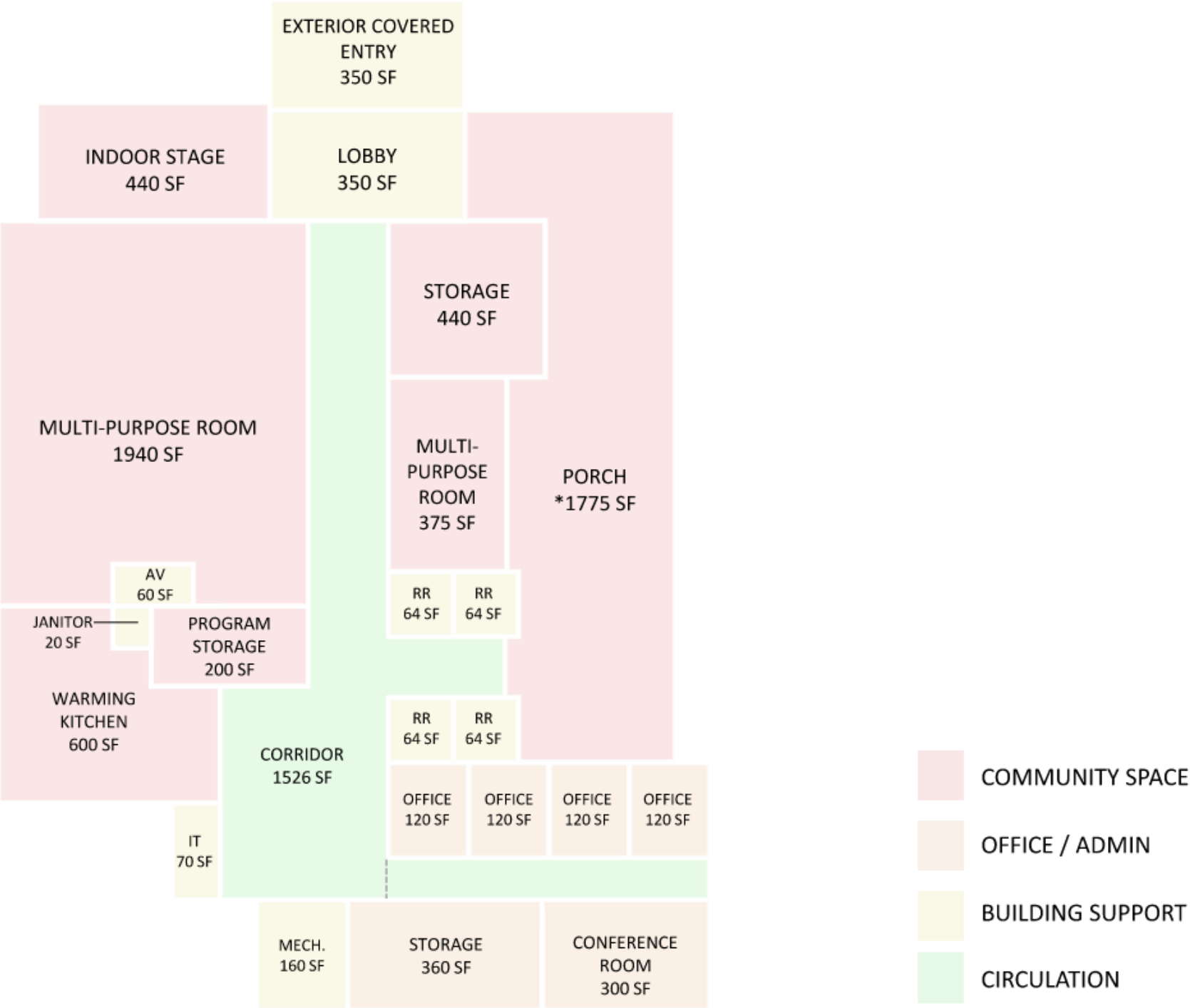
ORIGINAL SKETCH



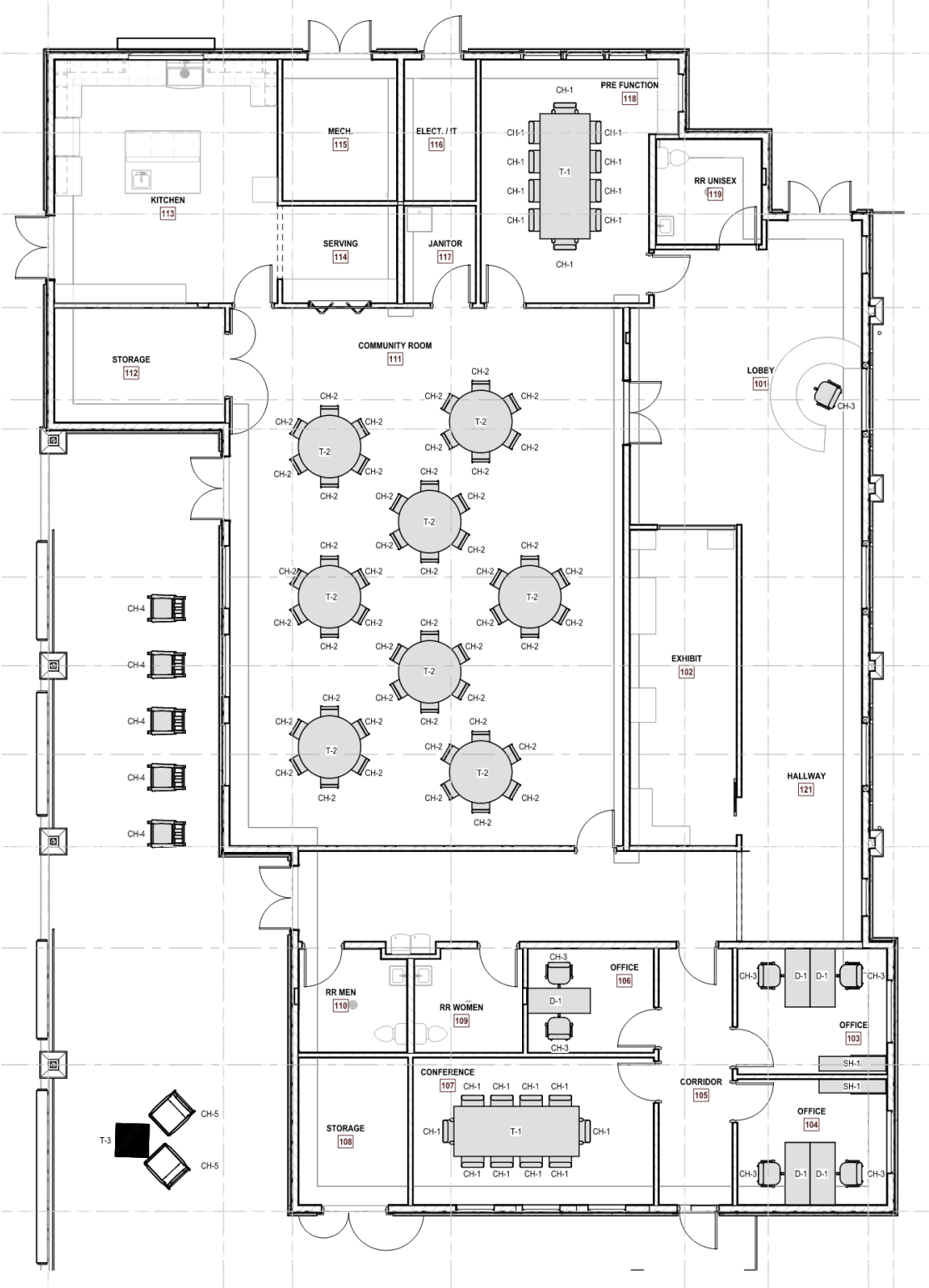
Vertical Concept
HATHCOCK COMMUNITY CENTER
Alachua | December 2025



ORIGINAL MASSING



FLOOR PLAN



LOCAL INSPIRATION - ENTRY



1: Material: Lap Siding & Corbels
14707 NW 140th St



2: Texture: Roof Color, Corner tower, and Brackets
14603 Main St (Williams-LeRoy House)



