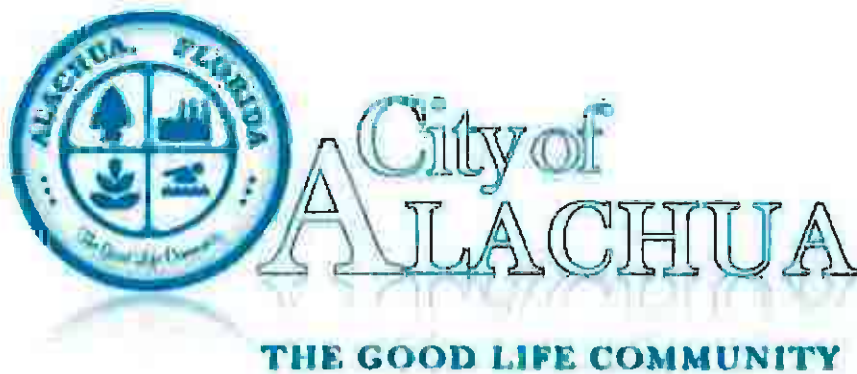




**Regular City Commission Meeting
Minutes
September 26, 2022**

Mayor Gib Coerper
Vice Mayor Jennifer Blalock
Commissioner Shirley Green Brown
Commissioner Dayna Miller
Commissioner Edward Potts

City Manager Mike DaRoza
City Attorney Marian Rush

The City Commission will conduct a
Regular City Commission Meeting
At 6:00 PM
to address the item(s) below.

Meeting Date: September 26, 2022

Meeting Location: James A Lewis Commission Chambers

CITIZENS PRESENT: William Garst, Karen Reed, Darin Kilfoyl, Seth Wood, Brian Hontz, Terri Warrington, Tom Hubbard, Nancy Wales, Linda Paletti, Isaac Augspurg, John Augspurg, Timothy-John Grainger-Rousseau, Torey Sullivan, Wayne Werner, Debra Werner, Phyllis Strickland. **STAFF**
ATTENDING: Diane Amendola, Robert Bonetti, Anne-Marie DiRocco, Adam Hall, Elliot Harris, Tara Malone, Jesse Sandusky, Donna Smith, LeAnne Williams, Tyler Williams, Kathy Winburn, David Wisener, Kim Vermillion.

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 Tom Hope, First United Methodist Church of Alachua.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

City Manager Mike DaRoza requested the agenda be amended by deferring Public Hearings and Ordinances Item B Final Plat – Briarwood Phase 2 and 3 to a Commission Meeting date certain of October 10, 2022, to switch Special Presentations Item A Teddy Bears to the Alachua Police Department with Item B 200th Anniversary of the First United Methodist Church of Alachua to accommodate the citizens' schedules, and lastly, to move FY 2023 Compensation Plan from Consent Agenda to Agenda Items.

Commissioner Dayna Miller moved to approve the amended agenda; seconded by Vice Mayor Jennifer Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

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

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. Teddy Bears to the Alachua Police Department

Deputy City Clerk LeAnne Williams introduced the proclamation.

Sue Weller, President of the Kiwanis Club, presented the bears to Chief Jesse Sandusky.

Chief Sandusky thanked the Kiwanis Club for partnering with the Alachua Police Department through the years.

Commissioner Brown thanked Ms. Weller and members of the Kiwanis Club for their support.

B. 200th Anniversary Recognition of the First United Methodist Church of Alachua

Mayor Coerper introduced the presentation and read the proclamation.

Pastor Hope thanked the Commission.

Mayor Coerper commended the church for their work and commitment to the City of Alachua.

C. American Pharmacists Month Proclamation

Deputy City Clerk Williams introduced the proclamation.

Mayor Coerper read the proclamation.

Dr. William Garst, University of Florida, spoke on the importance of pharmacists and pharmaceutical technicians. He introduced Dr. Timothy-John Grainger-Rousseau, Hitchcock's Pharmacy, who spoke on reaching out into rural parts of the community during the pandemic with vaccines.

