



Alachua County Board of County Commissioners
Minutes

August 22, 2023, 11:30 AM

Present: Vice Chair Mary Alford, Commissioner Charles S. Chestnut, IV,
Commissioner Ken Cornell, Chair Anna Prizzia, Commissioner
Marihelen Wheeler

A. Invocation

Dr. Taraneh Darabi provided the Invocation.

B. Pledge of Allegiance

Chair Prizzia led the pledge of allegiance.

C. Call to Order

Chair Prizzia called the meeting to order at 11:32 am.

D. Approval of Regular and Consent Agenda

Commissioner Cornell moved adoption of the Regular/Consent Agenda with the following amendments:

- Item F2, Gainesville-Alachua County Regional Airport Authority Citizen-at-large Appointments, 32-00456 was removed from consideration.
- Item 9k Ranking Request for Proposal 23-422 A&E Services for the New Civil Courthouse Building in Downtown Gainesville, for Facilities Management - 23-00471 be pulled from Consent to be discussed under Items Pulled from Consent.
- Item M1 Construction Contact between Alachua County and North Florida Regional Medical Center for realignment of SW 41st Boulevard - 23-00449 to be heard before the action items.

2nd Commissioner Chestnut

Chair Prizzia recognized Tamara Robbins who presented comments to the Board.

The motion carried 5-0.

E. Announcements

Communications Director Mark Sexton presented the following announcement:

- Presentation of the Procedures for Public Comments.

F. Board and Committee Items

1. Bicycle/Pedestrian Advisory Board Appointments - 23-00455

Deputy Clerk Donahey called on each Commissioner for their two nominations for the Bicycle/Pedestrian Advisory Board.

Commissioners Alford and Prizzia nominated Kathleen Benton and Michael Rubinstein.

Commissioners Chestnut and Wheeler nominated Kathleen Beton and William Smart.

Commissioner Cornell nominated Michael Rubinstein and William Smart.

Deputy Clerk Donahey announced the results and called on each Commissioner for a tie breaking vote between Michael Rubinstein and William Smart.

Commissioner Alford nominated Michael Rubinstein.

Commissioners Chestnut, Cornell, Prizzia, and Wheeler nominated William Smart.

Commissioner Cornell moved appointment of Kathleen Benton and William Smart as full members to terms ending August 31, 2026. The motion caried 5-0.

2nd Commissioner Wheeler

Appoint two (2) members to the Bicycle/Pedestrian Advisory Board with terms running September 1, 2023 to August 31, 2026

2. Gainesville-Alachua County Regional Airport Authority Citizen-at-large Appointment - 23-00456

(This item was removed from consideration per Board motion.)

Appoint one (1) member to the Gainesville-Alachua County Regional Airport Authority with term running August 1, 2023 to July 31, 2026

3. Advisory Board Update – Healthcare Advisory Board Presentation - 23-00326

Healthcare Advisory Board Chair William Garst and Pastor Duncan presented the above item.

Commissioner Alford, Commissioner Wheeler, Commissioner Cornell, Assistant Director of Community Support Services Tom Tonkovich, and Chair Prizzia presented comments.

Hear the presentation by the advisory board describing the workplan and accomplishments

4. 2nd Quarter Infrastructure Surtax (January, February, March 2023) Financial Report Presentation and Joint Project Application Form - 23-00435

Assistant County Manager Gina Peebles presented the above item.

Commissioner Alford, Commissioner Wheeler, Commissioner Cornell, County Attorney Torres, Chair Prizzia, Commissioner Alford, and Finance Director Todd Hutchinson presented comments.

Finance Director Hutchinson stated that he would provide a report that will show the revenue accounts for each surtax so that the Board members can review them. He will also provide the link to the open portal on the County's website that allows access to the information.

Commissioner Alford requested that staff continue to work with the municipalities on a consistent submittal of information to make it easier to review. Currently each city is providing the data in different formats which makes things difficult.

Commissioner Cornell moved to approve the Joint Infrastructure Surtax Projects Application form as proposed. The motion carried 5-0.

