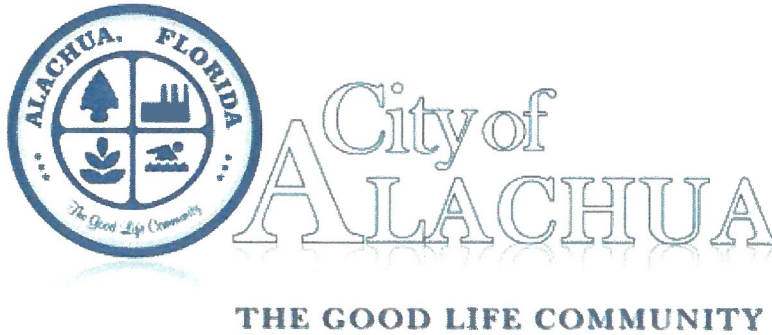




**Regular City Commission Meeting
Minutes
June 28, 2021**

Mayor Gib Coerper
Vice Mayor Shirley Green Brown
Commissioner Jennifer Blalock
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: June 28, 2021

Meeting Location: James A Lewis Commission Chambers

CITIZENS PRESENT: Steve Lowitz, Zach Chalifour, Joe Hancock, Crystal Hancock, Natron Curtis, Douglas Hancock, Carol Richardson, Rudy Rothseiden, Ashley Rothseiden, Sienna Rothseiden, Jacqui Stirling. **STAFF ATTENDING:** Wesley Barrett, Robert Bonetti, Kenyata Curtis, Mike DaRoza, Anne-Marie DiRocco, Carlos Hunt, Lynn Hayes, Kamal Latham, Ashley McGraw, Donna Myers, 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 Rev. Natron Curtis, The Well.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

City Manager Adam Boukari requested an item be added to the Agenda Items as Item D: Resolution 21-19: Authorizing Alachua County to Act on Behalf of the City of Alachua in Regard to Opioid Litigation.

Commissioner Dayna Miller moved to approve the agenda as amended; seconded by Commissioner 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 Robert Wilford moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Vice Mayor Shirley Green Brown.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. Alachua Optimist Club - Helpful Heart Award Presentation

Deputy City Clerk LeAnne Williams introduced the presentation.

Joe Hancock and Carol Richardson presented the awards to Ernestine Cannady and Rudy Rothseiden.

Ms. Cannady thanked her husband and those who had helped her with her community outreach group, Anointed to Serve.

Mr. Rothseiden thanked his family and the Optimist Club for honoring him.

Mayor Coerper congratulated those honored.

Commissioner Wilford thanked those honored.

City Manager Boukari expressed his appreciation for the citizens who make the Good Life Community the Good Life Community.

Vice Mayor Brown spoke for how humble the recipients were in their service, and how fitting it was that they were honored.

B. Florida League of Cities 2020 Hometown Health Award Presentation

Compliance and Risk Management Director Cap Wilson introduced the presentation.

Arron Carper, from Group Health with the Florida League of Cities, presented the Hometown Health Award.

City Manager Boukari spoke about how important health and wellness was for the city.

C. Alachua County Public Schools Rezoning / Reimagining School Districts

Deputy City Clerk Williams introduced the presentation.

Dr. Carlee Simon, Alachua County Public Schools Superintendent, provided the presentation.

Discussion ensued regarding over and under capacity of schools, non-traditional use of schools, meeting with families to discuss what would happen with the schools, W.W. Irby specifically, Montessori schools, Head Start, cluster zoning, a joint meeting between the school boards and the commission, schools grades in Alachua, a magnet program geared toward technology, and an emphasis on arts.

D. Fiscal Analysis Report for FY 2020-2021 through May 31, 2021

Accounting Manager Ashley McGraw provided the presentation.

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

Commissioner Wilford invited the community to attend the Suwannee River Water Management District Meeting to be held on Tuesday, July 13, 2021, at 9:00 A.M., at the James A. Lewis Commission Chambers.

