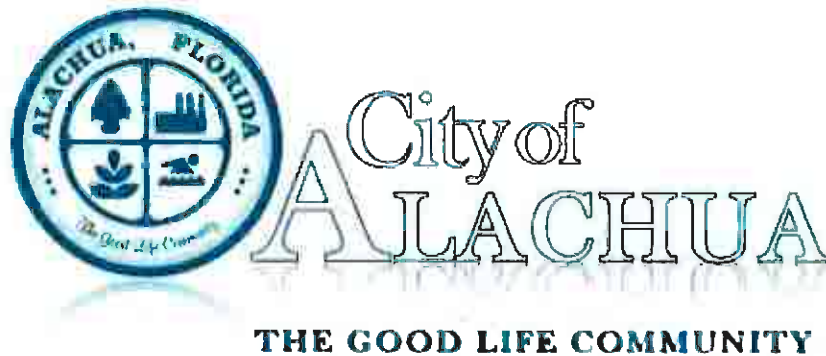




**Regular City Commission Meeting
Minutes
April 25, 2022**

Mayor Gib Coerper
Vice Mayor Shirley Green Brown
Commissioner Jennifer Blalock
Commissioner Dayna Miller
Commissioner Robert Wilford

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: April 25, 2022

Meeting Location: James A Lewis Commission Chambers

CITIZENS PRESENT: Scott Modesitt, Clay Sweger, Malcom Dixon, Vincent Dixon Kim Friar, Jimmy Murray, Ronald Hall, Ken Sulaic, Jonathan Whitacre, Valerie Jones, Gary M. Pappas, Elaine W. Anderson.

STAFF ATTENDING: Diane Amendola, Robert Bonetti, Vicki Floyd, Adam Hall, Elliot Harris, Carlos Hunt, Jason Moses, Jesse Sandusky, Justin Tabor, Rodolfo Valladares, LeAnne Williams, Tyler Williams, Cap Wilson, Kathy Winburn, Lisa Freeman.

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 Caleb Carmichael of Canvas Church.

PLEDGE TO THE FLAG

Led by Mayor Coerper, with Vice Mayor Shirley Green Brown absent.

APPROVAL OF THE AGENDA

City Manager Mike DaRoza requested Item D under Public Hearings and Ordinances be moved to Item A.

Commissioner Jennifer Blalock moved to approve the agenda; seconded as amended by Commission 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 Blalock.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

A. Presentation of the 2022 City Commission Election Certification

Deputy City Clerk LeAnne Williams introduced the presentation.

B. Administration of the Oath of Office for City Commission Seat 1, Mayor

City Manager DaRoza administered the Oath of Office for City Mayor Seat 1 to Mayor Coerper.

C. Administration of the Oath of Office for City Commission Seat 2

City Manager DaRoza administered the Oath of Office for City Commission Seat 2 to Mr. Edward Potts.

D. Election of the Vice Mayor

City Manager DaRoza provided the presentation.

Commissioner Miller nominated Commissioner Blalock for Vice Mayor.

Commissioner Miller moved to elect Commissioner Blalock as Vice Mayor; seconded by Commissioner Potts.

Passed by unanimous consent.

E. Award Presentation - Ofc. Zachary Flaherty

Chief Jesse Sandusky provided the presentation and presented the award to Officer Zachary

Flaherty.

Officer Flaherty thanked his fellow officers for coming out and supporting him.

City Manager DaRoza requested Commissioner Potts be allowed a moment to speak on his own behalf, as he took his seat on the Commission.

Commissioner Potts thanked his wife, campaign team and volunteers. He stated he was thrilled and excited to serve the City.

Mayor Coerper thanked the Alachua Police Department for a job well done.

F. Municipal Clerks Week Proclamation

Deputy City Clerk LeAnne Williams provided the presentation.

G. Fiscal Analysis Report for FY 2021-2022 through March 31, 2022

Senior Accountant Tyler Williams introduced the item and provided the staff report.

Mayor Coerper congratulated the Finance Department on the outstanding job with the audit.

Commissioner Miller asked when the City receive the capital project funds.

Senior Accountant Williams provided the explanation.

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mitch Glaeser with San Felasco Tech City congratulated the Mayor on the election and running unopposed. He thanked Commissioner Potts for being involved with the community. He announced the Chamber of Commerce would be hosting a lunch event where Mark Kaplan Vice President of the University of Florida would be speaking about Artificial Intelligence and UF's impressive program. He stated the public event would be Tuesday, May 3, 2022 at 12:00pm at the Woman's Club on Mainstreet. He mentioned framework had gone up and 15,000 square feet of concrete had been poured at San Felasco Tech City Phase II. He noted 5 new companies, which would be announced are arriving in San Felasco Tech City in the upcoming weeks. He elaborated it put, San Felasco Tech City with just over 30 companies currently. He stated there was a Miami-based company which moved to the city and built a donation station which raised over \$2,000 to benefit Relay for Life.

Ms. Sandra Varnell expressed she would like to see TV advertisements about the City of Alachua in local hotels.

Ms. Gloria Jones Andrews requested to see improvements with lighting and facilities north of Hwy 441 in the community parks.