3: Geometry: Triangular Gable Bracket
14804 NW 140th St

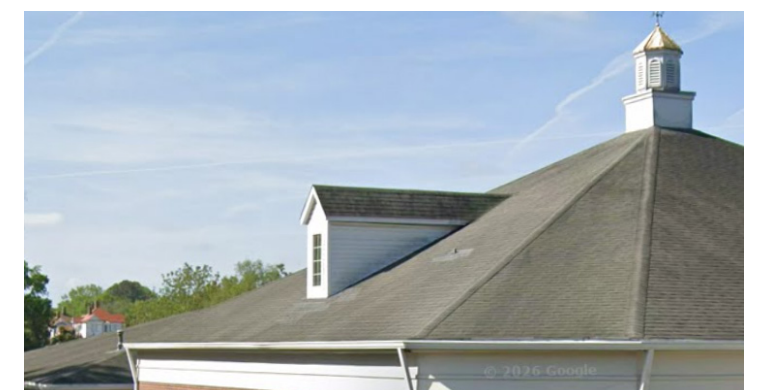
LOCAL INSPIRATION - EAST FACADE AND SOUTHERN PORCH



1: Material: Standing Seam metal roof
15100 NW 142 Terrace



2: Structure: Lean-to Porch Roof
14712 Main St



3: Language: Dormers
15000 NW 140th St

RENDER - WEST PORCH



1: Wood Grain Polyurethane Column Wraps



2: Local inspiration - Porch
14804 NW 140th St



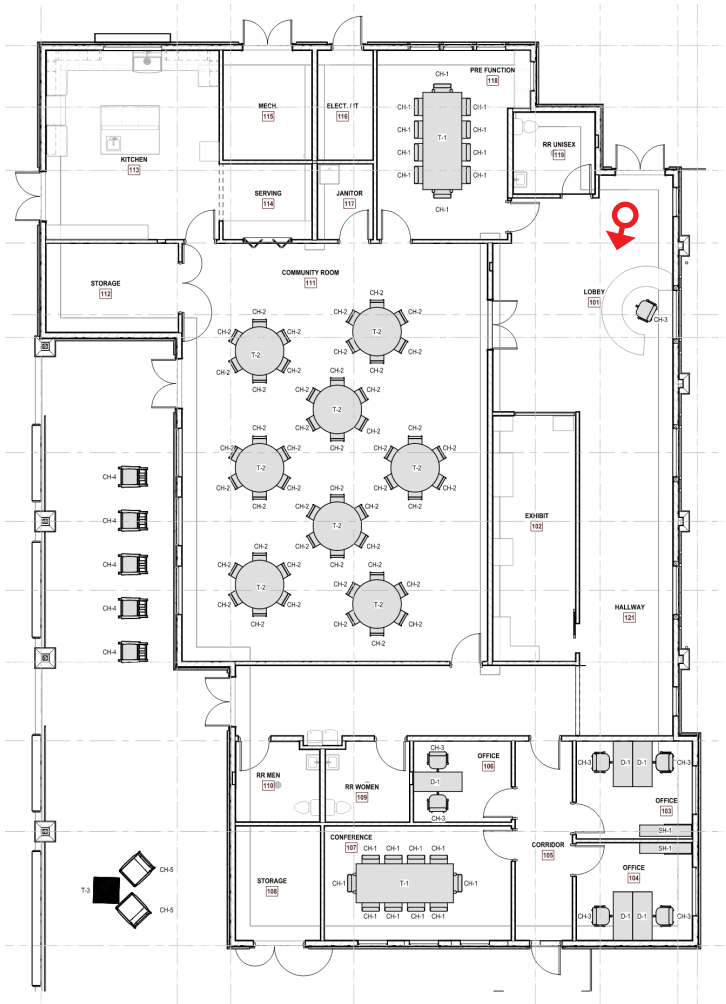
