

23718 W US HWY 27  
High Springs, Florida 32643



Telephone: (386) 454-1416  
Facsimile: (386) 454-2126  
Web: [highsprings.us](http://highsprings.us)

**HIGH SPRINGS  
CITY COMMISSION MEETING  
FEBRUARY 11, 2021**

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

Invocation: Moment of Silence

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

**STAFF PRESENT:**

Ashley Stathatos, City Manager  
Bruce Gillingham, Assistant City Manager  
Jenny Parham, City Clerk  
Angela Stone, Deputy City Clerk  
Dralynn Swick, Executive Adm. Assistant  
Antoine Sheppard, Police Chief  
Rich Maltby, City Attorney  
Scott Walker, City Attorney  
Kevin Mangan, Public Information Officer  
Jennifer Stull, Finance Director  
Alan Alligood, Building Official  
Damon Messina, Parks and Recreation Director

**APPROVAL OF AGENDA:**

Mayor James stated that we need to remove an item from the agenda. We need to remove Item # 7, Update on Canoe Outpost.

**Motion Vice Mayor Jones to approve the agenda removing Item # 7, Update on Canoe Outpost.  
Second Commissioner Williams.  
Motion carried 5-0.**

**APPROVAL OF MINUTES:**

**Motion Vice Mayor James to approve the minutes of January 14, 2021 and January 28, 2021 Commission Meetings.  
Second Commissioner Ambrose.  
Motion carried 5-0.**

**PRESENTATIONS – DISCUSSION ITEMS**

**Presentation on Regional Wastewater Treatment Plant (Jordan Marlow, Mayor, City of Newberry).**

Jordan Marlow, Mayor of Newberry, gave a presentation on a centralized regional wastewater treatment facility. He explains the benefits to having a regional wastewater treatment facility, instead of several smaller ones in each City.

Consensus to have the City Manager meet with the other cities to discuss this possibility.

**Presentation on Tara Meadows Development Project, a proposed 264-Acre Residential and Commercial Development located North of US Highway 441, South of NW 19<sup>th</sup> Avenue and West of NW 202<sup>nd</sup> Street (EDA Consultants).**

Clay Swagger, EDA Consultants, presents their proposed plan for Tara Meadows. They explain that it is a 264-Acre residential and commercial development. They give an overview of home sizes, lots sizes, and community amenities being proposed.

Mr. Swagger explained that a traffic impact study needs to be done to determine the size of the collector roads inside the subdivision and arterial roadways. The school district will also need to be consulted on the impact of adding additional children to the school system. He explained Developer's Agreements.

Commissioner Williams asked about the entrances to the community. Mr. Swagger explained.

Commissioner Ambrose stated he liked the partnership of them working with the City and coming forward to get feedback. He states that the feedback that he is getting is that the City of High Springs is a rural community and people moved here for this reason. He states that we need to look at the benefit to the community. He states that he does not want to look like Orlando or a large city. He states he is looking for something that fits our area. He speaks of the need for rental properties. He speaks of price points and the importance. He speaks of the trail system and issues of the maintenance of these types of trails in other communities. Mr. Swagger stated that this development would have Homeowner's Association (HOA) requirements and it would be maintained by the HOA.

Commissioner Jamison stated that he thinks that the trails should be paved. He asked about the entrances to the community. He spoke of the school concurrency and how it went from 9 zones to 3 zones and that it does not mean that homes here will go to school here. He states that he is against the 40' lots and the 1400 sq ft homes. He states that we need to do this the right way. He states we want it to always have the same drawl our City has now. He states that this is a work in progress.

Vice Mayor Jones speaks of the school capacity. She spoke of the road situation. She expressed her concern with the 40' lots.

Commissioner Ambrose spoke of having connectivity in neighbors to town and other communities.

Sayed Movkhtara, Developer, speaks of wanting to work with the City, but they also have to make sure it is financially feasible. He states we will work together. He speaks of the community having connectivity with stub outs for future development but are willing to work on this if the City requires more. He speaks of this having a neighborhood feel, rather than a country feel.

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

Julie Smith spoke of an open house for the Pink Flamingo tomorrow night. She spoke of Mike Kearney and opening of Floyd's Diner and would like to recreate the original picture of the Commission that they took before the opening of Floyd's.

Katherine Weitz spoke of the Regional Wastewater Plant and thinks that the City should look into this. She spoke of Tara Meadows and the best way to have green space is to have original green space.

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 on Zoom.

**NEW BUSINESS**

**Consider, Discuss, Act on Ordinance 2021-01, to amend the Official Zoning Map of the Land Development Code by changing the zoning district from R-1, Residential to C-3, Commercial on 2.15 ± acres South of NW Highway 441, East of NW 202<sup>nd</sup> Street, parcel no. 03040-000-0000, Applicant Deann M Hawley, Vice President of Florida Conference Association of 7<sup>th</sup> Day Adventists (Bruce Gillingham, Fire Chief).**

Attorney Maltby read Ordinance 2021-01 by title only.

Attorney Maltby explains that this is a quasi-judicial process and anyone wanting to speak on this item must be sworn in.

Attorney Maltby asked if there was an exparte communications on this item. No-one had exparte communication.

Attorney Maltby sworn in:

Bruce Gillingham, Assistant City Manager

Bruce Gillingham, Assistant City Manager, explains that there is an application to change the zoning district from R1 Residential to C3 Commercial on Parcel 03040-000-000, containing 2.15 Acres.