D. 2022 National Breast Cancer Awareness Month & Alachua Goes Pink! Proclamation

Human Resources Director Tara Malone introduced the presentation.

Mayor Coerper read the proclamation.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

Phillis Strickland stated the Community Wellness Festival was well organized, the music was wonderful, but attendance was poor. She reminded everyone October was Breast Cancer Screening Month for men and women.

(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

A. Senior Resources Advisory Board (SRAB) Appointments

Deputy City Clerk Williams presented the appointment.

Karen Reed came forward and spoke on her experience within the community.

Deputy City Clerk Williams administered the ballot process.

Deputy City Clerk Williams announced, at the end of the voting process, Jim Curington received 4 of 5 votes and Karen Reed received 3 of 5 votes and Susan Shannon-Sapp received 2 of 5 votes.

Commissioner Edward Potts moved to appoint Jim Curington and Karen Reed to the SRAB, with terms ending October 2, 2025; seconded by Vice Mayor Blalock.

Mayor Coerper 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 23-01: First Reading; Land Development Regulations Text Amendment: A request by

Seth Wood, of Causseaux, Hewett & Walpole Inc., to amend the City of Alachua Land Development Regulations (LDRs) by amending Article 4, Table 4.1-1, Table of Allowed Uses, to allow self-service storage as a permitted use in the Light and Warehouse Industrial (ILW) zoning district. (Legislative).

City Attorney Marian Rush read Ordinance 23-01 by title only.

Planning & Community Development Director Kathy Winburn introduced the item and provided the staff report.

Mayor Coerper asked if the applicant had any comments.

Seth Woods, Land Use Planner CHW, made a presentation.

Mayor Coerper asked the commissioners for questions or comments.

City Attorney Rush asked Mr. Woods if the applicant was willing to agree to the five conditions.

Mr. Woods stated they were.

Commissioner Brown moved based upon the competent substantial evidence presented at this hearing, the presentation to this City Commission and Staff's recommendation, this Commission finds the proposed text amendment to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the City's Land Development Regulations and approves Ordinance 23-01 on first reading and schedules second and final reading for October 10, 2022; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- B. Final Plat – Briarwood Phase 2 and 3: A request by Tivia Bryan, of Allen & Company, applicant and agent for Troon Creek, LLC, property owner, for consideration of the Final Plat for Briarwood Phase 2 and 3, which proposes to subdivide a ± 45.16 acre subject property into a total of 145 lots with associated common areas and road right-of-way; consisting of Tax Parcel Number 03044-010-003(Quasi-Judicial Hearing).

Item deferred to Commission Meeting date certain of October 10, 2022.

- C. Preliminary Plat and Final PD Plan– Fletcher Trace: A request by Travis Hastay, P.E., of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Waco of Alabama, Inc., property owner, for consideration of the Preliminary Plat and Final PD Plan of Fletcher Trace, which proposes the subdivision of a ± 118.2 acre subject property into a total of 472 lots, with associated common areas and right-of-way, generally located east of CR 235, south of Pilot Forest, and north of NW 110th Avenue; Tax Parcel Number 03970-000-000 and a portion of Tax Parcel Number 03980-002-001 (Quasi-Judicial Hearing).

City Attorney Rush asked if any commissioner had been contacted concerning this item.

No one had been contacted.

Principal Planner Adam Hall introduced the item and provided the staff report.

Mayor Coerper asked if the applicant had any comments.

Ryan Thompson, agent for applicant CHW, stated the presentation from Staff was thorough, and he was available for questions.

Mayor Coerper asked Mr. Thompson if the applicant was willing to agree to the five conditions.

Mr. Thompson stated they were.

Commissioner Miller asked if Mr. Thompson attended the neighborhood meeting.

Mr. Thompson stated he attended the preliminary plat meeting. He stated he was in attendance at this Commission Meeting for a colleague.

Commissioner Potts moved based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, the recommendation of the Planning and Zoning Board, and Staff's recommendation, this Commission finds the application to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves the Preliminary Plat of Fletcher Trace, subject to the five (5) conditions provided in Exhibit "A" and located on page 22 of the Staff Report; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

Isaac Augspurg stated he opposed the development as it would destroy the trees he loves and it encourages urban sprawl. He urged the protection of trees.

