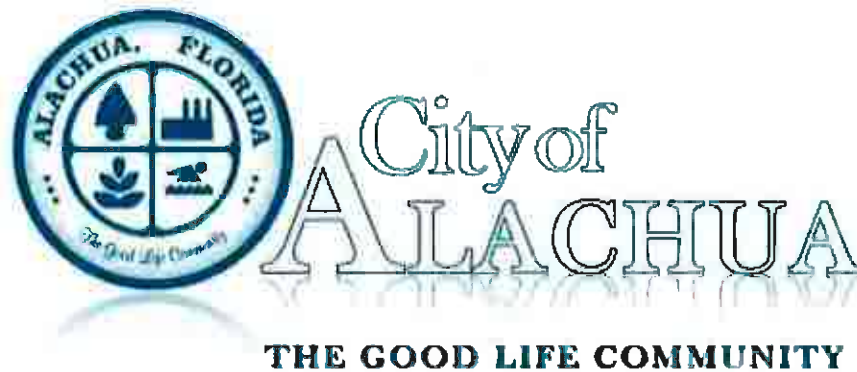




**Regular City Commission Meeting
Minutes
August 22, 2022**

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: August 22, 2022

Meeting Location: James A Lewis Commission Chambers

CITIZENS PRESENT: Nancy Wales, Tim Mills, Chris Mallinson, Gloria Jones Andrews, Phyllis Strickland,
STAFF ATTENDING: Heather Carter, Elliot Harris, Tara Malone, Jesse Sanducky, Justin Tabor, Rodolfo
Valladares, LeAnne 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 Josh Moon, River of Life Church.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

City Manager Mike DaRoza recommended deferral of item E under Public Hearings and Ordinances to be moved to September 26, 2022.

Commissioner Edward Potts moved to have item E under Public Hearings and Ordinances deferred to City Commission meeting September 26, 2022; seconded by Vice Mayor Jennifer Blalock.

Passed by unanimous consent.

Commissioner Shirley Green Brown moved to approve the amended agenda; seconded by Vice Mayor 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 Dayna Miller 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. Legacy Park Summer Camp Student Artist Appreciation

Deputy City Clerk LeAnne Williams introduced the item.

Mayor Coerper and Recreation and Culture Director Elliot Harris presented the students with certificates.

Mayor Coerper thanked the parents for allowing their children to participate in the summer program.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

Nancy Wales suggested the neighborhood meetings be posted not only in newspapers but also on a website. She stated her concerns regarding removing trees with the growth of the city. She stated she was pleased with the new sidewalks. She asked about turn lanes.

City Attorney Marian Rush explained the notification process and stated there were regulations for turn lanes to be placed.

(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 22-20, Second Reading: Small Scale Comprehensive Plan Amendment (SSCPA) – Tomoka Hills Non-Residential: A request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of SSCPA to amend the Future Land Use Map (FLUM) on a ±45.3 acre subject property from Agriculture to Community Commercial; Consisting of Portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000 (Legislative Hearing).

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

Craig Brashier, Director of Planning, CHW, stated he had nothing to add but was happy to answer questions.

City Attorney Rush read Ordinance 22-20 by title only.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Potts moved to based upon the presentation before this Commission and Staff's recommendation, this Commission finds the application for a Small Scale Comprehensive Plan Amendment submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and adopts Ordinance 22-20 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.

- B. Ordinance 22-21, Second Reading: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) – Tomoka Hills Non-Residential: A request by Craig Brashier, AICP, of Causseaux, Hewett, & Walpole, Inc., applicant and agent for Tomoka Hills Farms, Inc., property owner, for consideration of a Rezoning to amend the Official Zoning Atlas from Agricultural (A) to Community Commercial (CC) on a ±45.3 acre subject property; Consisting of Portions of Tax Parcel Numbers 03873-000-000 and 03873-001-000 (Quasi-Judicial Hearing).

City Attorney Rush read Ordinance 22-21 by title only.

Principal Planner Tabor requested the staff report from Ordinance 22-20 be incorporated as the staff report for Ordinance 22-21.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Miller moved based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation, this Commission finds the application for a Site-Specific Amendment to the Official Zoning Atlas submitted by Causseaux, Hewett, & Walpole, Inc. on behalf of Tomoka Hills Farms, Inc. to be consistent with the City of Alachua Comprehensive Plan and adopts Ordinance 22-21 on second and final reading; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- C. Final Plat – Alachua West: A request by David S. McDaniel, of M3 Alachua, LLC, applicant and property owner, for consideration of the Final Plat for Alachua West, which proposes to subdivide a ±35.82 acre subject property into a total of 122 lots with associated common areas and road right-of-way; Consisting of Tax Parcel Numbers 03042-050-006, 03042-050-007, 03042-052-002, 03042-052-003, 03042-052-004, 03042-052-005, and 03042-052-006 (Quasi-Judicial Hearing).

