



City of
ALACHUA

THE GOOD LIFE COMMUNITY

**Regular City Commission Meeting
Minutes
September 10, 2018**

Mayor Gib Coerper

Vice Mayor Gary Hardacre

Commissioner Shirley Green Brown

Commissioner Dayna Miller

Commissioner Robert Wilford

City Manager Adam Boukari

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 10, 2018

Meeting Location: James A. Lewis Commission Chambers

15100 NW 142 Ter. Alachua FL 32616
CITIZENS PRESENT: Gary Kocher, Dan Vermillion, Rudy Rothseiden, Craig Brashier, Laurie Hall, Ron Hall, Ken Armstrong. **STAFF ATTENDING:** Rob Bonetti, Mike DaRoza, Adam Hall, Elliot Harris, Stephanie Herlong, Michelle Lightsey, Ashley McGraw, Donna Myers, Brenda Phillips, Jesse Sandusky, Donna Smith, Rodolfo Valladares, LeAnne Williams, Cap Wilson, Kathy Winburn.

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 Commissioner Robert Wilford.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

Commissioner Wilford moved to approve the agenda; seconded by Commissioner Shirley Green Brown.

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

Vice Mayor Gary Hardacre moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Dayna Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. 2018 Constitution Week Proclamation

Assistant Deputy City Clerk LeAnne Williams introduced the presentation.

Mayor Coerper read the proclamation and presented it to First Vice Regent Kay Hall.

First Vice Regent Hall accepted the proclamation.

B. ACHA Development Plans Presentation

City Manager Adam Boukari introduced Alachua County Housing Authority Executive Director Ken Armstrong.

Alachua County Housing Authority Executive Director Armstrong provided the presentation.

Questions about the specifics were asked and answered.

City Manager Boukari clarified the objective of this presentation.

Steve Lowitz of Arbor Valley Development, LLC. presented more information.

II. 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 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. Parks & Recreation Advisory Board Appointments

Parks & Recreation Director Elliot Harris presented the appointment. He noted there was one new application and one application to return to the board for the two open positions.

Commissioner Miller moved to appoint Laurie Hall and Gary Kocher to the Parks & Recreation Advisory Board, with terms expiring Feb. 21, 2021; seconded by Commissioner Brown.

Ms. Hall spoke of her time on the board and of her desire to return.

Mr. Kocher spoke of his family and his willingness to serve.

Passed 5-0 by roll call.

IV. PUBLIC HEARINGS AND ORDINANCES

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

A. Resolution 18-26 Relating to the Levy of General Purpose Ad Valorem Taxes for the 2018 Tax Year; and Resolution 18-27 Relating to its Budget for the 2018-2019 Fiscal Year

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

City Manager Boukari provided information showing the relationship between the budget and upcoming projects.

City Attorney Marian Rush read into the record the summary of the 2018-2019 Budget Message and overview of the Truth in Millage Rate (TRIM) legislation.

City Manager Boukari read into the record an explanation of the tentative and rollback millage rates.

Finance and Administrative Services Director Bonetti provided an overview of the proposed budget for Fiscal Year 2018/2019 (FY18/19).

Mayor Coerper opened the floor for comments.

There were no comments.

City Attorney Rush read Resolution 18-26 by title only.

City Manager Boukari announced the City of Alachua Commission has determined that a proposed millage rate of 5.3900 mills was necessary to fund the proposed general City Budget.

Mayor Coerper asked the commissioners for questions or comments.

There were no comments.

Vice Mayor Hardacre moved to 1) Conduct Public Hearing; 2) Adopt Resolutions 18-26 and 3) Authorize the Mayor's signature; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

City Attorney Rush read Resolution 18-27 by title only.

Mayor Coerper asked the commissioners for questions or comments.

There were no comments.

Commissioner Brown moved to 1) Conduct Public Hearing; 2) Adopt Resolutions 18-27 and 3) Authorize the Mayor's signature; seconded by Vice Mayor Hardacre.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- B. Turkey Creek Unit 1, Lot 71 Final Plat: A request by Richard A. Berry, P.S.M., of CHW, Inc., applicant and agent for Elwood Construction Company Inc., property owner, for consideration of the replat of a $\pm$.49 acre subject property located in the Turkey Creek Unit 1 subdivision. Tax Parcel No. 05900-005-071 (Quasi-Judicial Hearing)

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

Mayor Coerper asked the commissioners for questions or comments.

There were no comments.

