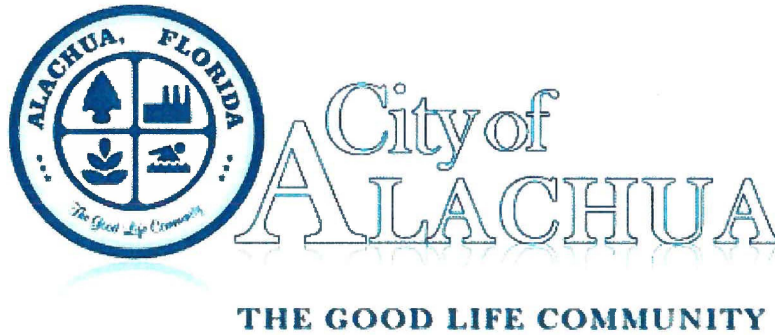




**Regular City Commission Meeting
Minutes
June 22, 2020**

Mayor Gib Coerper
Vice Mayor Robert Wilford
Commissioner Shirley Green Brown
Commissioner Gary Hardacre
Commissioner Dayna Miller

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 22, 2020

Meeting Location: James A. Lewis Commission Chambers, City Hall

CITIZENS PRESENT: Bill Menadier, Debra Frazier-Sermons, Mary Martin, Carl Smart, Malcolm Dixon, Fernando Rodriguez, Nancy Rodriguez. **STAFF ATTENDING:** Rob Bonetti, Mike DaRoza, Adam Hall, Ashley McGraw, Jesse Sandusky, Chad Scott, Donna Smith, Justin Tabor, 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, with Commissioner Gary Hardacre absent.

INVOCATION

Led by Rev. Debra Frazier-Sermons, Paradise Community Church.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

City Manager Adam Boukari requested an item be added to the Public Hearings and Ordinances as Item B Ordinance 20-01 Designation and Creation of Business Incentive Program, noting it had been properly noticed to the public.

Vice Mayor Robert Wilford moved to approve the agenda as amended; seconded by Commissioner Dayna Miller.

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

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. Fiscal Analysis Report for FY 2019-2020 through May 31, 2020

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

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Mayor Coerper thanked Finance and Administrative Services Director Bonetti for the report.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

Yvonne Hayes-Hinson presented herself as a candidate for Florida House of Representatives.

Carl Smart, Assistant County Manager, spoke on Truth and Reconciliation Remembrance Committee.

(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. Tolosa PD-R Preliminary Plat & Final PD Plan, Phase 1: A request by Anthony J."Jay" Brown, Jr., P.E., of JBrown Professional Group, agent for Bentley Timber, LLC , applicant & property owner, for consideration of the Preliminary Plat & Final PD Plan for Phase 1 of the Tolosa PD-R, which proposes the subdivision of a ±18.74 acre subject property into a total of 43 lots, with associated common areas and right-of-way. Tax Parcel Number 03135-000-000 (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.

Vice Mayor Wilford asked about County road connections.

Planner Hall provided clarification.

Commissioner Miller asked if this was part of the conditions.

Planner Hall indicated where the conditions were on the map.

Mayor Coerper asked about historical buildings.

Planner Hall addressed the concerns.

Vice Mayor Wilford moved based upon the competent substantial evidence presented at this hearing, the presentation before this 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 and Final PD Plan of Tolosa PD-R Phase 1, subject to the three (3) conditions provided in Exhibit "A" and located on page 21 of the Staff Report; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

B. Ordinance 20-01 Second Reading; Designation and Creation of Business Incentive Program

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L*

City Attorney Marian Rush read Ordinance 20-01 by title only.

Communications & Executive Project Manager Mike DaRoza 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 Miller moved to adopt Ordinance 20-01; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

C. Ordinance 20-03, Second Reading; Evaluation and Appraisal Based Amendments to Update the City of Alachua Comprehensive Plan for the Period 2019-2035 (Legislative)

City Attorney Rush read Ordinance 20-03 by title only.

Principal Planner Justin Tabor introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Miller asked about the frequency in which the City reviews the Comprehensive Plan.

Principal Planner Tabor provided the information.

Mayor Coerper thanked staff for their hard work.

Commissioner Brown also thanked staff.

Commissioner Brown moved to adopt Ordinance 20-03 on second and final reading; and, authorize City Staff to transmit the adopted Comprehensive Plan Text Amendments to the Florida Department of Economic Opportunity and reviewing agencies under the State Coordinated Review Process; seconded by Vice Mayor Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

- D. Ordinance 20-05, First Reading; Site-Specific Amendment to the Official Zoning Atlas - A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for 441 Development Group of Alachua County, LLC, property owner, to amend the Official Zoning Atlas from Agriculture (Alachua County) to Community Commercial (CC) on ±18 acres and to Residential Single Family – 4 (RSF-4) on ±10.2 acres on a ±28.2 acre subject property. Consisting of Tax Parcel Number 05898-005-000 (Quasi-Judicial Hearing).

City Attorney Rush read Ordinance 20-05 by title only.

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

Mayor Coerper asked the commissioners for questions or comments.

Vice Mayor Wilford asked if there was any response to the second public notice.

Principal Planner Tabor indicated there was no response.

Clay Sweger of EDA spoke on the details of the property.

Vice Mayor Wilford asked who supplied the utilities.

City Manager Boukari provided information.

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 to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 20-05 on first reading and schedules second and final reading for July 27, 2020; seconded by Vice Mayor Wilford.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

- E. Ordinance 20-06, First Reading; Small Scale Comprehensive Plan Amendment - A request by Clay

Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Black Flag Metalsmith, LLC, property owner, to amend the Future Land Use Map (FLUM) from Agricultural to Industrial on a ±6.98 acre subject property. The property subject to the proposed amendment is located north of NW County Road 235. Consisting of Tax Parcel Number 03918-003-000 (Legislative Hearing).

