



City of ALACHUA

THE GOOD LIFE COMMUNITY

Regular City Commission Meeting Minutes August 28, 2023

Mayor Gib Coerper

Vice Mayor Dayna Miller

Commissioner Jennifer Blalock

Commissioner Shirley Green Brown

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: August 28, 2023

Meeting Location: James A Lewis Commission Chambers

CITIZENS PRESENT: Pranaya Habedand, Marco Caballero, Jim Curington, Adam Boukari, Margaret Francis, KP Rivera, Phyllis Strickland, Larry Smith. **STAFF ATTENDING:** Diane Amendola, Robert Bonetti, Heather Carter, Damon Messina, Jesse Sandusky, LeAnne Williams, Tyler Williams, Cap Wilson, Kathy Winburn, 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.

CALL TO ORDER

Led by Mayor Gib Coerper.

INVOCATION

Led by Pastor Marco Caballero, Forest Grove Baptist Church.

PLEDGE TO THE FLAG

Led by Mayor Coerper, with Commissioner Jennifer Blalock absent.

APPROVAL OF THE AGENDA

Commissioner Edward Potts 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 Dayna Miller moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Potts.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. Bhaktivedanta Academy Student Artist Appreciation

Assistant Deputy City Clerk Diane Amendola introduced the presentation.

Mayor Coerper and Pranaya Habedand presented the certificate.

B. Fiscal Analysis Report for FY 2022-2023 through July 31, 2023

Senior Accountant Tyler Williams provided the presentation.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

Phyllis Strickland stated she attended the Go Orange for Non-Violence Event at Criswell Park. She stated the event was excellent, and she felt the Q&A at the end where kids learned about emotions and self-control, was the best part. She then said she had a suggestion for the City electric bills. She stated the billing cycle run from 26 days to 36 days, which could be difficult for senior citizens to budget. She recommended a consistent cycle of 30 days.

Mitch Glaeser thanked the City Commission for their forward-thinking leadership which has enabled solar power and other innovations to come into the City.

(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)

- A. Ordinance 23-04, First Reading. An Ordinance of the City of Alachua, Florida, Relating to the Amendment of the City's Land Development Regulations ("LDRS"); Amending Article 4, Section 4.3.4(L), Related to Use-Specific Standards for Warehouse and Freight Movement; Providing a Repealing Clause; Providing Severability; Providing an Effective Date.

City Attorney Marian Rush read Ordinance 23-04 by title only.

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

Mayor Coerper opened the floor for comments.

Adam Boukari, Abbfortis Strategies, provided an additional presentation.

Discussion ensued regarding the impact of the changes this amendment would bring and how to apply it properly.

Vice Mayor Miller moved based upon the competent substantial evidence presented at this hearing, the presentation before the Commission, and Staff's recommendation, this Commission finds the proposed text amendments to the City's Land Development Regulations to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 23-04 upon first reading, and schedule second and final reading for September 11, 2023; seconded by Commissioner Potts.

Mayor Coerper opened the floor for comments.

Chris Mallinson expressed his concerns, as he has a trucking company and would not want to see trucks 150' from someone's home. He spoke of the noise leave and how this could take place at 4:30 in the morning. He suggested rather than allowing 150' from someone's home make it 150' from someone's pasture.

Vice Mayor Miller asked for clarification regarding the line of separation.

Mr. Boukari provided the information. He thanked Mr. Mallinson for stating his concerns. He stated that the option for a warehouse next to a pasture was 150' and that the buffer could remain

250' next to a home.

City Attorney Rush clarified that a site plan would only go before the Planning and Zoning Board, not this Commission.

Passed 4-0 by roll call.

B. Ordinance 23-05, Second Reading; Amending Code Section 38 - Utility Rates Water & Wastewater

City Attorney Rush read Ordinance 23-05 by title only.

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

Mayor Coerper opened the floor for comments.

Vice Mayor Miller thanked Public Services Director Valladares for his presentation and for trying to keep rates as low as possible.

Mayor Coerper stated he appreciated seeing the presentation where the City of Alachua was the third lowest in the State in electric rates.

Commissioner Brown thanked Public Services Director Valladares for his presentation and the informational flyers distributed by Public Services.

Commissioner Brown moved to approve Ordinance 23-05 on the Second and Final Reading; seconded by Vice Mayor Miller.

Mayor Coerper opened the floor for comments.

Margaret Francis asked if the price increases were the same for businesses as they were for residences.

Mayor Coerper stated rate were based on a percentage.

Ms. Francis stated she was unhappy with increases overall.

Larry Smith stated the people who grew the City of Alachua were now having a hard time with the new rates. He suggested a fixed for rate those who were struggling.

Passed 4-0 by roll call.

V. AGENDA ITEMS

A. Resolution 23-15 Establishment of a Fee Schedule of Lien Searches

City Attorney Rush read Resolution 23-15 by title only.

Deputy City Clerk LeAnne Williams introduced the item and provided the staff report. Mayor Coerper opened the floor for comments.

Vice Mayor Miller asked if this item would come before the Commission on a yearly basis.

Deputy City Clerk Williams stated it should be on an as-needed basis. She said lien searches were paid for by title companies, therefore this item would not affect the citizens.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

There were no questions or 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 Mike DaRoza thanked Pastor Caballero for the invocation. He spoke about the City's preparations for Hurricane Idalia. He asked the citizens to visit the City's Facebook page and website for updates. He announced:

- Special City Commissioner Meeting on September 6, 2023, for the budget
- Several boards have openings: CATF, P&R, P&Z, and YAC

City Attorney Rush reminded the citizens to be safe during Hurricane Idalia.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Potts stated the Ronald McDonald House had the ribbon-cutting on their new house and encouraged everyone to come for a tour.

Commissioner Brown thanked Pastor Caballero for the invocation. She stated she attended:

- The groundbreaking for Lane Enterprises
- The ribbon-cutting for the Ronald McDonald House

She stated the AME church family was donating and providing meals for the families at the Ronald McDonald House. She thanked the citizens who attended the meeting to share their concerns and Mitch Glaeser for his words of encouragement.

Vice Mayor Miller thanked the citizens who attended and engaged in the meeting.

Mayor Coerper thanked those who organized the Go Orange for Non-Violence event. He encouraged the citizens to take Commissioner Potts up on his invitation to visit the Ronald McDonald House.

ADJOURN

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

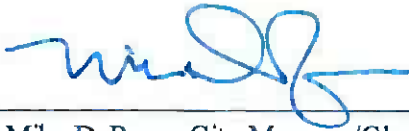
Passed by unanimous consent.

CONSENT AGENDA

CONSENT AGENDA ITEMS

A. Fiscal Year 2022-2023 Write Offs

ATTEST:



Mike DaRoza, City Manager/Clerk

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA



Gib Coerper, Mayor