3: Local Inspiration - Existing Center

PORCH - ELEMENTS



Fiber Cement Lap Siding with coordinating Trim
Description and notes

ENTRY - EXHIBIT AREA



EXHIBITION SPACE



Exhibition Room

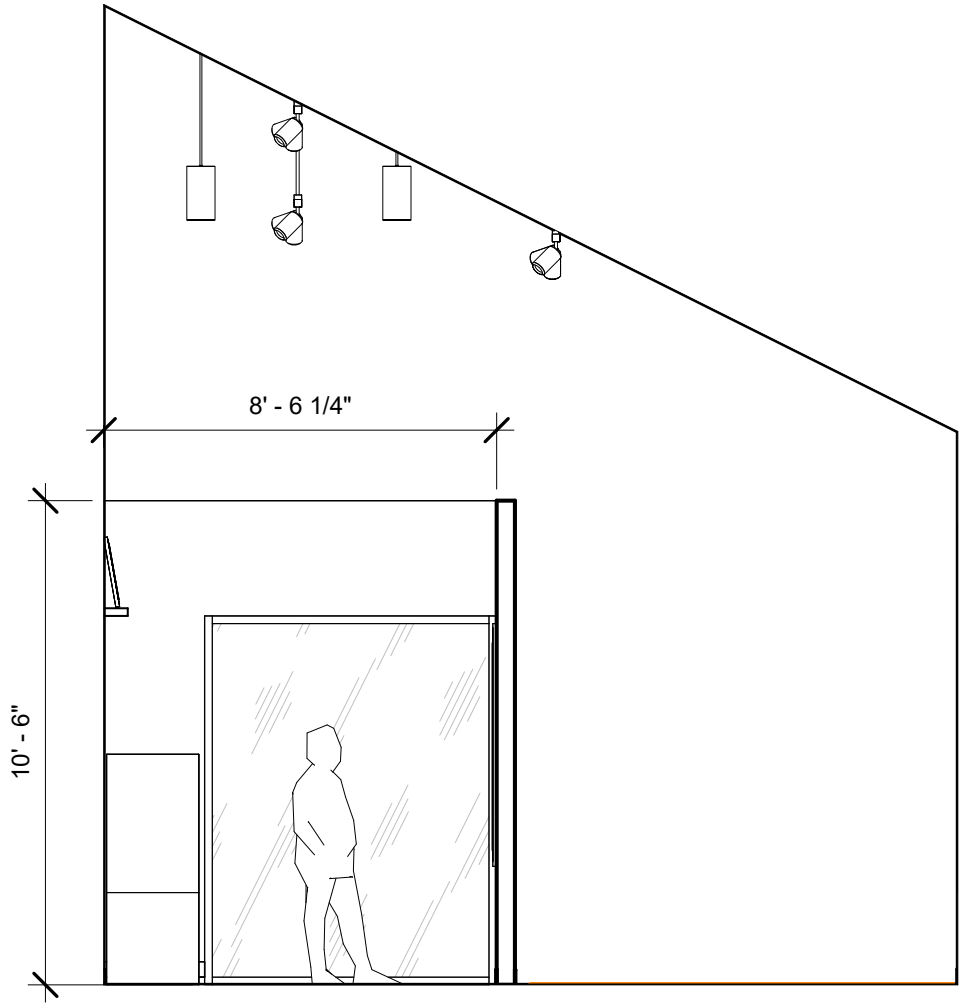
Large glazing to allow views into space from entry lobby when closed



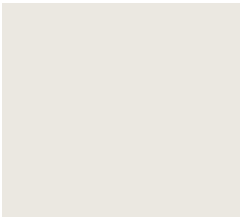
Exhibition/ Lobby Area

Windows and dormers provide natural light and views from the inside and outside.