City Attorney Rush read Ordinance 20-06 by title only.

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

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Miller asked for clarification regarding zoning.

Principal Planner Tabor provided the information.

Mr. Sweger of EDA spoke on the details of the property.

Vice Mayor Wilford 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 to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 20-06 on first reading and schedules second and final reading for July 27, 2020; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

- F. Ordinance 20-07, First Reading; Site-Specific Amendment to the Official Zoning Atlas - A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for Black Flag Metalsmith, LLC, property owner, to amend the Official Zoning Atlas from Agricultural to Light & Warehouse Industrial (ILW) on a ±6.98 acre subject property. Consisting of Tax Parcel Number 03918-003-000 (Quasi-Judicial Hearing).

City Attorney Rush read Ordinance 20-07 by title only.

Principal Planner Tabor requested the staff report from Ordinance 20-06 be incorporated as the staff report for Ordinance 20-07.

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 to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 20-07 on first reading and schedules second and final reading for July 27, 2020; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

G. Ordinance 20-08, First Reading; LDR Text Amendments - A Staff-Initiated Amendment to the City's Land Development Regulations (Legislative).

City Attorney Rush read Ordinance 20-08 by title only.

Principal Planner Tabor introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

Vice Mayor Wilford asked about waivers and extensions.

Principal Planner Tabor provided the information.

City Manager Boukari commended the Planning staff for taking on this project, understanding all of the research that went into it.

City Attorney Rush added to the compliments.

Commissioner Brown 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 to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 20-08 on first reading and schedules second and final reading for July 27, 2020; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

Mr. Sweger thanked the City staff for letting him participate in the process in terms of input.

Passed 4-0 by roll call.

V. AGENDA ITEMS

A. RFQ 2020-01 City of Alachua Wastewater Lift Station Modeling Award

Purchasing Specialist Donna Smith introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Vice Mayor Wilford moved to accept the recommended ranking of the Selection Committee with Jacobs as the only submission authorize staff to move forward with negotiations to enter into a contract with Jacobs upon agreed negotiations, authorize the City Manager to enter into a contract to provide Engineering Services for Engineering Design for Wasterwater Lift Station Modeling in an amount not to exceed \$65,000.00; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

- B. Resolution 20-07: Amending the Fiscal Year 2019-2020 Budget for the Receipt of Unanticipated Revenue; Establishing the Children's Trust Grant Special Revenue Fund to Appropriate Revenues and Expenses Related to the Children's Trust of Alachua County Agreement; Providing an Effective Date.

City Attorney Rush read Resolution 20-07 by title only.

Finance and Administrative Services Director Bonetti 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 to adopt Resolution 20-07; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

- C. Resolution 20-08 Brightmark, LLC Participation in Qualified Target Industry Tax Refund and Wage Waiver Request

City Attorney Rush read Resolution 20-08 by title only.

Communications & Executive Project Manager DaRoza introduced the item and provided the staff report.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Miller asked if there was a timeline for when decisions would to be made by Brightmark, L.L.C. to locate here in Alachua.

City Manager Boukari stated he was unsure, but he thought we would know by the first quarter of 2021.

Commissioner Brown moved to adopt Resolution 20-08; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 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 announced:

1. There would be no meeting on July 13, 2020, which was the Commission's Summer break
2. Strategic Planning Retreat on June 30, 2020, 8:30 A.M. in the Swick House
3. Summer Camp at Legacy Park started June 22, 2020, and would continue for 6 weeks
4. City facilities were re-opened to the public on June 22, 2020

5. July 4th Celebration had cancelled, but staff was working on a plan to possible hold a similar event on Labor Day
6. July 1, 2020, was the Inclusive Playground opening

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Brown thanked:

1. Rev. Sermons for providing the invocation
 2. Mr. Smart, Assistant County Manager, for taking the time to come and enlighten the citizens about the history and process of the Truth and Reconciliation Remembrance Committee
 3. Ms. Yvonne Hayes Henson, Candidate for Florida House of Representatives, for being here tonight
- She stated she participated in many Zoom meetings. She welcomed all citizens and staff back to City Hall

Commissioner Miller told City Manager Boukari she supported the decision to cancel the July 4th Celebration. She stated she attended:

1. Alachua Chamber of Commerce Sportsfest.
2. Flag Day celebration at the Elks Lodge

She announced:

1. The final Youth Advisory Council meeting would be Thursday, June 25, 2020
2. Prayer March for Unity on June 28, 2020, 2:00 P.M. from Maude Lewis Park to Skinner Park.

She stated tonight was a great night which shows smart residential development and common sense business growth for our City.

Vice Mayor Wilford thanked everyone who attended the meeting and those who spoke. He thanked Rev. Sermons for providing the invocation. He congratulated Commissioner Miller for being appointed to the Board of Directors of Recycle Florida Today and for being elected to serve as President of the Alachua Lions Club. He stated he attended:

1. Community Youth and Police Relationship Summit at the Deeper Purpose Community Church in High Springs
2. Online Ethics training
3. Poetic Cuts ribbon-cutting ceremony
4. Summer Camp kick-off at Legacy Park
5. Alachua Woman's Club

Mayor Coerper stated how proud he was of the City residents for adhering to the COVID-19 regulations.

ADJOURN

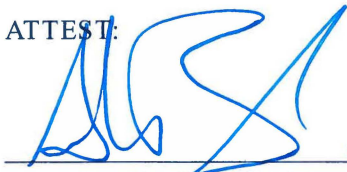
Vice Mayor Wilford moved to adjourn; seconded by Commissioner Miller.

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