2nd Commissioner Alford

Chair Prizzia recognized Tamara Robbins who presented comments to the Board.

G. Public Comments

Chair Prizzia recognized Jim Konish, Cody, Valerie , Lynn Max, a citizen, Harris Max, Andrea Weiss, Debbie Martinez, Dr. Theresa Beachy, Ms. Carpenter, N'kawanda Jah, Anna Wigen, Phylis, Kelly Walsh, John, Tonya, Ema Hull, Elizabeth Howard, Cary Creyton, Cody Gallighan, Larry Williams, Barbara McCullagh, Mo Chenelle, Christopher Carney, Tamara Robbins, Karen Herrington, Elane Harlet, a citizen, Adele Franson, Jed Mitchell, Ted Debracky, Carl Hayes, Kali Blount, a citizen, County Attorney Torres, Commissioner Wheeler, Commissioner Cornell, Kaitlyn Kirk, Patricia, Veronica Obletto, and Hope McCall who presented comments.

H. Commission Response to the Public

I. Items Pulled From Consent

1. Ranking of Request for Proposal 23-422 A&E Services for the New Civil Courthouse Building in Downtown Gainesville, for Facilities Management. - 23-00471

Assistant County Manager Tommy Crosby presented the above item.

Chair Prizzia requested that in the future all RFPs have all the backup available so that the Board may review it. This item the backup is summary materials.

Commissioner Cornell moved to approve the ranking and authorize staff to negotiate an agreement for request for proposal RFP 23-422 A&E Services for the New Civil Courthouse Building in Downtown Gainesville, for Facilities Management:

1. DLR Group, Inc.
2. Walker Architects, Inc.
3. Hellmuth, Obata, & Kassabaum, Inc.

Authorize staff to negotiate agreement with top ranked firm, DLR Group, Inc., and with the second ranked vendor Walker Architects, Inc., and the third ranked vendor Hellmuth, Obata & Kassabaum, Inc., if negotiations with the top ranked vendor fail. The motion carried 5-0.

2nd Commissioner Wheeler

Assistant County Manager Crosby informed the Board that the proposals that were not included were because the vendor consider voluminous amounts of materials trade secrets which staff would have to vet. The

work around that staff has provide is that the Purchasing Manager has made Open Gov. available to each Commissioner so that they may login and view the items in their entirety while keeping the trade secret materials restricted as required by statute. This will make all materials available to the Board and resolve this issue moving forward.

J. Presentations

1. Presentation of Meridian Behavioral Healthcare, Inc. Annual Report and Funding Agreement Approval - 23-00491

Meridian CEO Donald Savoie presented the above item.

Chair Prizzia, Commissioner Alford, Commissioner Wheeler, and Commissioner Cornell presented comments.

Commissioner Cornell moved to receive the Annual Report and Approve the Annual Funding Agreement. The motion carried 5-0.

2nd Commissioner Alford

Assistant Director of Community Support Services Tom Tonkavich presented comments.

COMMISSION RECESSED AT: 2:42 P.M.

COMMISSION RECONVENED: 3:00 P.M.

K. Public Hearings

1. Construction Contract between Alachua County and North Florida Regional Medical Center for Realignment of SW 41st Boulevard - 23-00449

Public Works Director Ramone Gavarrete presented the above item.

Commissioner Alford and Chair Prizzia presented comments.

Agent for the Applicant Jerry Dedenbach presented comments to the Board.

Commissioner Alford moved that the Board adopt the Resolution to: conditionally approve the realignment of SW 41st Blvd; award of Capital Construction Contract #13939 to North Florida Regional Medical Center, Inc.; authorize the Chair to sign the resolution, the capital construction contract and conveyance documents described in the contract; and authorize the County Manager, or the designee, to sign any additional

documents approved by the County Attorney necessary to complete the mutual transfers. The motion carried 5-0.

2nd Commissioner Cornell

L. Action Items

1. Request to Advertise Amendments to Comprehensive Plan Future Land Use Element (FLUE) Policy 6.4.2.1 [Accessory Dwelling Units (ADU)] - 23-00279

Senior Planner Gerald Brewington presented the above item.