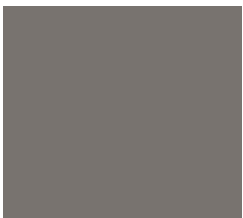
TITLE - SUBTITLE



CEILING



WALL



TRIM

EXHIBIT ROOM - NORTH ELEVATION

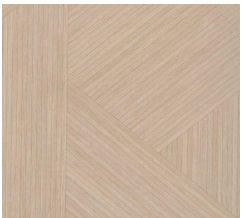
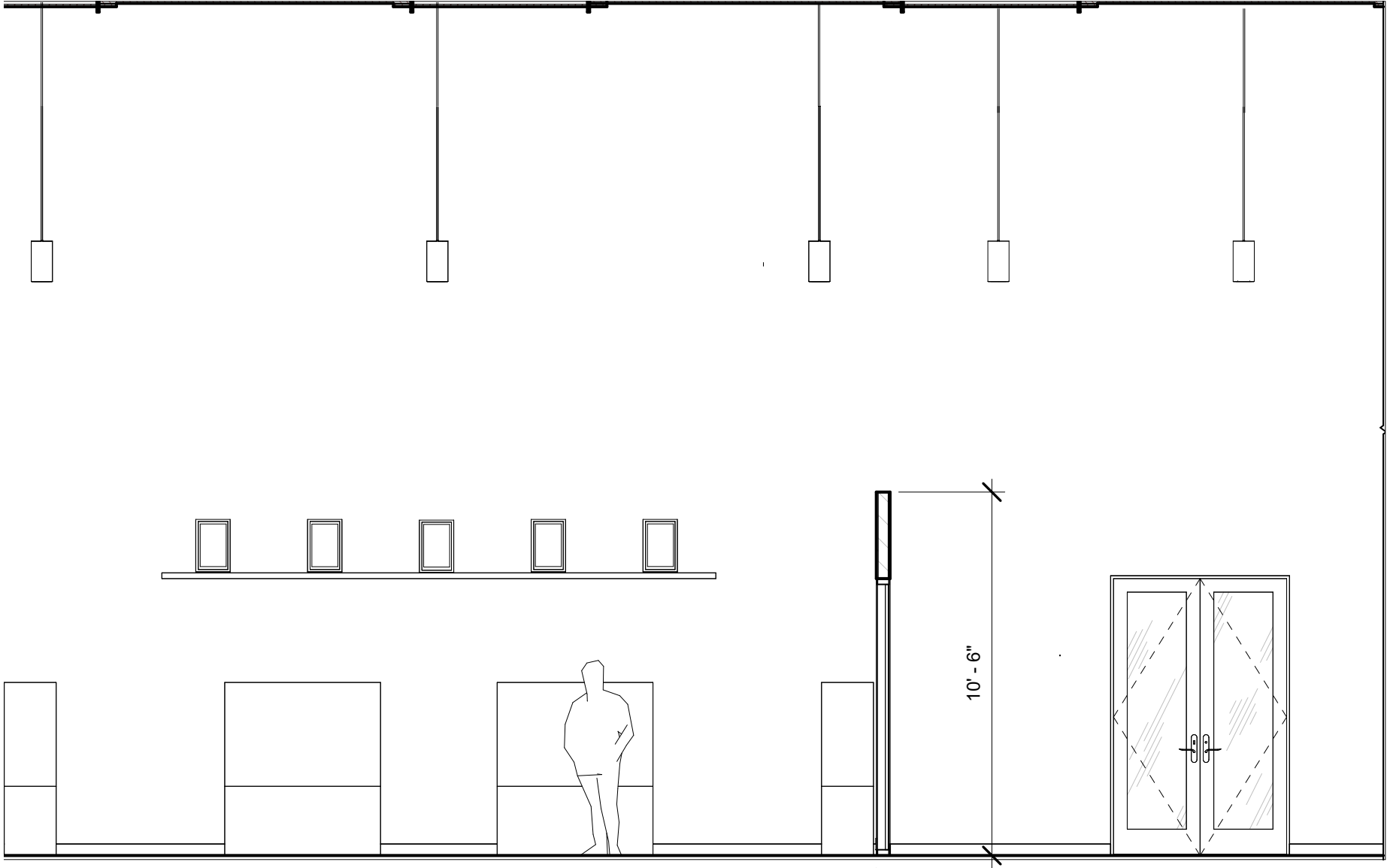
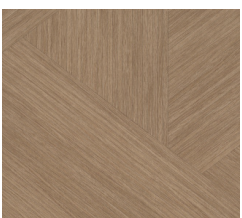


