



Regular City Commission Meeting Minutes

Monday, June 24, 2013

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

City Manager Traci Cain
City Attorney Marian Rush

The City Commission held a Regular City Commission Meeting on June 24, 2013 at 6:30 p.m. in the James A. Lewis Commission Chambers, City Hall, 15100 NW 142nd Terrace, Alachua, Florida.

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

Staff Present: City Manager Traci Cain, Public Services Director Mike New, Planning and Community Development Director Kathy Winburn, Assistant Deputy City Clerk Charmagne Manning, Assistant Finance Director Rob Bonetti, Finance Director Marcian Brown, Compliance and Risk Management Director Cap Wilson, Principal Planner Justine Tabor, Grant Specialist Diane Morgan, Lt. Chad Scott, Sgt. Carl Newsome, Sgt. Charlie Narhwald and City Planner Brandon Stubbs.

Citizens Present: Connie Canney, Carol Thomas, Lynn Coullias, Christine Bohlmann, Holly Kitchen, John Kitchen, Jeanette Hinsdale, John Freeland, Kely Freeland and Rusty Seaton.

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.

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CALL TO ORDER

Led by Mayor Coerper

INVOCATION

Led by Commissioner Robert Wilford

PLEDGE TO THE FLAG

Led by Mayor Coerper

APPROVAL OF THE AGENDA

Commissioner Hardacre moved to approve the Agenda; seconded by Vice Mayor Brown.

Passed by unanimous consent.

APPROVE READING OF PROPOSED ORDINANCES AND RESOLUTIONS BY TITLE ONLY

Commissioner Wilford moved to read the proposed Ordinances and Resolutions by title only; seconded by Commissioner Hardacre.

Passed by unanimous consent.

I. SPECIAL PRESENTATIONS**A. Citizen Presentation; Development of Methodology for Community Engagement**

Mia Requesens presented the presentation to the Commission. Ms. Requesens thanked the Commission for the opportunity to share her thesis.

The commission thanked Ms. Requesens for presenting her findings.

B. Fiscal Analysis Report for Period Ending May 31, 2013

Assistant Finance Director Rob Bonetti presented the staff report and PowerPoint presentation to the Commission.

Commissioner Wilford thanked Mr. Bonetti and Mr. Brown for providing the Fiscal Analysis Reports.

C. 14th Annual July 4th Celebration

Assistant Deputy City Clerk Charmagne Manning presented the staff report to the Commission.

Mayor Coerper encouraged all to attend the event.

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II. COMMENTS FROM CITIZENS ON SUBJECT OF CHOICE

Mayor Coerper opened the floor for citizen comments.

Sgt. Carl Newsome and Sgt. Charlie Narhwald thanked their fellow city staff for helping keep the community safe. Sgt. Narhwald read a letter from a citizen to the commission and details were provided.

Jeanette Hinsdale commented on the June 11, 2013 Suwannee River Water Management District meeting she attended.

III. COMMITTEE REPORTS/COMMITTEE APPOINTMENTS/CITY ANNOUNCEMENTS

None Scheduled

IV. PUBLIC HEARINGS AND ORDINANCES

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

- A. Second Reading and Second Public Hearing of Ordinance 13-08: A request by the City of Alachua for a Large Scale Comprehensive Plan Amendment to amend the Future Land Use Map of the City's Comprehensive Plan

City Attorney Rush stated item A (Ordinance 13-08) and item B (Ordinance 13-09) are companion items. City Attorney Rush read Ordinance 13-08 by title only.

City Planner Justin Tabor presented the staff report and presented the PowerPoint presentation to the Commission.

City Attorney Rush read Ordinance 13-09 by title only.

Commissioner Boukari stated based upon the presentation before the Commission and staff's recommendation, the Commission finds the application for a Large Scale Comprehensive Plan Amendment to be consistent with the City of Alachua Comprehensive Plan and moved to adopt Ordinance 13-08 on second and final reading and authorizes staff to transmit the adopted Large Scale Comprehensive Plan Amendment and associated backup materials to the Department of Economic Opportunity pursuant to the Expedited State Review Process; seconded by Commissioner Hardacre.

Mayor Coerper opened the floor for citizen comments.

