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**HIGH SPRINGS
CITY COMMISSION MEETING
November 24, 2020**

Meeting called to order by Mayor James at 6:30 p.m.

Invocation: Mayor James

Pledge of Allegiance:

ROLL CALL CITY COMMISSION:

Mayor Gloria James- Present
Vice Mayor Linda Jones – Present
Commissioner Ross Ambrose- Present
Commissioner Scott Jamison -Present
Commissioner Byran Williams- Present video-arrived 7:18 p.m.

STAFF PRESENT:

Joel Decoursey, City Manager
Jenny Parham, City Clerk
Angela Stone, Deputy City Clerk
Antoine Sheppard, Police Chief
Scott Walker, City Attorney
Bruce Gillingham, Fire Chief
Jennifer Stull, Finance Director
Kevin Mangan, Public Information Officer
Alan Alligood, Building Official
Gary Moore, Police Sgt.

APPROVAL OF AGENDA:

Mayor James stated we need to add to the agenda to Consider Resolution 2020-P and Consider Funds for the Employee PTO Buy-Back.

**Motion Vice Mayor Jones to approve the agenda as amended.
Second Commissioner Jamison.
Motion carried 4-0.**

APPROVAL OF MINUTES:

**Motion Vice Mayor Jones to approve the minutes of the November 5, 2020 Special
Commission Meeting.
Second Commissioner Ambrose.
Motion carried 4-0.**

UNFINISHED BUSINESS

**CONSIDER ORDINANCE 2020 -11, AN ORDINANCE OF THE CITY OF HIGH SPRINGS,
FLORIDA, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF HIGH SPRINGS
LAND DEVELOPMENT CODE, AS AMENDED; RELATING TO THE REZONING OF TEN
OR MORE CONTIGUOUS ACRES OF LAND, PURSUANT TO AN APPLICATION, Z 20-04,
BY THE PROPERTY OWNER OF SAID ACREAGE; PROVIDING FOR REZONING FROM R-
1A RESIDENTIAL TO R-3 RESIDENTIAL OF CERTAIN LANDS WITHIN THE CORPORATE
LIMITS OF THE CITY OF HIGH SPRINGS, FLORIDA; REPEALING ALL ORDINANCES IN
CONFLICT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE**

Attorney Walker read Ordinance 2020-11 by title only.

Attorney Walker advised that this is a quasi-judicial process. He states that anyone wanting to speak on this item will need to be sworn in. He asked if there was any exparte communication. Vice Mayor Jones stated she had exparte communication. Commissioner Ambrose stated, as a citizen before he was elected, he attended the Plan Board meeting on this item.

Attorney Walker swore in:
Ryan Thompson, CHW
Bruce Gillingham, Fire Chief
Dan Frost
Pamela Landis
Gene Kirkland

Ryan Thompson, CHW- agent for the applicant, spoke about the item. He spoke of the rezoning to R-3. He explains that this is the beginning of the process. He states, at this time, there is no capacity issue with the water and sewer. He explains that they have followed the City's rezoning process and has staff and Plan Board recommendations. He states that if this passes tonight it will come before the Commission again on December 10, 2020.

Bruce Gillingham, Fire Chief, explains the site plan review committee, who is on the committee and their role.

Attorney Walker gives an overview of what is allowable uses in R-3 zoning.

Fire Chief Gillingham speaks of the Comprehensive Plan and mobile homes.

Vice Mayor Jones asked, if R-1A and R-3 is the same density, then why ask for R-3. Mr. Thompson explains it is for the lot size.

Commissioner Jamison asked if there would be a buffer between this and Bailey Estates. Mr. Thompson states he is not aware that the City of High Springs has a buffer requirement.

Commissioner Jamison asked if we could have a buffer. Mr. Thompson explains he cannot commit to that during the rezoning.

Commissioner Jamison asked if we could require the buffer. Chief Gillingham explained that we could work with the developers on this.