Commissioner Alford moved to approve the request to advertise. The motion carried 4-0 with Commissioner Cornell out of the room.

2nd Commissioner Wheeler

2. Capital Improvement Revenue Note Series 2023 - 23-00464

Finance Director Todd Hutchinson presented the above item.

Commissioner Wheeler presented comments.

Commissioner Cornell moved to adopt the authorizing resolution and if applicable, budget amendment and authorize the Chair and Clerk to sign all bond closing documents at the pre-closing meeting tentatively scheduled for August 23, 2023. The motion carried 5-0.

2nd Commissioner Alford

3. Request to advertise Notice of Public Hearing for proposed amendments to the Unified Land Development Code (ULDC) and for an amendment to the Alachua County Code. - 23-00468

Growth Management Director Jeff Hays presented the above item.

Commissioner Alford moved to approve a request to advertise for a Notice of Public Hearing for proposed amendments to the ULDC and Alachua County Code. The motion carried 5-0.

2nd Commissioner Chestnut

4. Scope of Work for Meat Processing Facility Request for Proposals - 23-00484

Strategic Initiatives Manager Sean McLendon, EPD Director Stephen Hofstetter, and Solid Waste Director Gus Olmos presented the above item.

Commissioner Cornell, Commissioner Wheeler, Chair Prizzia, Commissioner Alford, Commissioner Chestnut, County Attorney Torres, Commissioner Wheeler, County Manager Lieberman, Commissioner Alford, and Commissioner Cornell presented comments.

Commissioner Cornell moved to direct staff to discontinue work on the County owned meat processing plant facility project. The motion carried 3-2 with Commissioners Alford and Prizzia voting "Nay".

2nd Commissioner Wheeler

Public Comment

Karen Herrington, Ted Debracky, a citizen, Nancy Darren, Tamara Robbins, a citizen, Michael, a citizen, Evan LeFever, Rory Ashcroft, Commissioner Wheeler, Chair Prizzia, Commissioner Cornell, Commissioner Chestnut, and Commissioner Alford presented comments.

M. Summary Public Hearing

1. Z23-000002: A public hearing to consider a rezoning for Park Place Car Wash from R-1(b) (Single Family Residential , 4-8 units per acre to BH (Highway Oriented Business) at 7404 NW 4th Blvd - 23-00434

Planner Mehdi Benkhatar presented the above item.

County Attorney Torres presented the rules and procedures for Quasi-Judicial Hearings.

Commissioner Wheeler moved that the Board of County Commissioners approve Z23-000002 with the bases as listed in the staff report. The motion carried 5-0.

2nd Commissioner Wheeler

N. Reports and Comments

1. County Attorney Report

Pace Funding

County Attorney Torres introduced Assistant County Attorney Margo Duval who stated that previously the Board authorized a cease-and-desist letter to a PACE Provider who is operating in the County without approval by the Board. Counties are requesting legislative clarification on the County's authority to regulate PACE providers in the County as part of their Home Rule Authority.

Commissioner Alford moved to authorize the County Attorney to send an email to the Florida Association of Counties in support of the proposals for the 2024 Legislative Session. The email would state the County's support of any policies and proposals that seek to clarify the County's Home Rule Authority to regulate PACE entities operating within their boundaries. The motion carried 5-0.

2. County Manager Report

Ability Housing Property

County Manager Lieberman stated that late on Thursday afternoon the County did close on the two parcels and now owns them. She is seeking further guidance from the Board as to what the Board would like to do with the property.

Commissioner Alford and Commissioner Cornell presented comments.

Commissioner Cornell moved to direct the County staff to coordinate with the City of Gainesville/Community Redevelopment Agency (CRA) staff to have at least two community engagement meetings to develop some preliminary ideas for potential uses of the site. After which staff would then bring back a summary of those ideas for this Board to consider and discuss. The motion carried 5-0.

2nd Commissioner Alford

Commissioner Alford stated that she would like to hear how the Community Charrette will be planned.

County Manager Lieberman stated that she can report back to the Board as soon as the details of the meetings are worked out.