No comments.

Passed 5-0 on roll call vote.

- B. Second Reading and Second Public Hearing of Ordinance 13-09: A request by the City of Alachua for a General Amendment to the Official Zoning Atlas to amend the Official Zoning Atlas designations of certain properties owned by the City to Governmental Facilities (GF)

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Principal Planner Justin Tabor stated he would incorporate the last presentation and report into record.

Commissioner Boukari stated based upon the presentation before the Commission and staff's recommendation, the Commission finds the application for a General 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 moved to adopt Ordinance 13-09 on second and final reading; seconded by Commissioner Wilford.

Mayor Coerper opened the floor for citizen comments.

No comments.

Passed 5-0 on roll call vote.

C. Second Reading of Ordinance 13-10, An Ordinance of the City of Alachua Florida Amending Chapter 38 of the City Code of Ordinances Relating to Utilities by Adding "Reclaimed Water" and Its Definition to Section 38-135 and Inserting the Added Definition in the Proper Alphabetized Order, and, by Adding Section 38-141 to Establish a Schedule of Rates and Charges for the Use of or Availability for the Use of Reclaimed Water; Providing for Severability; Providing a Repealing Clause; Providing for Inclusion in the City Code; Providing for an Effective Date.

Public Services Director Mike New presented the staff report to the Commission.

City Attorney Rush read Ordinance 13-10 by title only.

The commission discussed the Ordinance and Reclaimed Water Pipeline Project.

Vice Mayor Brown moved to adopt Ordinance 13-10; seconded by Commissioner Boukari.

Mayor Coerper opened the floor for citizen comments.

Lynn Coullias, resident of Oaks of Hague commented on the lack of notification received.

Passed 5-0 on roll call vote.

D. Resolution 13-20; Public Hearing to Amend the FY 2013 Budget for Changes in Fund Balances and Other Revenues

Finance Director Marcian Brown presented the staff report to the Commission.

Commissioner Hardacre moved to conduct a public hearing, adopt Resolution 13-20 and authorize the Mayor's signature; seconded by Commissioner Wilford.

Mayor Coerper opened the floor for citizen comments.

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Tamara Robbins requested the staff presentation to be explained in different terms so she can better understand.

Mr. Brown provided further clarification.

Commissioner Boukari commented on the prior increase of utility rates and the need for the funds to be self-supporting.

Passed 5-0 on roll call vote.

E. Resolution 13-21; Partial Plat Vacation of the Town of Hague: A request by Causseaux, Hewett, & Walpole, Inc., agent for John C. Freeland & Kelly S. Freeland (Tax Parcels 05900-001-000 & 05900-001-001) and John C. Freeland & Ann Lynn Freeland Tanner (Tax Parcel 05895-001-000), owners, for a partial vacation of the Town of Hague as recorded in Deed Book "P", Page 424 and 425 of the Public Records of Alachua County, Florida.

City Attorney Rush read Resolution 13-21 by title only.

City Planner Brandon Stubbs presented the staff report to the Commission.

Applicant Kevin Hewett provided a PowerPoint presentation to the Commission.

Commissioner Boukari moved to adopt Resolution 13-21; seconded by Commissioner Hardacre.

Mayor Coerper opened the floor for citizen comments.

Lynn Coullias requested to approach the dais and provide handouts to the commission. Ms. Coullias commented on the Stanley Estate, Stanley Property and Stanley Street.

Christine Bohlmann read a statement to the commission pertaining to the City's Land Development Regulations and how it relates to the Oaks of Hague neighborhood.

Carol Richardson representing the Cultural Advisory of Alachua County requested the community be reserved if it is historic.

Carol Thomas expressed her concerns about the development of the Hague area.

Tamara Robbins commented on a rezoning in 2002 and an annexation that took place in 2004. Ms. Robbins requested clarification on the process. Ms. Robbins also commented on the neighborhood meeting notices and where it was held.

Mr. Stubbs stated Ms. Robbins concerns would require research.

Mayor Coerper commented on a discrepancy in the advertising verses the map.

Mr. Hewitt stated the proper name is Stanley.

City Attorney Rush asked City Planner to read the advertisement into record.