Commissioner Jamison speaks of the phases and the city infrastructure.

Commissioner Williams arrived at 7:18 p.m.

Dan Frost speaks of the Commissioners' responsibility on making decisions. Speaks of the Water and Sewer Workshop and concerns with capacity. He states that the Commission should not approve Ordinance 2020-11.

Pamela Landis speaks of the concerns of the Bailey Estate residents. She speaks of issues within Bailey Estates. She speaks of the concerns with the water and wastewater. She speaks of the issues with the roads now and what the new development could bring. She speaks against this ordinance.

Bruce Gillingham, Fire Chief, spoke of water and sewer capacity. He states that this is just the rezoning. He states that if this is not approved it does not mean a subdivision will not go in this location.

Kevin Mangan, PIO, read a letter from Tim and Anne Marie Bolliger. The letter spoke of school capacity, the road issues currently and what more homes would bring, tree canopy issues, Fire and Police staffing issues, traffic issues, and speaks against this ordinance.

Kevin Mangan, PIO, advised that anyone wanting to speak can use the raise-your-hand function on Zoom and we can let you in.

Gene Kirkland spoke of the Comprehensive Plan and states that this was planned out when the Comprehensive Plan was put together.

Commissioner Ambrose spoke of the meaning of a Comprehensive Plan and Land Development Code. He states all these concerns are real. He states that these rules are in place for the developer to follow. He asks if we are required to follow the rules set in place.

Commissioner Jones spoke of looking at the Comprehensive Plan.

Attorney Walker explained that they are asking for a change in zoning. He read what is allowed in R-1A and R-3.

Commissioner Jamison speaks of the final plat and the Commission having a say and can put parameters at that time. He speaks of being conflicted.

Commissioner Jones states she is not inclined to vote for this due to questions raised.

City Clerk Parham stated that this is first reading and will be heard again on second reading on December 10th.

Commissioner Williams asked what Bailey Estates is zoned. Mr. Gillingham advised it is R-3.

Commissioner Williams asked about Bailey Estates being zoned R-3 and if we have to take that into consideration. Attorney Walker explained that you would look at the surrounding properties and assess if it is compatible.

Motion Commissioner Jamison to approve Ordinance 2020-11 on First Reading as read by title only.

Second Commissioner Ambrose.

Roll Call:

Mayor James-yes

Vice Mayor Jones- no

Commissioner Ambrose-yes

Commissioner Jamison- yes

Commissioner Williams-yes

Motion carried 4-1 with Vice Mayor Jones voting against.

CONSIDER ORDINANCE 2020-13, AN ORDINANCE AMENDING THE ADOPTED 2019/2020 FISCAL YEAR BUDGET OF THE CITY OF HIGH SPRINGS; PROVIDING AN EFFECTIVE DATE.

Attorney Walker read Ordinance 2020-13 by title only.

Finance Director Stull gave an overview of the changes to the budget.

Commissioner Jamison asked where we are with being self-supporting in the sewer. Mrs. Stull stated we are close to breakeven, but she does not think we will be self-supporting this year. She speaks of the need to look at our impact fees.

Motion Vice Mayor Jones to approve Ordinance 2020-13 as read by title only.

Second Commissioner Ambrose.

Roll Call:

Vice Mayor Jones-yes

Commissioner Ambrose-yes

Commissioner Jamison -yes

Commissioner Williams-yes

Mayor James-yes

Motion carried 5-0.

CONSIDER ORDINANCE 2020-14, AN ORDINANCE OF THE CITY OF HIGH SPRINGS AUTHORIZING THE USE OF PUBLIC FUNDS FOR PURPOSES OF LITIGATING AND ADVERTISING TO EDUCATE AND INFORM THE ELECTORATE OF ALACHUA COUNTY'S PROPOSED CHARTER REFERENDUM; ASSERTING THE APPROPRIATE LEGISLATIVE FINDINGS AS TO THE EXPENDITURE OF PUBLIC FUNDS AND THE BENEFITS ACCRUING TO THE CITY THEREFROM; ASSERTING THAT SUCH EXPENDITURES WILL SERVE A PROPER PUBLIC PURPOSE; REPEALING ALL ORDINANCES IN CONFLICT AND ESTABLISHING AN EFFECTIVE DATE.