3. Board Reports and Commission Comment

Veteran Plaque

Commissioner Alford moved the amended motion to donate the plaque that was put on the Courthouse in 1927 to the Kirby-Smith Chapter 202 of the United Daughters of the Confederacy (UDC) if it is approved by the Remembrance Committee.

Chair Prizzia and Commissioner Chestnut presented comments.

Commissioner Chestnut stated that it is on the agenda to discuss the plaque at the next meeting of the Community Remembrance Project

tomorrow at 10:00 a.m. He will report back with the decision of the Committee.

Commissioner Cornell stated that he will follow the direction of the Remembrance Project Committee.

Commissioner Alford withdrew the motion.

Sheriff's Office Complaint Letter

Commissioner Alford stated that the Board received a letter of complaint from an inmate Michael Delaney. She stated there was a response from the Sheriff's Office but there were six attachments in the response that were not provide. She would like to obtain those attachments if it is the will of the Board. She further advised that with a legislative change the Board can visit the jail at any time unannounced. She intends to do so.

Chair Prizzia requested that staff follow up with the Sheriff on the attachments as well as the list of medications available on the formulary. She stated that she is willing to do a Chair Letter if necessary but would like to try to coordinate with staff first.

Children's Trust of Alachua County Update

Commissioner Cornell stated that the Board decided to allocate an additional \$2,500,000 of fund balance bringing the total to \$4,500,000 for the year to support goals he believes the County shares. Also, there is a 10% continuous stream of funding for the goal of "children and youth live in a safe community" which is close to \$1,000,000.

Florida Association of Counties (FAC) Policy

Commissioner Minor from Leon County is pushing for a policy meeting to explore possible changes and enhancements to the Live Local Act, SHIP, and Sail to ensure Florida renters can remain in their homes and that the homeless can obtain funding for rental housing.

Commissioner Cornell moved to direct Community Support Services Director Claudia Tuck to work with this proposal to bring back recommendations to enhance the proposal. The motion carried 5-0.

2nd Commissioner Chestnut

Schedule Discussion of Newberry Motion

Commissioner Cornell would like to discuss the motion to clarify the Board's intent from the motion passed at the Joint Meeting with the City of Newberry.

County Manager Lieberm and Commissioner Alford presented comments.

County Manager Lieberman stated that the traffic study should be back in the September/October timeframe which will provide necessary information for the Board to consider. She would look to schedule the discussion regarding the rural collection center and traffic at that time.

Commissioner Wheeler presented comments.

Agenda & Minutes

Chair Prizzia stated that the complaint received about the agenda and minutes for advisory boards only being available upon request seems valid to her. She thinks the materials should be available online without having to request them.

County Manager Lieberman stated that the materials are available as attachments to Board agendas however you would have to know how to search for them. Since it is the will of the Board for them to be available she will meet with staff to determine the easiest and best way to accomplish the materials being available online.

County Attorney Torres presented comments.

Impacted individuals Participation.

Chair Prizzia stated that the County is making efforts to get impacted parties involved in issues such as re-entry programs, Mental Health Programs, and even jobs. Often these individuals cannot pass a Teir 2 background check which is limiting participation. She would like to explore any options the County has to work around this problem.

Commissioner Cornell stated that Deputy County Attorney Bob Swain should be involved as he is the Attorney for the Trust and was involved in the Teir 2 requirement in order to meet legal requirements.

Small, Minority, and Local Preference criteria

Chair Prizzia stated that a memo regarding the recommendation for the County ability to have these programs was provided by staff. She stated that the memo was quite complicated, but she feels there are opportunities. If this can be brought back in conjunction with the

sustainable procurement initiatives that would be great. She does not want this to delay the sustainable initiatives.

Commissioner Alford stated that the University of Florida has a very good process that she would like staff to consider.

Commissioner Cornell stated that he is in support of the effort he simply does not want local companies being used as passthroughs to qualify for jobs.

O. NOTE: This meeting will not reconvene at 5:01 P.M.

P. Public Comments

Q. Commission Response to the Public

R. Adjournment

There being no further business before the Board, the meeting was adjourned at 4:36 p.m.