Vice Mayor Hardacre moved to (1.) Approve the Minor Subdivision / Final Plat for the replat of Lot 71 of Turkey Creek Unit 1 (2.) Authorize the Mayor to sign the Final Plat; and, (3.) Authorize the City Attorney to sign the Final Plat, approving their legal form and sufficiency; seconded by Commissioner Wilford.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- C. Ordinance 18-19, Second Reading: Site-Specific Amendment to the Official Zoning Atlas: A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent for Waco of Alabama, Inc., property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Planned Unit Development (PUD) to Planned Development Residential on a $\pm$ 45.14 acre subject property. Consisting of a portion of Tax Parcel

03905-002-000 and a portion of Tax Parcel No. 03980-002-001 (Quasi-Judicial Hearing).

City Attorney Rush read Ordinance 18-19 by title only.

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

Mayor Coerper asked the commissioners for questions or comments.

There were no comments.

Mr. Thompson, Planning and Project Manager for CHW, Inc., agent for the applicant, provided an additional report.

Mayor Coerper asked the commissioners for questions or comments.

There were no comments.

Commissioner Wilford moved to (1) Approve the Planned Development Agreement for the Savannah Station Phase II PD-R Project and authorize the Mayor to sign the Agreement; (2) Adopt Ordinance 18-19 on second and final reading; and, (3) Authorize Staff to record the Planned Development Agreement for the Savannah Station Phase II PD-R Project in the Public Records of Alachua County; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- D. Ordinance 18-20, Second Reading; Small Scale Comprehensive Plan Amendment: A request by Clay Sweger, AICP, LEED AP of eda, inc., applicant and agent, for the Alachua County Housing Authority, property owner, to amend the Future Land Use Map (FLUM) Designation from Agriculture to Medium Density Residential on a ±5.00 acre subject property. Consisting of Tax Parcel Number 03204-001-000 (Legislative Hearing)

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

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Wilford asked about the current residents.

Planner Hall responded to the question.

City Attorney Rush read Ordinance 18-20 by title only.

Vice Mayor Hardacre moved to adopt Ordinance 18-20 on second and final reading; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- E. Ordinance 18-21, Second Reading; Site-Specific Amendment to the Official Zoning Atlas: A request by Clay Sweger, AICP, of eda, inc., applicant and agent for Alachua County Housing Authority, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) to Residential Multiple Family - 8 (RMF-8) on a ±5.00 acre portion of the subject property and from Residential Single Family -3 (RSF-3) on a ±15.47 acre portion of the subject property, which is ±20.47 acres in total size. Consisting of Parcel Numbers 03214-001-000 through 03214-069-000, including each parcel consecutively numbered in between and Parcel No. 03204-001-000 (Quasi-Judicial Hearing).

Having been sworn in, Planner Hall requested to have the staff report from Ordinance 18-20, Item D, incorporated into the records for Ordinance 18-21, Item E.

Mayor Coerper asked the commissioners for questions or comments.

There were no comments.

City Attorney Rush read Ordinance 18-21 by title only.

Commissioner Miller moved to adopt Ordinance 18-21 on second and final reading; seconded by Commissioner Wilford.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- F. Ordinance 18-23, First Reading; Designation and Creation of Infrastructure Improvement Areas

City Attorney Rush read Ordinance 18-23 by title only.

City Manager Boukari pointed out this was a fulfillment of a part of the Strategic Plan and outlined the benefits to the City that would come from this initiative.

Public Services Director Rodolfo Valladares introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Miller spoke of her pleasure in seeing the Strategic Plan being fulfilled.

Commissioner Wilford affirmed Commissioner Miller's statements.

Mayor Coerper spoke of the wisdom of the decision to proceed with this project.

City Manager Boukari elaborated on the fees associated with the infrastructure improvements.

Commissioner Wilford moved to approve Ordinance 18-23 on First Reading and schedule Second and Final Reading for September 24, 2018; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

V. AGENDA ITEMS

A. Resolution 18-28, Conditionally Vacating the Plat for the Merrillwood Subdivision.

City Attorney Rush read Resolution 18-28 by title only.

Planning & Community Development Director Kathy Winburn introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

There were no comments.

Commissioner Brown moved to adopt Resolution 18-28; seconded by Vice Mayor Hardacre.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

B. RFQ 2018-02 Engineering Design and Construction Administration Services for San Felasco Parkway Award

Purchasing Specialist Donna Smith introduced the item and made recommendations.