Attorney Walker read Ordinance 2020-14 by title only.

Attorney Walker gave an overview of the Ordinance.

Commissioner Jamison asked about the amount of money we are talking about.

Attorney Walker stated around \$5,000.00 to file.

Commissioner Jamison asked if we have the funds. Mrs. Stull stated that we should have the funds to do this.

Commissioner Jamison asked if we are obligating ourselves to an unknown dollar amount. Attorney Walker states that if it goes above the amount he will come back to the Commission.

Kevin Mangan, PIO, advised that anyone wanting to speak can use the raise-your-hand function on Zoom and we can let you in. No one came forward.

**Motion Commissioner Jamison to approve Ordinance 2020-14 on second reading.
Second Vice Mayor Jones.**

Roll Call:

Commissioner Ambrose-yes

Commissioner Jamison-yes

Commissioner Williams-yes

Mayor James-yes

Vice Mayor Jones-yes

Motion carried 5-0.

CONSIDER RESOLUTION 2020-P, AS RESOLUTION OF THE CITY OF HIGH SPRINGS ADOPTING THE CITY OF HIGH SPRINGS FIRE DEPARTMENT'S STANDARD OPERATING PROCEDURE 100.12 REGARDING THE ADMINISTRATION OF VACATION SELECTION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Attorney Walker read Resolution 2020-P.

Attorney Walker stated that this is something that has been in place since 2017, we are just ratifying it.

**Motion Vice Mayor Jones to approve Resolution 2020-P as read by title only.
Second Commissioner Ambrose.**

Roll Call:

**Commissioner Jamison-yes
Commissioner Williams-yes
Mayor James-yes
Vice Mayor Jones -yes
Commissioner Ambrose-yes**

Motion carried 5-0.

CONSIDER APPROVAL OF FUNDS FOR EMPLOYEE PTO BUY-BACK IN FISCAL YEAR 2020/2021.

Jennifer Stull, Finance Director, explained that we did not place this in the budget when originally presented because we were not sure if we were going to have the funds available. She explains that we do have the funding to have this program.

Motion Vice Mayor Jones to approve the funds for the Employee PTO Buy-Back for Fiscal Year 2020/2021.

Second Commissioner Jamison.

Motion carried 5-0.

CITIZEN REQUESTS AND COMMENTS – FOR ISSUES NOT ON AGENDA (PLEASE STATE NAME FOR THE RECORD – LIMIT COMMENTS TO 5 MINUTES)

Kevin Mangan, PIO, advised that anyone wanting to speak can use the raise-your-hand function on Zoom and we can let you in. No one came forward.

CITY ATTORNEY REPORT

Attorney Walker wished everyone a safe and happy Thanksgiving Holiday.

CITY MANAGER REPORT/UPDATE.

Mr. DeCoursey thanked the Commission for their support and thanked the City Staff and citizens for their support. He wished everyone a happy Thanksgiving. He thanked everyone for the opportunity to serve the City of High Springs.

COMMISSIONERS

Commissioner Ambrose thanked the City Attorney and City Clerk for their help in getting set up and started.

Commissioner Jamison-nothing at this time.

Commissioner Williams commended the Police Chief for the Cook-Out today. Wished everyone a happy Thanksgiving.

Vice Mayor Jones wished everyone a happy Thanksgiving.

MAYOR

Mayor James wished everyone a happy Thanksgiving.

Motion Vice Mayor Jones to adjourn.

Mayor adjourned the meeting 8:19 p.m.