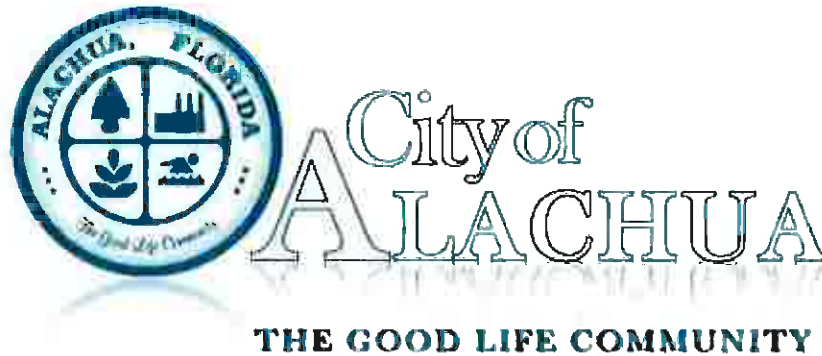




**Regular City Commission Meeting
Minutes
June 13, 2022**

Mayor Gib Coerper
Vice Mayor Jennifer Blalock
Commissioner Shirley Green Brown
Commissioner Dayna Miller
Commissioner Edward Potts

City Manager Mike DaRoza
City Attorney Marlan Rush

The City Commission will conduct a
Regular City Commission Meeting
At 6:00 PM
to address the item(s) below.

Meeting Date: June 13, 2022

Meeting Location: James A Lewis Commission Chambers

CITIZENS PRESENT: Harold Theus, Rev. Debra Sermons, Jovante Hayes, Valry Pelham, Dietra H. Sherman, Monica Moore, Jason Moore, Garvin Pomibe. **STAFF ATTENDING:** Diane Amendola, Lisa Freeman, Adam Hall, Elliot Harris, Tara Malone, Jesse Sandusky, Donna Smith, Justin Tabor, Rodolfo Valladares, LeAnne Williams, Kathy Winburn, Kim Vermillion.

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 Debra Sermons, Paradise Community Outreach Ministry.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

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

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. District Wide School-Related Employee of the Year Recognition

Deputy City Clerk LeAnne Williams introduced the presentation.

Mayor Coerper presented the certificate.

Commissioner Brown spoke of her time with Ms. Rye and thanked Ms. Rye for her kindness and dedication.

B. American Cancer Society Awards

Kyle Stone of the American Cancer Society presented the awards to the City of Alachua, Waste Pro, Ben Boukari, Mi Apa Latin Café, Always Optimal Together and the Alachua Dream Team. Ms. Stone thanked everyone for their support. Kim Vermillion recognized the many people who volunteer to make the event happen every year.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

Nathan Scott announced his candidacy for Circuit Court Judge.

Robert Sharp stated the citizens need to come together.

Dietra Sherman and Valerie Jones-Pelham of Common Purpose Circle of Alachua- thanked the City for helping them get the permit for the Wear Orange on National Gun Violence Awareness Day. Ms. Sherman noted the event in the city of Alachua was covered nationally. Ms. Sherman thanked Commissioner Brown and Chief Jesse Sandusky and his officers for their support.

Phyllis Wilcox-Strickland thanked the Commission for supporting the Wear Orange event and asked for more support for next year, in an effort to be a city known for being proactive. She also commended the efforts put into Relay for Life. She thanked Chief Sandusky, Commissioner Brown and Vice Mayor Blalock for their support.

Mitch Glaeser, President of the Alachua Chamber of Commerce, stated there were 90 people present at the June luncheon. He mentioned the Innovation Academy would be coming to San Felasco Tech City with 150 students over the course of the summer. He invited the Commission to attend an evening with one of the groups.

Ms. Sermons, Paradise Community Outreach Ministry, invited the community to a Juneteenth celebration and prayer vigil, Saturday, June 18, 2022, from 10 a.m. to 1 p.m.

(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 22-13, Second Reading: Small Scale Comprehensive Plan Amendment: Tomoka Hills: A request by Craig Brashier, of CHW, Inc., applicant and agent for Tomoka Hills Farms, Inc, property owner, to amend the Future Land Use Map (FLUM) from Agriculture (±6.42 acres) and Moderate Density Residential (±19.08 acres) to Medium Density Residential (± 11.67 acres) and Moderate Density Residential (±13.81 acres) on a ±25.48 acre subject property. Tax Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000 (Legislative Hearing).