Janet Augspurg spoke of her son's passion for the environment. She asked for a buffer for 110th Ave. to protect the heritage live oaks.

Mayor Coerper asked how many trees would remain with the planned development.

Principal Planner Hall provided the information.

Mayor Coerper clarified that trees would remain on 110th Ave.

Principal Planner Hall said the trees would remain.

Passed 5-0 by roll call.

- D. Ordinance 22-18, Second and Final Reading: Large Scale Comprehensive Plan Amendment (LSCPA) – Peggy Road LSCPA: A request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for William and Margaret Kirkland, property owners, for consideration of a LSCPA to amend the Future Land Use Map (FLUM) on a ±51.7 acre subject

property from Agriculture and Rural/Agriculture (Alachua County) to Moderate Density Residential; Tax Parcel Numbers 03924-000-000, 03865-000-000, 03917-200-002 (Legislative Hearing).

City Attorney Rush asked if any commissioner had been contacted concerning this item.

No one had been contacted.

City Attorney Rush read Ordinance 22-18 by title only.

Having been sworn in, Principal Planner Hall introduced the item and provided the staff report.

Stephanie Sutton, agent for the applicant, stated the presentation from Staff was thorough, she was available for questions and the applicant accepted all of the conditions.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments

Commissioner Brown moved based upon the presentation before the Commission and Staff's recommendation, that the City Commission approve Ordinance 22-18 on second and final reading; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- E. Ordinance 22-19, Second and Final Reading: Site-Specific Amendment to the Official Zoning Atlas - Peggy Road PD-R: a request by Clay Sweger, AICP, LEED AP, of eda consultants, inc., applicant and agent for William and Margaret Kirkland, property owners, for the consideration of the rezoning of the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") on a ±51.7 acre subject property. Consisting of Parcel Numbers 03924-000-000, 03865-000-000, 03917-200-002 (Quasi-Judicial Hearing).

City Attorney Rush read Ordinance 22-19 by title only.

Principal Planner Hall requested the staff report from Ordinance 22-18 be incorporated as the staff report for Ordinance 22-19.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Vice Mayor Blalock moved based upon the competent substantial evidence presented at the hearing, the presentation before the Commission and Staff's recommendation, the City Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas for the Peggy Road PD-R to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and therefore move that this

Commission adopt Ordinance 22-19 on second and final reading, approve the Planned Development Agreement for the Peggy Road PD-R Project and authorize the Mayor to sign the Agreement and authorize Staff to record the Planned Development Agreement for the Peggy Road PD-R Project in the Public Records of Alachua County; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

F. Resolution 22-30 Relating to the Levy of General City Purpose Ad Valorem Taxes for the 2022 Tax Year; Resolution 22-31 Relating to the City's Budget for the 2022-2023 Fiscal Year; and Resolution 22-32 Relating to the 2023-2027 Capital Improvement Program

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

Mayor Coerper called to order the Final Public Hearing on the City of Alachua Fiscal Year 2022-2023 Final Millage and Final Budget.

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

City Manager DaRoza explained the general City final and rolled back millage rates.

Finance & Administrative Services Director Bonetti presented an overview of the final budget and adjustments for Fiscal Year 2022-2023.

Mayor Coerper opened the floor for comments.

There were no comments.

City Attorney Rush read Resolution 22-30 by title only.

City Manager DaRoza announced the City of Alachua Commission had determined that a proposed millage rate of 5.3900 mills was necessary to fund the final general budget for the City. He said the proposed final millage rate represents an increase of 8.1% from the rolled-back rate of 4.9860 mills.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Miller moved to adopt Resolution 22-30; seconded by Commissioner Potts.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 on roll call vote.

City Attorney Rush read Resolution 22-31 by title only.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Vice Mayor Blalock moved to adopt Resolution 22-31; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 on roll call vote.