(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. **Public Hearing – Small Cities Community Development Block Grant (CDBG) Program Federal Fiscal Year (FFY) 2020/2021/2022 Funding Cycle - Deobligated Program Funds**

Finance and Administrative Services Director Robert Bonetti introduced the item and Mr. Scott Modesitt of Summit Professionals.

Mr. Modesitt gave the Presentation.

Mayor Coerper asked the commissioners for questions or comments.

There were no questions or comments.

Commissioner Miller moved to conduct the first public hearing to receive citizen input; seconded by Vice Mayor Blalock.

Mayor Coerper opened the floor for comments.

Mr. Jonathan Whiteacre asked where would citizens locate more information about the grant so they could inform themselves before the public hearing.

Mr. Modesitt provided the answer.

Mayor Coerper stated the Clerk could put the link of the State website with additional information on the City's website.

City Manager DaRoza stated the link would be posted on the City of Alachua's website.

Ms. Gloria Jones Andrews thanked Commissioner Miller for letting the community be involved in the process. She requested the City provide a way other than the website to distribute information to the citizens.

City Manager DaRoza stated the City would devise an alternate method of getting the word out to the community.

Commissioner Miller amended her motion to conduct the first public hearing to receive citizen input and to direct City staff to proceed with the Florida Small Cities CDBG-ED application from the State of Florida DEO utilizing de-obligated FFY 2020, 2021 or current FFY 2022 funding ; seconded by Vice Mayor Blalock.

Passed 4-0 by roll call.

- B. Ordinance 22-06, First Reading: Large Scale Comprehensive Plan Amendment (LSCPA) – NW 188th St/US 441: A request by Clay Sweger, AICP, LEED AP, of EDA Consultants, Inc., applicant and agent for JTFA, LLC and Kevin & Shima Carter, property owners, for consideration of a LSCPA to amend the Future Land Use Map (FLUM) on a ±162.5 acre subject property from Agriculture to Community Commercial (±7.00 acres), Low Density Residential (±115.5 acres), and Moderate Density Residential (±40.0 acres); Tax Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000 (Legislative

Hearing).

City Attorney Marian Rush read Ordinance 22-06 by title only.

Deputy City Clerk Williams swore in all who intended to speak for Ordinances 22-07 as it would be connected with Ordinance 22-06.

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

Clay Sweger of EDA Engineers – Surveyors – Planners, Inc. came forward to provide an additional presentation and answer questions.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Miller thanked Mr. Sweger for his thorough presentation. She stated she appreciated that he had two neighborhood meetings and the neighbors were active in the meetings, which resulted in the feedback Mr. Sweger needed to make a successful development. She asked if the development would be completed in Phases. She expressed she was appreciative that the low density residential would be at the back of the development as it would align next to the surrounding agriculture properties. She asked about the location of the lift station. She asked what the depth of the buffers were.

Mr. Sweger provided the answers.

Vice Mayor Blalock stated she thought it was excellent they were listening to the neighbors and the community.

Commissioner Potts stated he agreed with Vice Mayor Blalock and expressed it was good to see public input result in positive changes.

Mayor Coerper stated he had concerns with the lack of deceleration lanes on the US Hwy 441 where the access points would be.

Mr. Sweger stated he would look into coordinating with FDOT to address the issue.

Commissioner Miller asked if the schoolboard had been notified.

Principal Planner Justin Tabor provided the answer.

Vice Mayor Blalock moved approve ordinance 22-06 on the first reading; and Authorize City Staff to transmit the proposed Large-Scale Comprehensive Plan Amendment to the Florida Department of Economic Opportunity under the Expedited State Review Process; seconded by Commissioner Miller;

Mayor Coerper opened the floor for comments.

Mr. Gary Pappas spoke in favor of the development.

Shasta Shellhorn stated she was not speaking in opposition of the development however she

would request the buffer be more than ten feet from her property.

Passed 4-0 by roll call.

- C. Ordinance 22-07, First Reading: Site-Specific Amendment to the Official Zoning Atlas (Rezoning)- NW 188th Street/ US 441: a request by Clay Sweger, AICP, of eda consultants, inc. , applicant and agent for JTFA, LLC and Kevin & Shima Carter, property owners, for the consideration of the rezoning of the subject property from Agricultural ("A") and Agricultural ("A") (Alachua County) to Planned Development – Residential ("PD-R") (±155.50 acres) and Community Commercial ("CC") (±7.00 acres) on a ±162.50 acre subject property. Consisting of Parcel Numbers 03046-003-001, 03046-003-002, 03046-003-003, 03046-003-004, 03046-002-005, 03042-050-004, 03042-050-005, 03875-001-001, 03875-010-001, 03875-010-002, and a portion of 03046-003-000(Quasi-Judicial Hearing).

City Attorney Marian Rush read Ordinance 22-07 by title only.

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

Commissioner Miller moved to approve Ordinance 22-07 on first reading; seconded by Commissioner Potts.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 4-0 by roll call.