City Attorney Marian Rush asked if anyone had been contacted regarding this item.

Commissioner Miller stated she had been contacted.

City Attorney Rush asked if Commissioner Miller could make her decision on the evidence placed before her at the hearing and on nothing else.

Commissioner Miller stated she could.

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

Craig Brashier, Director of Planning, CHW, came forward to answer questions.

Mayor Coerper asked commissioners for questions or comments.

Commissioner Miller asked if the fire station was being built first.

Mr. Brashier said it was.

Commissioner Miller asked which fire station this was to replace.

Alachua County Fire Rescue Chief Harold Theus stated that, while this was intended to replace a station, this area was growing so fast, the current station may be needed in the future as well as the new one.

Vice Mayor Blalock asked about current response times.

Chief Theus discussed response time in detail.

Vice Mayor Blalock asked about responding jurisdictions.

Chief Theus provided the information.

Vice Mayor Blalock asked when the station at Tech City was to be built.

Chief Theus said they would break ground by January, 2025.

Commissioner Miller asked how many phases they anticipated.

Mr. Brashier stated there was no way to know. He stated it would begin in the next few months, but this could take years.

Commissioner Miller thanked him for taking the time to talk with the neighbors.

Vice Mayor Blalock asked what percent of calls were in the heart of the city.

Chief Theus stated he would need to research those numbers and get back to staff.

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 to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 22-13 on second and final reading; seconded by Commissioner Potts.

Mayor Coerper opened the floor for comments.

James Medley stated his concerns regarding CR 235A.

Adrian Medley spoke of her concerns regarding the growth of the city.

City Attorney Rush read Ordinance 22-13 by title only.

Passed 5-0 by roll call.

- B. Ordinance 22-14, Second Reading: Site-Specific Amendment to the Official Zoning Atlas: Tomoka Hills, a request by Craig Brashier, AICP, of CHW, Inc, applicant and agent for Tomoka Hills Farms, Inc. ,property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") (±6.42 acres) and Residential Single Family -1 ("RSF-1")(±19.08 acres) to Residential Single Family - 4 ("RSF-4")(±13.81 acres) and Residential Multiple Family ("RMF-

8") (±11.67 acres) on a ±25.48 acre subject property. Consisting of Parcel Numbers 03055-010-001, 03055-010-003, 03055-001-000, 03055-001-001, 03055-001-003, 03871-000-000(Quasi-Judicial Hearing).

Principal Planner Hall requested the staff report from Ordinance 22-13 be incorporated as the staff report for Ordinance 22-14.

City Attorney Rush read Ordinance 22-14 by title only.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Potts 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 22-14 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.

- C. Tara Forest East Phase 1 Final Plat: A request by Kyle Willems, P.E., of JBPro, Inc., applicant and agent for Tara Forest LLC, property owner, for consideration of the final plat of Tara Baywood Phase 1, which proposes to subdivide an ±10.86 acre subject property into a total of 32 lots, with associated common areas and right-of-way, consisting of Parcel Numbers 03067-005-001, 03067-000-000, and 03067-005-000 (Quasi-Judicial Hearing).

City Attorney Rush stated there was a request to defer this item to the July 25, 2022, City Commissioner Meeting.

Commissioner Miller moved to defer items C and D to the July 25, 2022, City Commission Meeting; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- D. Tara Baywood Phase 1 Final Plat: A request by Logan Peters, P.E., of JBPro, Inc., applicant and agent for Tara Baywood LLC, property owner, for consideration of the final plat of Tara Baywood Phase 1, which proposes to subdivide an ±20.25 acre subject property into a total of 61 lots, with associated common areas and right-of-way, consisting of Parcel Number 03067-063-000 (Quasi-Judicial Hearing).

Item deferred to the July 25, 2022 City Commission Meeting.

- E. Convergence Research Park Residential Phase 1 Final Plat: A request by Aaron Hickman, PSM., of CHW, Inc., applicant and agent, for San Felasco Research Ventures, LLC, property owner, for consideration of the Final Plat for Convergence Research Park Residential Phase 1, which proposes to subdivide a ±44.44 acre subject property into a total of 86 lots with associated common areas and right-of-way; consisting of portions of Tax Parcel Numbers 03970-000-000 and 03929-000-000 (Quasi-Judicial Hearing).

City Attorney Marian Rush asked if anyone had been contacted regarding this item.

Commissioner Miller stated she had been contacted.

