



City of
ALACHUA

THE GOOD LIFE COMMUNITY

**Regular City Commission Meeting
Minutes
May 23, 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: May 23, 2022

Meeting Location: James A Lewis Commission Chambers

CITIZENS PRESENT: Joan Stewart, Nicholas Goldwire, Veronica McNichols, Amy & Tariq Nihira, Gloria Jones Andrews, Suzanne Fisher, Brandi Kinter, Kyle Kintner, Gail Kentnes, Julianna Harrell, Rupert L. Murphy II, Janet Yesh, Karen Arrington, Richard Beardsley, Bob Page, Tom Hubbard, Bill Menadier, Garvin Combs, Dietra H. Sherman. **STAFF PRESENT:** Diane Amendola, Robert Bonetti, Adam Hall, Jesse Sandusky, Donna Smith, Rodolfo Valladares, Cap Wilson, Kathy Winburn, Kim Vermillion, Tony Love.

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 Brittany Bryant of St Luke AME Church.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

Vice Mayor Jennifer Blalock 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

Commissioner Brown 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. O2B Kids Student Artist Appreciation

Assistant Deputy City Clerk Diane Amendola introduced the presentation.

Mayor Coerper and Ms. Brenda Reed presented the students with certificates.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Bob Page, Community President for South State Bank, stated the Alachua branch facility would close in August. He noted the bank would still be involved in city events. He stated he wanted to let the Commission know how much he appreciated the city and its residents.

Mitch Glaeser with San Felasco Tech City announced a new company from Silicon Valley California, Simply Faster, has relocated to Tech City. He stated UF students with the Innovation Academy came for a summer program that looks at workforce housing and how to bring them together. He stated Tech Village had fourteen companies sign up in the last four weeks, leaving ten spots available. He reminded the Commission about the Chamber luncheon Tuesday, June 7, 2022, at the Women's Club in Alachua. He stated it would be open to the public.

Ms. Valerie Jones asked the Commission if it would support a national event that she would like to bring to the community. She stated the event would have vendors available to educate the community on gun violence.

(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

A. Resolution 22-19; Planning & Zoning Board Appointment

Mayor Coerper informed the Commission that Dave Ferro had a prior engagement and would not be in attendance.

Sean Collins spoke on behalf of himself.

William Menadier spoke on behalf of himself.

Assistant Deputy City Clerk Amendola conducted the ballot process.

Having received 4 of 5 votes William Menadier was appointed to the 3 year term.

Having received 4 of 5 votes Dave Ferro was appointed to the 1 year term.

City Attorney Marian Rush read Resolution 22-19 by title only.

Commissioner Brown moved to appoint William Menadier and Dave Ferro to the Planning & Zoning Board and to adopt resolution 22-19, to be finalized to include the name of the appointed members; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

B. 2022-2023 City Commission Board and Committee Assignments

Mayor Coerper requested the Commission review the committee appointments for confirmation.

Commissioner Brown moved to approve the Commission Committee Assignments; seconded by Commissioner Dayna Miller.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A. Ordinance 22-08, Second Reading: Large Scale Comprehensive Plan Amendment -Schmidt Farms: A request by David Meeks, applicant and agent for DM Alachua Investments, LLC, property owner, to amend the Future Land Use Map (FLUM) Designation from Commercial (±48.4 acres) and Agriculture (±72.7 acres) to Commercial (±14.4 acres), High Density Residential (±17.8 acres), Moderate Density Residential (±53.2 acres), Conservation (±35.7 acres) on a ±121.1 acre subject property . Consisting of Tax Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000 (Legislative Hearing)

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

report.

Mayor Coerper asked where the gas station would be located.

Principal Planner Hall provided the response.

Chris Potts, Director of Engineering for JBPro, stated he did not have a presentation but was available to answer any questions the Commission had.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

City Attorney Rush read Ordinance 22-08 by title only.

Vice Mayor Blalock moved to adopt Ordinance 22-08 on the second and final reading; seconded by Commissioner Potts.

Mayor Coerper opened the floor for comments.

Ms. Karen Arrington spoke in opposition.

Passed 5-0 by roll call.

- B. Ordinance 22-09, Second Reading: Site-Specific Amendment to the Official Zoning Atlas - Schmidt Farms: a request by David Meeks, applicant and agent for DM Alachua Investments, LLC, property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") and Commercial Intensive ("CI") to Planned Development – Residential ("PD-R") and Planned Development – Commercial ("PD-COMM") on a ±121.1 acre subject property. Consisting of Parcel Numbers 05936-001-000, 05936-007-000, 05936-007-002, 05936-007-001, and 05945-000-000(Quasi-Judicial Hearing).

City Attorney Rush read Ordinance 22-09 by title only.