S. Consent Items

1. Budget & Fiscal Services

Grant?

- 1. Unanticipated Revenues from the City of Gainesville for Election Activities - 23-00477

Adopt the Resolution and Approve the Attached Budget Amendment

- 2. Fiscal Year 2023 (FY23) Budget Amendment – Use of Reserves and True-Up - 23-00480

Approve Budget Amendment

2. CareerSource

- 1. Report of CareerSource FY23 3rd Quarter unanticipated grant awards - 23-00462

Accept the report and adopt the attached budget resolution.

3. Clerk of the Court

- 1. Alachua County Board of County Commission Minutes - 23-00411

Approve Minutes

4. Community Support Services

Grant?

1. State Housing Initiatives Partnership (SHIP) Agreement between Alachua County and Habitat for Humanity Inc - 23-00430
Approve and sign the agreement with Habitat for Humanity, Inc to provide for home repairs
2. Agreement with Lutheran Services of Florida (LSF) Amendment 115 - 23-00433
Approve Amendment 115 and the related budget amendment and fund resolution.

5. Court Services

1. Criminal Justice, Mental Health & Substance Abuse Reinvestment Grant (CJMHSAG) Planning Committee Accomplishments Report for Grant Cycle 5 - 23-00465
Accept the Report as submitted.

6. Environmental Protection

1. Addition of Land Conservation Projects to the Alachua County Forever Active Acquisition List - 23-00454
Approve the addition of the following properties on the Active Acquisition List.
 1. Buck Bay Flatwoods – J.W.C. Farms Inc. (Full Price List)
 2. Buck Bay Flatwoods – Burnsed (Full Price List)

7. Fire Rescue

1. Memorandum of Agreement (MOA) between the Florida Division of Emergency Management and Alachua County regarding State-Owned equipment - 23-00431
Approve the Memorandum of Agreement between the Florida Division of Emergency Management (FDEM) and Alachua County

8. Growth Management

1. Multi-modal Transportation Mitigation Agreement – Jonesville Self Storage - 23-00437
Approve the Multi-modal Transportation Mitigation Agreement (MMTM) between Alachua County and Reliant Real Estate Management, LLC and authorize the Chair's signature

Grant?

9. Procurement

1. Purchase Order to Hall Mark RTC., in the amount of \$735,465.62 for Public Works, Fleet. - 23-00424

Approve the issuance of a purchase order to REV RTC, Inc/ d/b/a Hall-Mark RTC., in the amount of \$735,465.62.

2. Purchase Order to Strykers Sales Corporation, in the amount of \$103,372.24, for Fire Rescue. - 23-00425

Approve the issuance of a Purchase Order to Strykers Sales Corporation, in the amount of \$103,372.24.

3. Ranking of Request for Proposal (RFP) 23-399 Visit Gainesville, Alachua County Website Redesign - 23-00426

Approve the ranking and authorize staff to negotiate an agreement for RFP 23-399 Visit Gainesville, Alachua County Website Redesign:

1. Madden Media
2. The Zimmerman Agency

Authorize staff to negotiate an agreement with top ranked firm, Madden Media. If negotiations with the top ranked vendor fail, authorize staff to negotiate with The Zimmerman Agency.

4. Change Order 2 to Purchase Order 2023-90 to AG-Pro Companies, in the amount of \$60,000.00, for Public Works, Fleet Management. - 23-00436

Approve the issuance of Change Order 2 to Purchase Order 2023-90 to AG-Pro Companies., in the amount of \$60,000.00.

5. Change Order 1 to Purchase Order 23-227 to Siemens Healthcare Diagnostics, Inc. in the amount of \$15,000.00, for Court Services. - 23-00439

Approve the Budget Amendment and issuance of Change Order 1 to Purchase Order 23-227 to Siemens Healthcare Diagnostics, Inc., in the amount of \$15,000.00.

6. Change Order 1 to Purchase Order 2023-89, to Advanced Tire Service, LLC, in the amount of \$20,000.00, for Public Works, Fleet Management. - 23-00442

Approve the issuance of Change Order 1 to Purchase Order 2023-89, to Advanced Tire Service, LLC, in the amount of \$20,000.00.