City Attorney Rush read Resolution 22-32 by title only.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Vice Mayor Blalock moved to adopt Resolution 22-32; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 on roll call vote.

Finance & Administrative Services Director Bonetti thanked his staff for all of the work put into the budget.

Mayor Coerper commended the finance staff for the work the finance staff does throughout the year.

V. AGENDA ITEMS

A. Ratification of 22/23 APD Collective Bargaining Agreement

Compliance and Risk Management Coordinator Anne-Marie DiRocco introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Miller asked for clarity on the details of the contract.

Compliance and Risk Manager Coordinator DiRocco provided the information.

Commissioner Brown moved to Ratify the FY 2022/23 - FY 2024/25 City of Alachua Police Department-FOP Collective Bargaining Agreement, previously ratified by the APD Collective Bargaining Unit, and authorize execution of two copies by the Mayor; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

Mayor Coerper commended the City and the FOP on negotiating a three-year contract and for always doing an excellent job keeping the city of Alachua safe.

City Manager DaRoza congratulated all the staff involved in the negotiation of the contract.

B. City Strategic Plan - FY 2023

Economic Development Manager David Wisener introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper thanked staff for the guidance through the strategic planning retreat.

Commissioner Brown moved to adopt the City Strategic Plan FY 2023; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

Commissioner Potts stated he would like to see the City hold the Chamber of Commerce to a higher standard as stake holders in a couple of the initiatives.

C. Resolution 22-33 Amending Schedule of Fees for Short-Term Rental of City Facilities

City Attorney Rush read Resolution 22-33 by title only.

Event Coordinator Kim Vermillion introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Vice Mayor Blalock moved to adopt Resolution 22-33, amending schedule of fees for short-term rental of City facilities; seconded by Commissioner Potts.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

D. FY 2023 Compensation Plan

Human Resources Director Malone introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Potts moved to approve the FY 2023 Compensation Plan as presented; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

There were no comments.

(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

City Manager DaRoza stated he attended:

- Santa Fe College Perry Center where Trane Technologies and Farrar Scientific donated 11 freezers to the college.
- The Community Wellness Festival
- Parking lot groundbreaking

He congratulated Mr. Curington and Ms. Reed's election to the SRAB. He spoke on ways the City was working on communication. He talked about Hurricane Ian and the preparations the City was taking.

City Attorney Rush congratulated the collective bargaining team for completing a three-year contract together for APD.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Potts congratulated the Finance Department for the completion of the budget. He stated he attended:

- Chamber of Commerce event
- UF Breakfast
- Groundbreaking at Celebration Point Experiential Living
- Builders Association Meeting

- Groundbreaking at Celebration Point Experiential Living
- Builders Association Meeting

Commissioner Brown thanked Pastor Hope and congratulated his church on 200 years. She thanked the citizens who attended the meeting. She thanked Ms. Strickland for her comments regarding the Wellness Festival. She announced former Commissioner Orien Hill's funeral would be moved to Saturday, October 1, 2022, at 3:00 p.m. at Legacy Park Multipurpose Center, due to Hurricane Ian. She stated she attended:

- Voter Registration event at the Harry and Harriette Moore Museum in Titusville
- Chamber of Commerce event
- Parking Lot Groundbreaking

Vice Mayor Blalock asked everyone to be safe over the next few days as everyone prepares for Hurricane Ian. She reminded Chief Sandusky to be safe while performing his duties.

Mayor Coerper congratulated First United Methodist Church and asked everyone to be safe as we prepare for Hurricane Ian.

ADJOURN

Vice Mayor Blalock moved to adjourn; seconded by Commissioner Potts.

Passed by unanimous consent.

CONSENT AGENDA

CONSENT AGENDA ITEMS

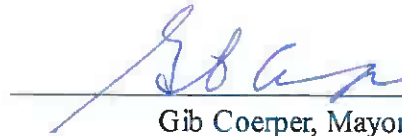
- A. Memorandum of Understanding regarding the City of Alachua's Financial commitment for Arbours at Merrillwood Phase I

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA



Mike DaRoza, City Manager/Clerk



Gib Coerper, Mayor