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A. Ordinance 21-06; Second and Final Reading: Site-Specific Amendment to the Official Zoning Atlas: A request by Christopher Potts, P.E., of JBrown Professional Group, Inc. applicant and agent for Shakti Management,LLC, property owner, to amend the Official Zoning Atlas from Central Business District (CBD) to Commercial Intensive (CI) on a ±1.09 acre subject property. Tax Parcel Number 03896-004-000 (Quasi-Judicial Hearing).

City Attorney Marian Rush read Ordinance 21-06 by title only.

Having been sworn in, Planning & Community Development Director Kathy Winburn introduced the item and provided the staff report.

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 JBrown Professional Group,LLC on behalf of Shakti Management, LLC, property owner, to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and moves to approve Ordinance 21-06 on second and final reading as amended; seconded by Vice Mayor Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- B. Ordinance 21-08; First Reading: Comprehensive Plan Text Amendment- A Request by the City of Alachua to Amend the City of Alachua Comprehensive Plan by Amending the Vision Element to Update the Vision Statement and the Goals to Implement the Vision. (Legislative Hearing).

City Attorney Rush read Ordinance 21-08 by title only.

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

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Miller suggested the language of Goal 2, which is specific, be removed, and add in general language.

City Manager Boukari stated revisions could be made for the final reading.

Commissioner Wilford expressed his appreciation to the advisory boards for their input.

City Manager Boukari stated Goal 4, Housing, may also get a word change before the second reading.

Commissioner Miller moved to approve Ordinance 21-08 on first reading; and authorize Staff to transmit the proposed Comprehensive Plan Amendment to the Florida Department of Economic Opportunity under the Expedited State Review Process; seconded by Commissioner Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

V. AGENDA ITEMS

A. RFP 2021-02 City of Alachua Professional Auditing Services Award

Purchasing Specialist Donna Smith introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Wilford advised the Commission that in 2007 he had a professional relationship with James Moore, but he felt he could be objective in this proceeding.

Vice Mayor Brown moved to receive the recommended rankings of the Selection Committee for the City of Alachua Professional Auditing Services and authorize Staff to move forward with negotiations to enter into a five-year contract (by Engagement Letter) with Purvis Gray with a City Option for up to two (2) one (1) year extensions; seconded by Commissioner Blalock.

Mayor Coerper opened the floor for comments.

Zach Chalifour of James Moore told the Commission of his company's attributes.

Ron Whitesides of Purvis and Gray reminded the Commission of what his company had done for the City.

City Manager Boukari stated the reasons for the recommended selection.

Passed 5-0 by roll call.

B. Merrillwood Phase II Loan Contribution Verification

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

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Vice Mayor Brown moved to approve, commit and verify that the City will, if FHFC funding of the construction of up to 100 MFR units, be awarded in response to the ACHA application to be filed in response to FHFC RFA 2021-201, fund and provide a \$460,000, 25 year balloon payment, 2% interest paid annually loan, conditioned on the terms conditions set forth in this Agenda Item as well as all others deemed appropriate by the City Attorney, and; authorize the Mayor and City Manager to execute and provide to the ACHA for inclusion in the Application to be filed in response to FHFC RFA 201, the attached FLORIDA HOUSING FINANCING CORPORATION LOCAL GOVERNMENT VERIFICATION OF CONTRIBUTION-LOAN FORM (Rev.07-2019) attached hereto and as completed and approved as to content by the City Attorney; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

Steve Lowitz spoke about the project.

Passed 5-0 by roll call.

C. Amended and Restated Developer Agreement with Harvest

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

Mayor Coerper asked the commissioners for questions or comments.

City Attorney Rush informed the Commission the bond had arrived in the amount of \$1,851,740.40. along with the amended restatement developer agreement, signed by Harvest.