7. Second Amendment to Agreements with Advanced Environmental Laboratories Inc. (AEL) and ALS Group USA Corp., Inc., for 20-96 Annual Laboratory Analysis Services for Environmental Protection. - 23-00391

Approve and authorize the Chair to execute the Second Amendment to Agreement 11404 with ALS Group, Inc. and 11405 with AEL for Annual Laboratory Analytical Services. Additionally, authorize the County Manager, or designee, to sign future amendments which do not increase the annual cost of the Agreement.

8. Sole Source and Purchase Order to Automated Controls of Newberry, LLC, in the amount of \$75,000.00, for the Building Automation System (BAS) upgrade at the State Attorney's Office for Facilities Management. - 23-00143

Approve the issuance of a Purchase Order and authorize the Chair to execute the Sole Source to Automated Controls of Newberry, LLC, in the amount of \$75,000.00.

9. Change Order 1 to Purchase Order 2021-2128 to Leesburg Concrete Company, Inc., in the amount of \$2,469.00, for Parks and Open Space. - 23-00452

Approve the issuance of Change Order 1 to Purchase Order 2021-2128 to Leesburg Concrete Company, Inc., in the amount of \$2,469.00.

10. Ranking of Request for Proposal (RFP) 24-117 Annual Third Party Building Plan Review, for Growth Management. - 23-00453

Approve the ranking and authorize staff to negotiate an agreement for RFP 24-117 Annual Third Party Building Plan Review, for Growth Management:

1. Willdan Engineering, Inc.
2. SAFEBuilt Florida, LLC
3. Joe Payne, Inc.

Authorize staff to negotiate agreement with top ranked firm, Willdan Engineering, Inc., and with the

second and third ranked firms SAFEbuilt and JPI, if negotiations with the top ranked vendor fail.

10. Public Works

1. Consideration of Approval of Budget Amendment Transferring Funds from “Lapsed” Salaries to Operations - 23-00472

Approve Budget Amendment Transferring Funds from “Lapsed” Salaries to Operations

2. 5 Temporary Construction Easements for an FDOT Resurfacing Project on SR No. 222 - 23-00419 - 23-00419

Request that the Board adopt the resolution authorizing the granting of the five temporary construction easements and execute the easements.

3. A Perpetual Easement for a Florida Department of Transportation Resurfacing (FDOT) Project on State Road No. 222. (NW 39th Avenue) - 23-00421

Request that the Board adopt the resolution authorizing the granting of the perpetual easement and execute the easement.

4. Transfer of ownership and maintenance responsibility for NE Chokolka Boulevard to Town of Micanopy - 23-00388

The Board adopt the resolution approving the transfer of NE Chokolka Boulevard; authorize the Chair to sign the Resolution, Transfer Agreement and County Deed; and authorize the County Manager, or the designee, to sign any additional documents approved by the County Attorney necessary to complete the transfer.

11. Sheriff's Office

1. Byrne Grant Application-Local Solicitation Fiscal Year 2023 and Countywide Solicitation Fiscal Year 2022 - 23-00490

Approve the advisory board's recommendation for the distribution of funds as presented in the 51% attached letter. Authorize the Chair to sign the letter.

12. Solid Waste & Resource Recovery

1. Alachua County Household Hazardous Waste Cooperative Collection Center Arrangement Grant - 23-00394

Grant?

Approve the Florida Department of Environmental Protection (FDEP) Fiscal Year 2024 (FY24) Household Hazardous Waste Co-op Grant No. HHW 401, authorize the Chair to execute same on behalf of the County, and approve the interfund loan in the amount of \$214,000

T. Notation for Record

1. Infrastructure Surtax Oversight Board – June 26, 2023 Minutes - 23-00432
N/A. For informational purposes only
2. Arts Council of Alachua County Minutes – June 5, 2023 - 23-00470
N/A. For informational purposes only.

U. Notice of Upcoming Meetings

1. Notice of Upcoming Meetings - 23-00485
N/A