City Attorney Rush asked if Commissioner Miller could make base her decision on the evidence placed before her at the hearing and on nothing else.

Commissioner Miller stated she could.

Mayor Coerper stated a comment had been presented to the Commission and was presented to the Clerk for the record.

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

Mayor Coerper asked the commissioners for questions or comments.

Eric Hickman, CHW, came forward to answer questions.

Commissioner Miller asked when the Community Center would be built if not in phase one.

Mayor Coerper stated they needed houses to be built before they could have any kind of amenities for use.

Discussion ensued regarding the site plan, amenities and when they would be built.

Commissioner Potts moved based upon the competent substantial evidence presented at this hearing, the presentation before this Commission, and Staff's recommendation. Staff recommends that the City Commission approve the Final Plat of Convergence Research Park Residential Phase 1 ("Final Plat"), approve the "Subdividers Agreement for Convergence Research Park Residential Phase 1" ("Subdividers Agreement"), authorize the Mayor and City Attorney to sign the Final Plat and Subdividers Agreement, and, accept the Common Law Performance Bond from San Felasco Research Ventures, LLC in the amount of \$3,998,293.00 as the surety instrument for infrastructure improvements, other than the house sidewalks, and accept the Common Law Performance Bond from San Felasco Research Ventures, LLC in the amount of \$251,964.00 as the surety instrument for the house sidewalks; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

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 Mike DaRoza informed the citizens there were displays on the Mill Creek Water Quality Improvement Project. He thanked Pastor Sermons for the invocation. He reminded the citizens Thursday, June 16, 2022, would be Local Government Day. He thanked the teams involved with Relay for Life. He then reminded the Commission his contract would be coming up in three months, and he would be proud to serve this Commission as City Manager in a permanent capacity.

Commissioner Miller moved to waive the Rules of Procedure; seconded by Jennifer Blalock.

Passed by unanimous consent.

Commissioner Brown gave her recommendation for Mr. DaRoza. She recommended a two year contract.

Mr. DaRoza stated he appreciated Commissioner Brown's forthrightness, and he looked forward to meeting any challenge set for him.

City Attorney Rush asked if the Commission would like for her to go forward into negotiations and bring back a contract to the Commission.

Mayor Coerper asked City Attorney Rush to shape a motion for the Commission.

Commissioner Miller moved to direct the City Attorney to negotiate a contract with the City Manager along the lines of the contracts we have had with other City Managers we have had in the past, and bring it back to the City Commission within the next two City Commission meetings; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

Commissioner Miller suggested a three year contract rather than a two year contract, as she felt two years was not enough time to grow in his role and would give this Commission enough time to determine the future of this role.

Vice Mayor Blalock agreed that three years was better in a corporate world.

Commissioner Potts stated he was more comfortable with a longer contract.

Commissioner Brown stated she would not be opposed to a longer contract, but her concerns were more than just not being in the community.

Mayor Coerper stated City Manager DaRoza hit the ground running and had learned so much since he started.

Passed 5-0 by roll call.

Commissioner Miller moved that the contract be a three-year term and all the other terms of the contract be consistent with what had been done in the past for a City Manager; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-1 by roll call.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Potts stated he attended:

1. The Mill Creek Water Quality Improvement Project ribbon-cutting
2. Juneteenth at the Alachua Library

He announced the Alachua Chamber of Commerce Sportsfest would be at Turkey Creek on Saturday, June 18, 2022.

Commissioner Brown thanked:

1. Pastor Sermons' for the prayer
2. Valry Jones-Pelham and Detra Sherman for planning the Wear Orange event
3. The citizens who came to share their concerns

She stated she attended:

1. Juneteenth at the Alachua Library
2. The Mill Creek Water Quality Improvement Project ribbon-cutting

Commissioner Miller stated she attended:

1. Juneteenth at the Alachua Library
2. the Mill Creek Water Quality Improvement Project ribbon-cutting
3. The Gainesville Elks Lodge Flag Ceremony

Vice Mayor Blalock stated she walked properties around where the fire station was coming.

Mayor Coerper stated the Perry Center had a Bio event, where people across the country could show new equipment. He stated Trane Technologies donated bio-freezers to the Perry Center. He stated the Juneteenth event was a great event.

ADJOURN

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

Passed by unanimous consent.

CONSENT AGENDA

CONSENT AGENDA ITEMS

A. Revision to FY 2022 Compensation Plan

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA


Mike DaRoza, City Manager/Clerk
Gib Coerper, Mayor