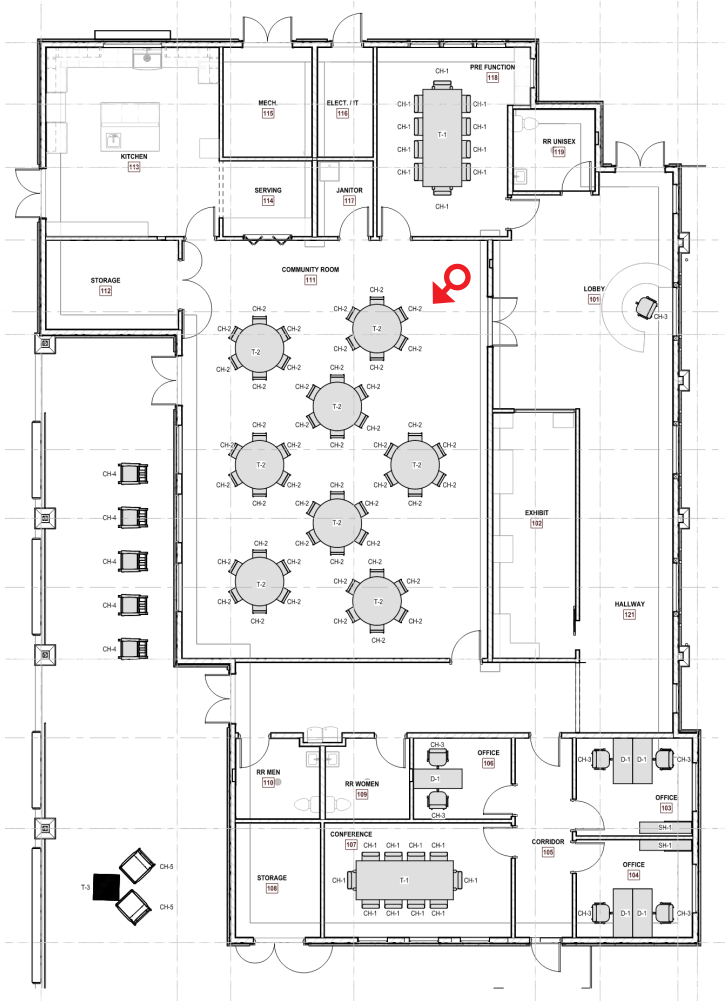
EXHIBIT FLOORING



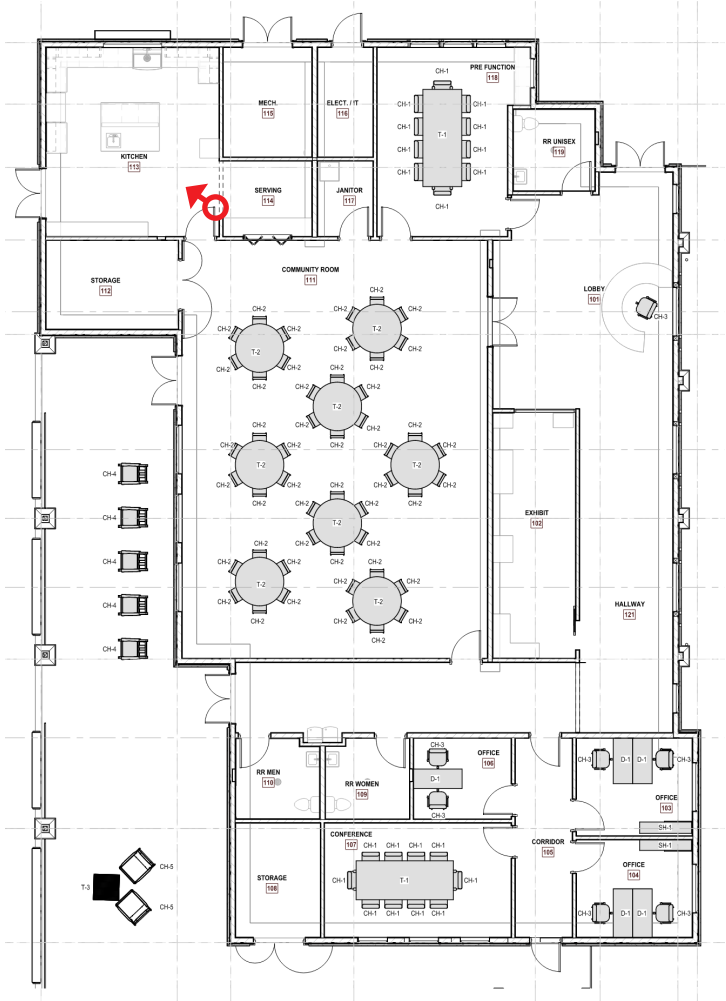
LOBBY FLOORING

EXHIBIT ROOM - WEST ELEVATION