Commissioner Miller moved to adopt Ordinance 22-09 on the second and final reading and approve the Planned Development Agreement for the Schmidt Farms PD-R and PD-COMM Project and authorize the Mayor the sign the Agreement; and authorize staff to record the Planned Development Agreement for the Schmidt farms PD-R and PD-COMM project in the Public Record of Alachua County; seconded by Commissioner Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- C. Ordinance 22-12, Second Reading: Land Development Regulations (LDR) Text Amendment: A request by Clay Sweger, eda consultants inc. to amend the following sections of the City of Alachua Land Development Regulations: Article 10; Article 4, Table 4.4-1; Article 4, Section 4.2.4E(2); and Article 4, Section 4.3.3(B)

City Attorney Rush read Ordinance 22-12 by title only.

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

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Edward Potts moved to adopt Ordinance 22-12 on the 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.

V. AGENDA ITEMS

A. RFB 2022-02 Alachua Downtown Parking Lot Project Award

Purchasing Specialist Donna Smith introduced the item and made recommendations.

Commissioner Brown moved to accept the bid received from Andrews Paving, Inc. to complete the construction of the downtown parking lot and to Authorize the City Manager to issue a purchase order to Andrews Paving, Inc.; seconded by Commissioner Miller.

Mayor Coerper opened the floor for comments.

Ms. Gloria Jones Andrews asked if consideration could be given on having more than two handicapped parking spaces in the new parking lot.

Passed 5-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Gloria Jones Andrews commented on the new Tesla charging stations in front of Hitchcock's Market Place. She expressed her concerns about communication within the City of Alachua. She referenced a history project that she stated Commissioner Brown was working on.

(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 Bryant for her wonderful invocation. He stated he volunteered at the Great American Clean Up Event. He stated 1100 plants were planted and many bags of litter from various parts of the community were removed. He stated there was a record amount of volunteers, including children, who came out to help. He reminded the community about the Spring Concert Series at Legacy Park would be a free event on Saturday, June 4, 2022, from 5pm- 8pm. He noted there would be food trucks and bounce houses for the kids, and the featured band would be Uncle Morty's Rhythm Cream. He acknowledged the excellent work Assistant Deputy City Clerk Amendola did during the meeting, as it was her first meeting running solo.

City Attorney Rush congratulated Assistant Deputy City Clerk Amendola on a good job. She discussed the development agreement with Harvest and the road construction. She stated the company posted a 1.8 million dollar bond, and the deadline for construction was June 1, 2022, which had not taken place. She stated the City must make a specific demand for the bonding company. She requested the Commission waive the rules of procedure.

Commissioner Brown moved to waive rules of procedure; seconded by Vice Mayor Blalock.

Passed by unanimous consent.

Commissioner Brown moved to authorize the City Manager in conjunction with the city attorney to take all steps necessary to demand the recovery of the bond proceeds and to retain board certified construction attorney Don Niesen to handle this demand at a rate of 250 dollars and hour which is a reduction from 400 dollars per hour which is his regular rate; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Potts stated the Great American Clean Up event was awesome. He reminded everyone of the Alachua Chamber meeting on Tuesday, June 7, 2022.

Commissioner Brown thanked Pastor Bryant from St. Luke AME Church for the uplifting and spiritual prayer. She stated the Affordable Housing webinar on Tuesday, May 17, 2022, was very informative. She expressed her sincere gratitude to Mayor Coerper, Vice Mayor Blalock, Commissioner Miller and City Manger DaRoza for attending the Alachua County Community Remembrance Project Racial Justice awards ceremony at Santa Fe High School. She stated the Alachua Branch Library and the Friends of the Library would be sponsoring a Pre-Juneteenth Read-In on Saturday, June 12, 2022, at 3 pm. She noted there would be a second Juneteenth celebration on Saturday, June 18, 2022, on the lawn of Paradise Community Church. She thanked Assistant Deputy City Clerk Amendola for all her assistance and hard work.

Commissioner Miller thanked Pastor Bryant, Bob Page and Sean Collins. She was grateful for the Great American Clean Up and glad the event has shifted from a clean up to more of a beautification project over the years.

Vice Mayor Blalock thanked Pastor Bryant for the invocation and Assistant Deputy City Clerk Amendola for her hard work, along with all the City Staff. She reported she really enjoyed the Great American Clean up event. She expressed she was extremely moved by the Alachua County Community Remembrance Project Racial Justice awards ceremony at Santa Fe High School. She noted she was very proud of the O2Bkids students and their artwork. She thanked Chief Jesse Sandusky and the Alachua Police Department for keeping everyone safe.

Mayor Coerper thanked Pastor Bryant for the invocation. He stated he was looking forward to the Spring Concert Series. He told everyone that the third grade students send the Chief of Police and himself letters, and he really enjoys it.

ADJOURN

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

Passed by unanimous consent.

CONSENT AGENDA

CONSENT AGENDA ITEMS

- A. Purchase of Conductor Wire
- B. May 9, 2022 City Commission Meeting Minutes

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA


Mike DaRoza, City Manager/Clerk
Gib Coerper, Mayor