



City of
ALACHUA

THE GOOD LIFE COMMUNITY

**Regular City Commission Meeting
Minutes
January 8, 2018**

Mayor Gib Coerper
Vice Mayor Shirley Green Brown
Commissioner Gary Hardacre
Commissioner Ben Boukari, Jr.
Commissioner Robert Wilford

City Manager Traci L. Gresham
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: January 8, 2018

Meeting Location: James A. Lewis Commission Chambers

CITIZENS PRESENT: C. Ryan Thompson, Stacey Brooks, Jr., Jean Calderwood, Bud Calderwood, Nehemiah Godbolt, Sheila Nickerson, Ken Thomas, Pat Brown, Rupert Murphy, Renee Boyd, Tara Merricks, David Merricks, Jr., Brian Boyd, Xene Nelson, Karen Arrington, Rita Toro, Janet Yebit, Danarrio Chambers, Stacy Brook, Tonnetta Porter, Tanya Tillman, Dietra Howard, Dollean Perkins, Ross Woodbridge, Jeannette Hinsdale, Michael Barbarette, Bryce Burger. **STAFF PRESENT:** Rob Bonetti, Adam Boukari, Mike DaRoza, Lisa Freeman, Adam Hall, Jesse Sanduski, Casandra Sanjurjo, 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 Vice Mayor Shirley Green Brown.

PLEDGE TO THE FLAG

Led by Mayor Coerper.

APPROVAL OF THE AGENDA

Commissioner Robert Wilford moved to approve the agenda; seconded by Commissioner Ben Boukari, Jr.

City Manager Traci Gresham announced the postponement of Ordinance 18-04, Alachua Creek Annexation.

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 Gary Hardacre moved to approve the reading of proposed ordinances and resolutions by title only; seconded by Commissioner Boukari.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS

II. COMMENTS FROM CITIZENS ON SUBJECTS NOT ON THE AGENDA

Mayor Coerper opened the floor for comments.

Kenneth Thomas spoke about the Director of Recreation position, and presented the Commission with a letter.

Mayor Coerper informed Mr. Thomas that City Manager Gresham or Assistant City Manager Adam Boukari would address his concerns.

Jean Calderwood spoke about the hiring process for City employment.

Jeannette Hinsdale asked a question about the Planning and Zoning Board Meeting protocol regarding a Board Member recusing themselves due to a conflict of interest.

Antonio Hall spoke of a situation regarding the rental of a City facility and the fees involved.

(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 18-02; Second Reading: Small Wireless Facility Moratorium

City Attorney Marian Rush read Ordinance 18-02 by title only.

Compliance and Risk Management Director Cap Wilson introduced the item and provided the staff report.

Mayor Coerper opened the floor for comments.

Vice Mayor Brown moved to adopt Ordinance 18-02 on Second and Final Reading; seconded by Commissioner Hardacre.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

- B. Ordinance 18-03, First Reading: Site-Specific Amendment to the Official Zoning Atlas: A request by Ryan Thompson, AICP, of CHW, Inc., applicant and agent for DM Alachua Investments, LLC, property owner, for consideration of a Site-Specific Amendment to the Official Zoning Atlas (Rezoning) to amend the Official Zoning Atlas from Agricultural (A) to Commercial Intensive (CI) on a ±9.99 acre subject property. Consisting of a portion of Tax Parcel 05936-001-000 (Quasi-Judicial Hearing).

City Attorney Marian Rush read Ordinance 18-03 by title only.

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

Mayor Coerper asked the applicant for comments.

Having been sworn in, Ryan Thompson, CHW, came forward to answer questions.

Mayor Coerper more clearly identified the property in question.

Mayor Coerper asked the commissioners for questions or comments.

There were no comments.

Commissioner Boukari 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 from Agricultural (A) to Commercial Intensive (CI) to be consistent with the City of Alachua Comprehensive Plan and in compliance with the Land Development Regulations and approves Ordinance 18-03 on first reading, and schedules second and final reading of Ordinance 18-03 for February 12, 2018; seconded by Commissioner Hardacre.

Mayor Coerper opened the floor for comments.

Having been sworn in, Karen Arrington spoke of her concerns regarding the land usage and designation. She stated that a real estate agent in town has land abutting the parcel in question listed as residential, but it is actually agricultural.

Having been sworn in, Rita Toro voiced her concerns regarding the land, which is designated agricultural, but is currently listed for sale as residential.

Having been sworn in, Dietra Howard also spoke about the incorrect listing of the land.

Having been sworn in, Bryce Burger spoke of his concerns regarding the flooding in this area.

Having been sworn in, Rupert Murphy spoke of the limitations of the property by its characteristics, and based on that, the motion should be denied.

Having been sworn in, Jeanette Hinsdale spoke of the wetlands on this property. She provided handouts to the commissioners.

Planner Hall confirmed that the handouts from Ms. Hinsdale were part of the packet the commissioners received.