- D. Ordinance 22-10, Second Reading: Site-Specific Amendment to the Official Zoning Atlas (Rezoning) - Fletcher Trace (formerly known as Savannah Station Phase 3): a request by Ryan Thompson, AICP, of CHW, Inc, applicant and agent for Waco Properties, Inc. ,property owner, for the consideration of the rezoning of the subject property from Agricultural ("A") to Planned Development – Residential ("PD-R") on a ±118.2 acre subject property. Consisting of Parcel Number 03980-002-001(Quasi-Judicial Hearing).

City Attorney Rush read Ordinance 22-10 by title only.

Principal Planner Adam Hall introduced the item and provided the staff report.

Gerry Dedenbach, AICP, LEED AP, Vice President, CHW provided the presentation.

Mayor Coerper asked if the County was responsible for the turn lanes for the project.

Mr. Dedenbach stated the application would go through Alachua County to decide whether to put in acceleration and deceleration lanes.

Vice Mayor Blalock moved to Adopt Ordinance 22-10 on second and final reading. Approve the Planned Development Agreement for the Fletcher Trace PD-R Project and authorize the Mayor the sign the Agreement; and, authorize Staff to record the Planned Development Agreement for the Fletcher Trace PD-R Project in the Public Records of Alachua County; seconded by Commissioner Potts.

Mayor Coerper opened the floor for comments.

Mr. Ken Sulack spoke in opposition.

Mr. Kenneth Bryan spoke in opposition.

Ms. Gloria James Andrews spoke in opposition.

Mr. Jimmy Murray spoke in opposition.

Passed 4-0 by roll call.

V. AGENDA ITEMS

A. Arbours at Merrillwood Phase I-Financial commitment

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

Ronald Hall, Director of Operations for Alachua County Housing Authority provided additional information.

Mayor Coerper asked the commissioners for questions or comments.

Vice Mayor Blalock stated this project will be something to be proud of.

Commissioner Miller asked if there were neighborhood meetings in regard to the project.

Director of Operations for Alachua County Housing Authority Mr. Hall, stated they had, and would continue to keep open conversations with the community.

Vice Mayor Blalock asked if the finances were locked in or would they need to request more funds in the future.

Compliance and Risk Management Director Wilson provided the answer.

Commissioner Miller moved that the City Commission approve, and commit to fund and provide \$200,000, to the Alachua County Housing Authority (ACHA) and that all associated ACHA attorney fees and costs be paid by ACHA. Further, that the City contribution is conditioned upon: first, the \$200,000 be applied to the construction of the 40 unit, multi-story affordable housing facility Arbours of Merrillwood I, at 13207 N.W. 153 Terrace in Alachua, Florida (the Facility); second, funding of the City commitment not occur before October 20, 2022 or a later date of the commencement of vertical construction of the facility; third, that ACHA agrees to sign and execute, on the terms and conditions set forth in this Agenda Item as well as all others deemed appropriate by the City Attorney, any documents necessary to perfect the conditions described; fourth, the \$200,000 City 2-28-22 loan commitment to ACHA to support funding the facility is merged into this action and is hereby cancelled; fifth, that this commitment to fund shall expire of its own terms unless vertical construction of the Facility has commenced on or prior to September 30, 2023 unless modified and extended by prior City Commission action; seconded by Commissioner

Potts.

Mayor Coerper opened the floor for comments.

Ms. Gloria Jones Andrews asked for clarification on the project.

Director of Operations for Alachua County Housing Authority Mr. Hall provided the answer.

Ms. Valerie Jones requested clarification on the project.

Director of Operations for Alachua County Housing Authority Mr. Hall provided the answer.

Compliance and Risk Management Director Cap Wilson provided additional clarification.

Passed 4-0 by roll call.

VI. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

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 Mayor Coerper, Commissioner Potts, and Officer Flaherty. He thanked Pastor Caleb Carmichael of Canvas Church. He stated he attended Gainesville's Chamber Collaborate 2025 and the top two speakers were speaking about the City of Alachua. He attended Relay of Life at Legacy Park and deemed it a success. He thanked all the citizens for speaking and participating in local government.

City Attorney Rush congratulated Mayor Coerper and welcomed Commissioner Potts.

VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Potts stated he attended RTT's expansion ribbon-cutting ceremony. He attended the Legacy Park concert and encouraged the community to attend the upcoming concerts.

Commissioner Miller stated she appreciated all the citizens comments. She commented that all commissioners were accessible to citizens who had questions or concerns.

Vice Mayor Blalock stated she took pride in being a voice for the people. She stated she was proud of the things being done in the City. She stated she was proud of the City of Alachua's Police Department. She attended Relay for Life, and that it was very exciting. She congratulated the Mayor and Commissioner Potts.

Mayor Coerper thanked all the citizens for attending the meeting. He stated the City of Alachua held the only Relay for Life event in Alachua County this year. He stated Saturday, April 30, 2022 at Sonny's BBQ Alachua Police Department would be serving drinks to raise money for Special Olympics. He thanked the officers for all their hard work.

ADJOURN

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

Mayor Coerper adjourned the meeting.

CONSENT AGENDA

CONSENT AGENDA ITEMS

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA


Mike DaRoza, City Manager/Clerk


Gib Coerper, Mayor