City Manager Boukari reminded the Commission this was part of the \$6.75 million grant that was awarded by Governor Rick Scott.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Wilford asked about the process of selecting a contractor.

City Manager Boukari provided information.

Commissioner Wilford moved to 1) Accept the recommended rankings of the Selection Committee with the top three (3) ranked qualifiers being: (1) Causseaux, Hewett and Walpole (CHW), (2) DRMP and (3) George F. Young, Inc. 2) Authorize Staff to move forward with negotiations to enter into a contract with Causseaux, Hewett and Walpole (CHW). Should negotiations fail, allow Staff to move forward with negotiations with the second and third ranked firms, if necessary. 3) Upon agreed negotiations, authorize the City Manager to enter into a contract to provide Engineering Services for Engineering Design and Construction Administration Services to San Felasco Parkway in an amount not to exceed \$775,000.00; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

C. Ratification of APD Collective Bargaining Agreement FY 2018/2019

Compliance and Risk Management Director Cap Wilson introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

Questions were posed and answered.

Vice Mayor Hardacre moved to ratify the Alachua Police Department-FOP Collective Bargaining Agreement for FY 2018/19 as previously Ratified by the APD Bargaining Unit on September 4, 2018; seconded by Commissioner Miller.

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 Boukari mentioned on Thursday, September 13, 2018 at 3:00 P.M. there would be a Special City Commission Meeting to consider the reimposition of the TK Basin Maintenance Assessment Area. He congratulated the staff and the commissioners on the things being done for the City. He stated it was a testimony to the Commission's vision and staff's commitment.

City Attorney Rush stated Alachua County has objected to the annexation of Rattlesnake Ranch and has invoked the Intergovernmental Resolution statute. She said the County staff and the City staff are scheduled to meet on Wednesday, September 12, 2018, with the anticipation that a resolution would be reached.

VIII.COMMISSION COMMENTS/DISCUSSION

Commissioner Miller congratulated Mayor Coerper on his appointment to the Board of Directors to the Florida League of Mayors. She wished a belated happy birthday to Commissioner Brown and Vice Mayor Hardacre. She stated she attended the Employee Family Fun Day at Splitz and stated it was good to see the employees outside of City Hall.

Commissioner Brown thanked First Vice Regent Hall for attending. She welcomed new Human Resources Manager Donna Myers to the staff. She stated she was in Columbus, GA, and encountered someone who said, "The City of Alachua is doing great things."

Commissioner Wilford thanked City Manager Boukari for the breakdown of the budget. He stated he was

impressed with the introduction of merit increases. He stated he was pleased with all of the infrastructure that has been planned. He reminded the citizens that 9/11 would be the next day. He congratulated former Mayor Jean Calderwood on her appointment to the Gainesville/Alachua County Airport Authority. He said he attended the Alachua County League of Cities Candidates Forum and it was interesting. He mentioned the write-offs are \$20,000.00 this year and asked what the write-offs were last year.

City Manager Boukari stated it was \$40,000.00.

Commissioner Wilford complimented the Clerk's Office for getting the minutes out so quickly, particularly the Budget Workshops.

Vice Mayor Hardacre stated the Suwannee River Water Management District Meeting would be held on September 11, 2018, in Live Oak, should anyone wish to attend. He stated he was very proud to be a commissioner for the City of Alachua. He mentioned the infrastructure project as a point of pride, as it allows the City to decide how to grow rather than to leave it up to developers to make those decisions.

Mayor Coerper stated the Employee Fun Day was great fun. He reminded the citizens to put their flags at half-mast on Patriot's Day. He stated the Boy Scouts were having a Court of Honor that evening. He stated Ology Bioservices has been awarded an \$8.4 million contract from the Department of Defense to research a cure for Ebola. He announced the Required Ethics Course for Elected Officials would be held in Alachua City Hall on October 4, 2018, starting at 8 A.M.

ADJOURN

Commissioner Wilford moved to adjourn; seconded by Vice Mayor Hardacre.

Passed by unanimous consent.

CONSENT AGENDA

CONSENT AGENDA ITEMS

- A. Writeoffs FY 17-18
- B. August 13, 2018 City Commission Workshop Meeting Minutes
- C. August 13, 2018 City Commission Meeting Minutes
- D. August 27, 2018 City Commission Workshop Meeting Minutes
- E. August 27, 2018 City Commission Meeting Minutes

ATTEST



Adam Boukari, City Manager/Clerk

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA



Gib Coerper, Mayor