Commissioner Ambrose asked about rules on the clearing of the property before they bring forward additional information. City Manager Stathatos explains that if we change the zoning, they can do anything that is in the C-3 Zoning the way our code is written now.

Commissioner Williams asked what the applicant is looking to put in the area. Mr. Gillingham states that there have been a couple ideas: shopping ideas, restaurant ideas. Commissioner Williams expresses his concern with the intersection.

Vice Mayor Jones asked if they would come out on US HWY 441 or NW 202 Street. Mr. Gillingham stated that they would have to get a DOT permit to come out on US HWY 441 and it could possibly come out on NW 202 Street. Vice Mayor Jones expressed her concern with that intersection.

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 Ambrose to approve Ordinance 2021-01 as read by title only.  
Second Commissioner Williams.**

**Roll Call:**

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

**Motion carried 5-0.**

Commissioner Jamison asked if the Commission will still have final say. Ms. Stathatos states that if it passes on the second reading and we do not make the amendment to our code by that time, then no.

Discussion on resending this or tabling the second reading until a date certain so there is time for the code amendment to be made.

City Clerk Parham stated that the Second Reading of this Ordinance is already advertise so the Commission can move forward as advertised and can continue to a date certain at that time if they choose.

**Consider, Discuss, Act on a Contract for Financial Advisor Services with PFM Financial Advisors (Ashley Stathatos, City Manager).**

Ms. Stathatos explains that this is an agreement with PFM Financial Advisors, and it is a piggyback agreement utilizing their contract with the City of Gainesville. The work will be done on an as needed task basis. She explained that there are many areas the City can utilize the financial advisor services of PFM; the most critical area right now is to assist with capital planning and financing the water well.

Commissioner Jamison asked if there is an upfront retainer. Ms. Stathatos stated that it is not her recommendation to do a retainer but as an as needed basis.

**Motion Commissioner Jamison to approve the agreement between the City of High Springs and PFM Financial Advisors, LLC for Financial Advisor Services.  
Second Vice Mayor Jones.**

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 carried 5-0.**

**Consider, Discuss, Act on surplus scanner and plotter (Alan Alligood, Building Official).**

Alan Alligood, Building Official, explains that the scanner and plotter in the Building Department has not been in service and has not worked for a long time. He explains that staff is requesting it be declared surplus so we can properly dispose of the items.

Commissioner Ambrose spoke of the scanner and plotter and when it was purchased.

**Motion Commissioner Jamison to declare the scanner and plotter in the Building Department surplus.**

**Second Commissioner Ambrose.**

**Motion carried 5-0.**

**Financial Report (Jennifer Stull, Finance Director).**

Jennifer Stull, Finance Director, gives a Finance Review from October 2020-December 2020. She gives an overview of the line items over budget and the reasoning for this.

Commissioner Jamison asked about the damage to the lights at Walter Howard Park, and if it an insurance issue. Damon Messina, Parks and Recreation Director, stated we are looking into that.

Commissioner Ambrose asked about office supplies or operating supplies being high in a lot of departments. He also asked about IT being high. Mrs. Stull stated that departments do order bulk supplies at the beginning of the year. She states that IT had to purchase computers that we were not aware we needed at the time of the budget process.

Commissioner Ambrose thanked staff for the new report; it is helpful.

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 Maltby updated the Commission on the County litigation. He states it is not going well. The court has made a finding that the ballot language was clear and unambiguous. This means that the cities do not prevail on that argument. He states that it is pretty significant in the case. He states that Alachua may appeal. He states that if that happens, we will come to the Commission to see if they would like to proceed. There are some further proceedings in this matter; there is something scheduled for next month.

### **CITY MANAGER REPORT/UPDATE.**

Ms. Stathatos congratulated the Building Official on his provisional license.

She advises that Rodney Hoffman has been promoted to Public Works Director.

She advised that Bruce Gillingham, Fire Chief, has been promoted to Assistant City Manager. She explains that this is to help assist with the projects we currently have going on. She states he has already been working in this capacity for some time now.

She advises that this weekend the Police Chief and his staff gave a lot of hours. She states that they had a major call, as well as power outages and had to direct traffic at the same time. She stated they did a great job.

She advises Public Works was out during the storm to make sure our system was running and they were working line breaks. She thanks all the staff for their dedication.

She thanked the PIO for getting the information out on all of this.

### **COMMISSIONERS**

Commissioner Ambrose spoke of Senate Bill 522 moving forward and FLC having a webinar on the bill. He states that it may be something other Commissioners may want to join in on. He states there is growth coming. He states that you have to spend money to move forward with growth. He states that we cannot be afraid of spending money to invest. Otherwise, the demand will rule us.

Commissioner Jamison states we are moving in a good direction to get ahead of the game. He states we have a better plan in place but still have a lot of work ahead.

Commissioner Williams talks of his love of High Springs. He states he wants to see smart growth. He asked about the Fire Chief position. Mr. Gillingham states that he is still managing the Fire Department and is available for calls and has delegated some duties.

Commissioner Williams spoke of Farm Share and serving over 500 families. He states he looks forward to the next one.

Vice Mayor Jones-nothing at this time

## **MAYOR**

Mayor James congratulated Mr. Gillingham and Mr. Hoffman.

City Manager Stathatos stated the monthly newsletter is out for everyone to see what we have been working on.

Commissioner Williams asked what time the Workshop on February 27<sup>th</sup> will start.

Consensus to start at 9:00 a.m.

**Motion Commissioner Ambrose to adjourn.**

**Mayor James adjourned the meeting at 8:20p.m.**