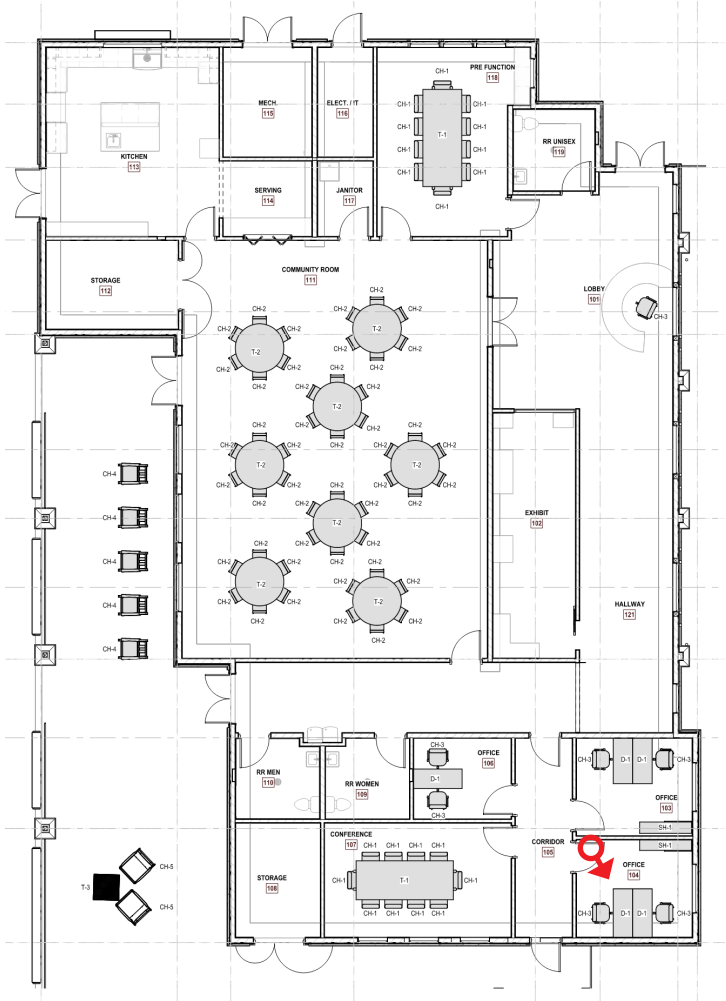
COMMUNITY ROOM



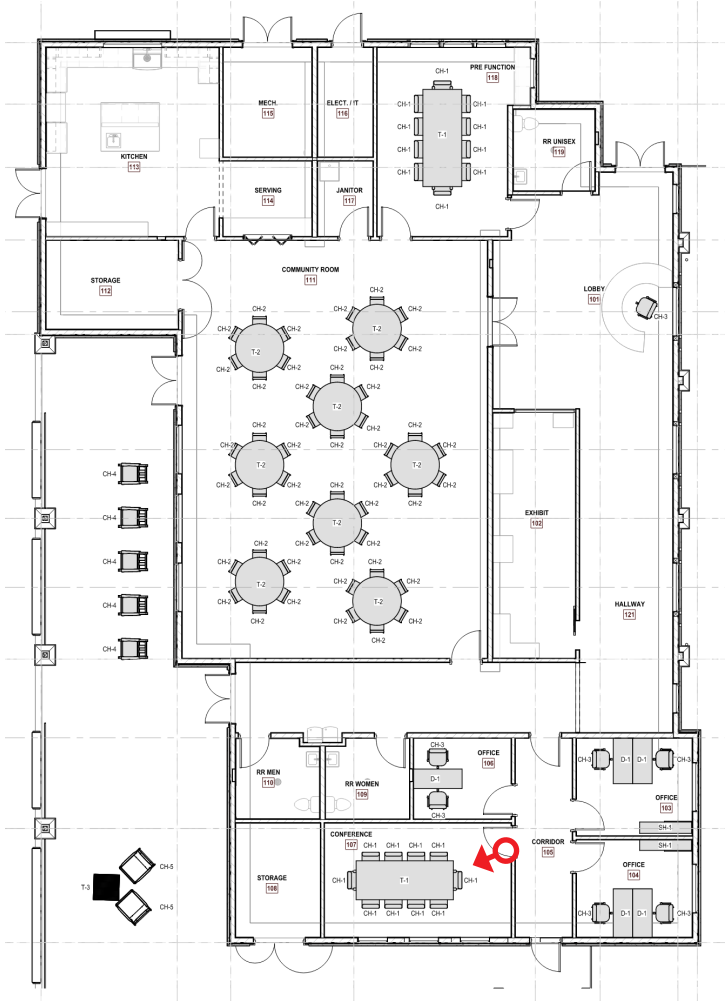
COMMUNITY ROOM



OFFICE SPACE



CONFERENCE ROOM





THANK YOU