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Mr. Stubbs read the appropriate portion into record to show the advertisement was done properly.

Mr. Hewitt asked Ms. Coullias bring forward her documents for review by the applicant.

Mr. Hewitt stated the land is not part of a land grant.

Ms. Coullias began to speak from the audience and demand Mr. Hewitt read items into record.

City Attorney stated an opinion of title and stated the City of Alachua is only vacating any rights to roads that may have been there. City Attorney Rush read a clause of Resolution 13-21 due to a scribator's error.

Commissioner Boukari rescinded his motion.

Commissioner Hardacre rescinded his second to the motion.

Commissioner Boukari moved to adopt Resolution 13-21 as amended.

Motion died due to lack of second.

Commissioner Hardacre stated he was uncomfortable and would like the issue to be researched further.

Vice Mayor Brown stated she would like to see the item tabled.

Commissioner Boukari stated often information comes forward during a meeting however, the item in front of the Commission has nothing to do with any development.

Lynn Coullias again provided comments about the property.

Stan Richardson stated the Commission is not obligated to carry out staff recommendations and he would not have voted for this zoning issue. Mr. Richardson stated the people of Oaks of Hague do not want the vacation of right-of-way and reminded them they were voters and they would be up for re-election.

Carol Thomas spoke out from the audience.

Carol Canney stated she was in support of the residents of Oaks of Hague.

Commissioner Wilford stated he was uncomfortable moving forward until further information is provided.

City Attorney Rush stated she is unsure about any documents presented tonight as they have not been reviewed prior to the meeting nor have any documents been produced since the Planning and Zoning Board Meeting. Further, City Attorney Rush stated no documents before her show any discrepancy about who owns the land.

Commissioner Hardacre requested the Commission table the issue until the next meeting and asked if there were any legal ramifications for tabling the item.

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City Manager Cain stated legal questions would need to be addressed with the City Attorney.

Developer Matt Cason stated they have been forthcoming with information and feels it is unfair to have all this brought forward at the last minute when ample time has passed.

Aaron Hickman, CHW provided his knowledge of the project and research associated with the vacation of right-of-way. Mr. Hickman stated all streets have been vacated with exception of the land on the parcel in question.

John Freeland, Owner commented on his property and the map Ms. Coullias continues to reference.

City Manager Cain asked Mr. Hewett if the streets that are in question could even ever be permitted.

Mr. Hewitt stated the streets would not be eligible for permitting.

Kelly Freeman stated everyone is addressing a Dollar General and not the issue at hand.

Stan Richardson asked if there was a historical reason the property was not vacated previously.

Mayor Coerper stated the answer was no.

Lynn Coullias asked to present an additional document to the Commission.

Assistant Deputy City Clerk Charmagne Manning asked Ms. Coullias to provide the documents to her instead of approaching the dais.

Vice Mayor Brown moved to table the item until the next Commission Meeting; seconded by Commissioner Wilford.

City Attorney Rush stated the next Commission Meeting is July 22, 2013 and requested any documents that would need to be reviewed be submitted prior to the Commission Meeting.

Commissioner Hardacre asked what burden this would cause the property owner by delaying the vote for four weeks.

Mr. and Mrs. Freeland stated it would be a negative impact and really don't understand what the issue is.

Commissioner Boukari suggested a Special City Commission Meeting be held for this item only so the delay won't be such a long period of time.

City Manager Cain suggested that everyone's calendar be worked out now and set a motion for the Special Meeting for a date and time certain.

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City Attorney asked for possible dates and times to hold the Special City Commission Meeting.

City Manager Cain suggested June 27, 2013 at 5:00 p.m.

Mr. Stubbs stated he was confused about what information needs to be supplied from the city staff.

Vice Mayor Brown stated her concerns were the Spanish Land Grant, confusion about the name of the street and the historical significance regarding the land.

The Commission, City Manager and City Attorney continued to discuss the date and time for the meeting.

Carol Thomas stated she would urge all commissioners to get a copy of the last Planning and Zoning Meeting and watch it prior to the Special City Commission Meeting. Ms. Thomas also stated Thursday was too soon.

Stan Richardson stated the item should be heard on the next regular scheduled meeting.