Mayor Coerper spoke of past development that has been beneficial to the City. He reminded those concerned that Suwanee River Water Management District has been part of this application.

City Attorney Rush confirmed that the documents from Ms. Hinsdale were in the commissioners packets.

Commissioner Wilford asked for clarification regarding the land classification.

Planner Hall addressed the concerns.

Commissioner Wilford stated that any business that goes on this property would have to meet regulations.

Planner Hall affirmed the statement.

Commissioner Boukari stated that the problem of the real estate agents who have the land listed wrongly is not something that the City has jurisdiction over. He stated that just because it is listed incorrectly doesn't mean that it is going to be rezoned as such.

Commissioner Wilford stated that he read all of the citizen comments from the Planning and Zoning community meeting.

Commission Hardacre voiced his concern for the area. He stated that development in this the area must comply with all regulations.

Commissioner Boukari asked which entity regulates ingress and egress of this property.

Clarification was provided.

Passed 5-0 by roll call.

V. AGENDA ITEMS

A. FY 2018 Compensation Plan Revisions

Human Resources Manager Casandra Sanjurjo introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Wilford asked for clarification.

Human Resources Manager Sanjurjo addressed the issue.

Mayor Coerper voiced his approval for this item.

Commissioner Hardacre moved to approve the revisions to the FY 2018 Compensation Plan; seconded by Vice Mayor Brown.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

B. State of Florida Department of Economic Opportunity (DEO) Community Development Block Grant (CDBG) Program Subgrant Agreement - FFY 2016 Funding Cycle for Neighborhood Revitalization

Finance and Administrative Services Director Rob Bonetti introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Boukari thanked the City Manager and the staff for bringing grant funds to the City.

Commissioner Boukari moved to A) Accept the CDBG-NR grant award; and, B) Authorize the Mayor to execute the State of Florida Department of Economic Opportunity (DEO) Community Development Block Grant (CDBG) Program Subgrant Agreement - FFY 2016 Funding Cycle for Neighborhood Revitalization and to sign additional documents related to the agreement; seconded by Commissioner Wilford.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

C. Professional Services for Design & Permitting for Legacy Park Phase 2 Project

Purchasing Specialist Donna Smith introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

Mayor Coerper voiced his pleasure with this project.

Commissioner Wilford moved to authorize the City Manager to execute a work order for Causseaux, Hewett & Walpole (CHW) to provide Professional Services for the Design & Permitting for the Legacy Park Phase II Project for an amount not to exceed \$125,000.00; seconded by Commissioner Hardacre.

Mayor Coerper opened the floor for comments.

There were no comments.

Passed 5-0 by roll call.

D. Amendment to Interlocal Agreement with Alachua County for Tourist Development Tax Funds
Assistant City Manager Boukari introduced the item and made recommendations.

Mayor Coerper asked the commissioners for questions or comments.

Commissioner Boukari thanked the County for this decision. He spoke of the benefits for Legacy Park.

Commissioner Wilford thanked City Manager Gresham and Assistant City Manager Boukari for their leadership.

Vice Mayor Brown spoke of the reputation the City of Alachua has in surrounding areas.

Commissioner Boukari moved to (1.) Authorize the amendment to the interlocal agreement with Alachua County for Tourist Development Tax funds to allow for the reinvestment of the remaining \$416,666.66 of default payment into capital improvements to Legacy Park in lieu of paying it back to the County; (2.) Authorize the Mayor's and Manager's signatures; seconded by Commissioner Wilford.

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 Gresham addressed all of the concerns regarding the Director of Recreation position which was filled. She spoke about the policy and procedure for rentals of City property. She informed the Commission that the City received the grant from FDOT for the beautification of 441 at the Lowe's and Hitchcock's area. She announced the Annual Martin Luther King Jr. celebration on January 15, 2018 at the Hathcock Center,

beginning at 11:00 AM.

City Attorney Rush addressed the concern brought forth regarding conflicts of interest.

VIII.COMMISSION COMMENTS/DISCUSSION

Commissioner Wilford stated that conflicts of interest are taken very seriously.

Commissioner Boukari thanked City Manger Gresham for the explanation concerning the hiring processes. He thanked Compliance and Risk Management Director Wilson for his presentation.

Commissioner Hardacre welcomed Commissioner Wilford back. He thanked all of the citizens for coming to the meeting.

Vice Mayor Brown stated that Jessica McKay from Santa Fe High School was runner up for the Edna Hart, Keeper of the Dream award. She stated that Pastor James will be the keynote speaker at the Martin Luther King Jr. celebration.

Mayor Coerper wished everyone a Happy New Year.

ADJOURN

Commissioner Boukari moved to adjourn; seconded by Commissioner Hardacre.

Passed by unanimous consent.

CONSENT AGENDA

CONSENT AGENDA ITEMS

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA


Traci L. Gresham, City Manager/Clerk


Gib Coerper, Mayor