Vice Mayor Brown moved to approve the Amended and Restated Developer Agreement with Harvest; seconded by Commissioner Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

D. Resolution 21-19: Authorizing Alachua County to Act on Behalf of the City of Alachua in Regard to Opioid Litigation

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L***

City Attorney Rush read Resolution 21-19 by title only.

City Manager Boukari introduced the item and made recommendations.

City Attorney Rush offered clarification.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Blalock moved to approve approve Resolution 21-19 and authorize to send to Alachua County as amended; seconded by Vice Mayor 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 Boukari invited the community to the July 4th celebration. He reminded the Commission the next meeting would be July 26, 2021.

City Attorney Rush thanked City Staff for all of their hard work, as the last few weeks had been very difficult.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Blalock thanked everyone for coming to the meeting and said she was looking forward seeing everyone at the July 4th celebration.

Commissioner Miller stated she attended:

- The soft opening of the Hampton Inn
- The strategic planning session
- The Soil Collection Ceremony, and thanked Vice Mayor Brown for her work on that project and Megan Walls for speaking

She announced Member Aidan Grosz of the Youth Advisory Council received his Eagle Scout rank. She wished everyone a Happy Independence Day.

Commissioner Wilford thanked:

- Pastor Curtis for the prayer
- Those who attended the meeting
- Chief Chad Scott for his continued leadership and service
- The Alachua Optimist Club for honoring Ms. Cannady and Mr. Rothseiden
- Mr. Carper for presenting the Florida League of Cities Hometown Health Award
- Dr. Simon for presenting the Rezoning and Reimaging plans

He congratulated Mayor Matt Surrency of Hawthorne for receiving the Florida League of Cities Real Hero Award.

He stated he attended:

- The strategic planning retreat, and it was very productive
- The open house at the Hampton Inn
- The Soil Collection Ceremony as part of the Alachua-Newnansville Community Remembrance Project

Vice Mayor Brown thanked Pastor Curtis from for the prayer. She stated the Youth Advisory Council hosted the Seniors Fun Day, and it was exceptional. She thanked Rev. Sermons and Rev. Brown for their work with the Juneteenth event. She stated the Strategic Planning Retreat was awesome. She stated the Alachua/Newnansville Soil Ceremony was fantastic, emotional and well attended. She thanked those who helped in some way:

- Mr. Alonzo Felder
- Dr. Paul Ortiz
- Ms. Gussie Lee
- City Manager Adam Boukari
- Mayor Gib Coerper

- Commissioner Wilford
- Commissioner Miller
- Chief Chad Scott
- The Youth advisory Council
- Deputy City Clerk LeAnne Williams
- Staff Assistant to the Deputy City Clerk Brenda Phillips
- Alachua Police Department
- APD explorers
- Alachua Recreation and Culture Dept
- All City Staff
- Assistant City Manager Kamal Latham
- Mebane Middle School
- The program participants and subcommittee members
- Martha Folston and Jamie Morris, YAC member for sharing their special Art talents
- Mr. Cap Wilson for sharing history

She invited interested citizens who would like to join as new members to contact her or any member of the subcommittee-Rev. John Brown, Dr. Paul Ortiz, Rev. Carl Smart, Minister.

Mayor Coerper stated the Soil Collection Ceremony was great and he thanked Vice Mayor Brown. He announced June 29, 2021, at 6:00 P.M. the Alachua League of Cities would be having its first meeting in over a year at the Swick House.

ADJOURN

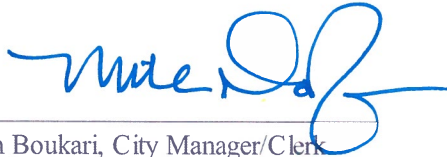
Commissioner Wilford moved to adjourn; seconded by Vice Mayor Brown.

Passed by unanimous consent.

CONSENT AGENDA

CONSENT AGENDA ITEMS

ATTEST:



Adam Boukari, City Manager/Clerk

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA



Gib Coerper, Mayor