Tamara Robbins stated she would like the commission to reconsider the motion and consider the public's schedule.

Christine Bohlmann asked the commission to set the date out a bit longer to allow the residents the chance to gather their documentation.

Mr. Hewitt stated ancient records are available online and suggested Robert Wigglesworth from Alachua County would be a good resource.

Assistant Deputy City Clerk Charmagne Manning suggested a date certain should be established along with a policy to be followed for the public to turn records in for review.

Vice Mayor Brown suggested July 11, 2013.

City Manager Cain suggested July 8, 2013, which would have been the Regular City commission meeting date if it had not been canceled.

Vice Mayor Brown moved to schedule the Special City Commission Meeting on July 8, 2013 at 6:00 p.m. and for any information that will be reviewed by anyone must be submitted by July 1, 2013 at 3:00 p.m. to the Planning Department; seconded by Commissioner Wilford.

Carol Thomas again urged all commissioners to get a copy of the Planning and Zoning Board Meeting DVD.

Tamara Robbins said she was confused by the wording of the motion suggested by the City Attorney.

City Attorney provided clarification of the motion.

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Lynn Coullias stated she sent an email request to Ms. Charmagne Manning and Alan Henderson replied however no documents have been received.

Passed 4-1 on roll call vote.

V. AGENDA ITEMS

A. Resolution 13-22; Declaration of Intent to Amend the Boundaries of the Community Redevelopment Area

City Attorney Rush stated the resolution was originally drafted and created as an amendment to the City of Alachua's CRA however upon further review it is not required by law to adopt a resolution of intent.

Planning and Community Development Director Kathy Winburn stated by law this is not needed.

Vice Mayor Brown moved to withdraw Resolution 13-22; seconded by Commissioner Hardacre.

Mayor Coerper opened the floor for citizen comments.

No comments.

Passed 5-0 on roll call vote.

VI. COMMENTS FROM CITIZENS ON SUBJECT OF CHOICE

Mayor Coerper opened the floor for Citizen comments.

Tamara Robbins commented on the July 4th fireworks. Ms. Robbins asked if a cost analysis has been completed and she would like to know how much the big party cost. Ms. Robbins also would like to know what provisions are being made to ensure public safety. Ms. Robbins suggested neighborhood meeting be held closer to the actual neighborhoods. Ms. Robbins stated the mayor told her to move if she didn't like things.

Carol Canney asked for additional time for the vacation of right of way issue.

Mayor Coerper asked the Chief to have Ms. Robbins sit down. Ms. Robbins stated she was leaving and exited the commission chambers.

VII. COMMENTS FROM CITY MANAGER AND CITY ATTORNEY

City Attorney Rush stated if any commissioners do get a copy of the Planning and Zoning Board Meeting to review to remember the item being heard during the Special City Commission Meeting is not the same issue that was heard during the Planning and Zoning Board Meeting. City Attorney Rush also stated a neighborhood meeting is not required for a partial vacation.

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VIII. COMMISSION COMMENTS/DISCUSSION

Commissioner Boukari thanked Sgt. Newsome and Sgt. Narhwald for their presentation. Commissioner Boukari commented on the conduct during the commission meeting and stated he looked forward to celebrating the birth of our country on July 4, 2013.

Commissioner Hardacre commented on the Suwannee River Water Management District and their trip through the springs and rivers.

Commissioner Wilford commented on the North Central Florida Regional Planning Council Meeting and stated each month a representative from Suwannee River Water Management District and someone from DOT attends each of the meetings. Commissioner Wilford thanked all for the dialog tonight and thanked the Planning staff, City Attorney and Manager for their work.

Vice Mayor Brown thanked all for being in attendance.

Mayor Coerper thanked the Chief for the officers coming in and thanked the staff and all involved with the July 4th Celebration.

ADJOURN

Commissioner Boukari moved to adjourn; seconded by Commissioner Wilford.

Passed by unanimous consent.

Meeting adjourned at 9:33 p.m.

ATTEST:

CITY COMMISSION OF THE
CITY OF ALACHUA, FLORIDA

Traci L. Cain, City Manager/Clerk

Gib Coerper, Mayor