This item was deferred to September 26, 2022.

- D. Ordinance 22-22, Second Reading; Amending Code Section 38 - Utility Rates Water & Wastewater

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

Public Services Director Rodolfo Valladares introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Brown thanked Public Services Director Valladares for making the presentation so understandable.

Commissioner Brown moved to approve Ordinate 22-22 on Second and Final Reading; seconded by Commissioner Potts.

Mayor Coerper opened the floor for comments.

City Manager DaRoza read a letter from Kay Ann Hiesel into the record.

Passed 5-0 by roll call.

Commissioner Brown asked for the contact information of Ms. Hiesel.

E. Ordinance 22-23 1st Reading Amending Section 30-34 Relating to Residential Solid Waste

City Attorney Rush read Ordinance 22-23 by title only.

Compliance and Risk Management Director Cap Wilson introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Vice Mayor Blalock moved to adopt Ordinance 22-23 on first reading and schedule second reading for September 12, 2022; seconded by Commissioner Potts.

Mayor Coerper opened the floor for comments.

Chris Mallinson commended Compliance and Risk Management Director Wilson on a job well done. He questioned the low figures, considering gas prices, and was concerned that the cities cited in the presentation as comparable might not be.

Mariann Zurick stated she would like to see smaller garbage can sizes for smaller households as a way to help seniors with their budgets. She also stated the smaller cans were more manageable than the oversized garbage cans.

Compliance and Risk Management Director Wilson stated any time a resident would like a smaller can, they could request it; however, the fee would stay the same as this was how the ordinance was written.

Passed 4-0 by roll call, with Commissioner Miller absent.

V. AGENDA ITEMS

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 congratulated the children from Legacy Park Summer Program and stated it was nice to see all of the parents filling chambers. He thanked Ms. Wales and Ms. Zurick for voicing their concerns. He stated while he was charged with making the most fiscally responsible decisions for the City at large, he also understood a \$2.54 increase per month in water and wastewater for some was significant. He invited the citizens to tour City facilities so they could better understand what their tax dollars support. He stated he attended the Florida League of Cities conference, and he left with a new

appreciation for working for the City of Alachua.

City Attorney Rush congratulated the directors who made presentations and Recreation and Culture Director Harris for the fine work with the children over the summer.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Potts stated he parked cars at W.W. Irby Elementary for the last two weeks with the Lions Club. He stated he attended Chamber of Commerce After Hours event at the Perry Center, Santa Fe College. He stated the Ronald McDonald House had the Red Shoe Affair in person for the first time in three years. He stated the Florida League of Cities conference was great.

Commissioner Miller stated she attended the Chamber of Commerce After Hours event at the Perry Center, Santa Fe College. She announced the Chamber of Commerce would have a ribbon-cutting on Wednesday, August 24, 2022, from 5 P.M. to 7 P.M. at Daft Cow Brewery in San Felasco Tech City. She stated she attended the Florida League of Cities conference and enjoyed it greatly. She thanked Chief Jesse Sandusky for keeping the city safe.

Commissioner Brown thanked:

- Pastor Moon for the inspirational prayer.
- Ms. Wales, Mr. Mallinson and Ms. Zurick for their comments and the letter from Mrs. Hiesel.
- Recreation and Culture Director Harris, Michele Faulk and staff for recognizing the children.

She stated she attended:

- the Florida League of Cities conference
- the Florida Black Caucus Breakfast

She announced Elder Options, the City of Alachua, and others would collaborate to sponsor a "COVID-19 You Matter, I Matter, We Matter" Health Fair on Saturday, September 24, 2022, from 5 P.M. to 9 P.M. at Legacy Park Multipurpose Center.

Vice Mayor Blalock thanked Recreation and Culture Director Harris for the work he did with the children. She stated the Florida League of Cities Conference was amazing.

Mayor Coerper stated the Florida League of Cities Conference was wonderful. He reminded everyone school was back in session. He stated A.L. Mebane Middle School was now a magnet school, which would feed the bio tech program of the high school.

ADJOURN

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

Passed by unanimous consent.

CONSENT AGENDA

CONSENT AGENDA ITEMS

- A. August 8, 2022 Budget Workshop Meeting Minutes
- B. Fiscal Year 2021-2022 Write Offs

C. Revision to FY 2022 Compensation Plan

D. August 08, 2022 City Commission Meeting Minutes

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA



Mike DaRoza, City Manager/Clerk



Gib Coerper, Mayor