



Alachua County Board of County Commissioners

Minutes

July 11, 2023, 11:30 AM

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

Absent: Vice Chair Mary Alford

Also Present: County Manager Michele Lieberman, County Attorney Sylvia Torres, Deputy County Manager Carl Smart, Assistant County Manager Tommy Crosby, Assistant County Manager Missy Daniels, Assistant County Manager Gina Peebles, Deputy County Attorney Bob Swain, Deputy Clerk Steve Donahey

Staff Absent: Deputy Clerk Casey Miller , Admin Kimberly Kittle, Admin Gina Peebles, Cricket Kittle

A. Invocation

Pastor Steve Langford 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 11:33 a.m.

D. Approval of Regular and Consent Agenda

County Manager Lieberman requested that the following item be removed from consideration and brought back on a future agenda for discussion:

Item #11a, Food System Workforce Agreement with Working Food, 23-00307.

Commissioner Cornell presented comments on the Meat Processing Plant and requested that the item remain on the agenda.

Commissioner Chestnut stated that he was not in favor of what occurred in Newberry last night with the Meat Processing Plant. He is fine with discussing the matter but would like all 5 commissioners be present for a decision to be made.

Chair Prizzia recognized Karen Herrington, a citizen, Communications Director Mark Sexton presented comments.

Commissioner Cornell moved to approve the Regular and Consent Agenda with the following amendments:

- Item 11a, Food System Workforce Agreement with Working Food, 23-00307 be continued to the first meeting in August.
- Add to the Item #M. 2 Meat Processing Plant a discussion of County Road 337 to hear staff interpretation of the motion from last night.

The motion carried 4-0 with Commissioner Alford absent.

2nd Commissioner Chestnut

E. Announcements

Communications Director, Mark Sexton, presented the following announcement:

- The City and County will be hosting a Disability Expo on July 26, 2023 from 10:00 am to 2:00 pm. For more information citizens can contact the equal opportunity office at (352)374-5275.

F. Approval of Recognitions

Commissioner Cornell moved approval all Proclamations on the agenda. The motion carried 4-0 with Commissioner Alford absent.

2nd Commissioner Chestnut

1. 2023 Quarterly 2 April-June Length of Service Presentation - 23-00376

A video of was displayed acknowledging each employee and their years of dedicated service.

2. Approval of a Proclamation Declaring July 2023 as Parks and Open Space Month in Alachua County, Florida - 23-00299

Commissioner Wheeler read and presented the Proclamation to Cuscowilla Director Jamie Bass who accepted it with gratitude.

3. Approval of a Proclamation Declaring July 2023 as Disability Awareness Month in Alachua County, Florida - 23-00297

Commissioner Cornell read and presented the Proclamation to Disability Advisory Board Member Jacklyn Treteseaux and Equal Opportunity Director Jacqueline Chung who accepted it with gratitude.

G. Board and Committee Items

1. Alachua County Citizens Disability Advisory Committee Fiscal Year 2023 (FY23) Annual Report - 23-00252

Disability Advisory Board Member Jaclyn Treteseaux presented the above item.

Accept the Citizens Disability Advisory Committee FY23 Annual Report

2. Request to Rename Santa Fe Lake Park in Honor of Jill McGuire - 23-00333

Assistant County Manager Gina Peebles presented the above item.

Commissioner Wheeler and Commissioner Cornell presented comments.

Commissioner Cornell moved adoption of Resolution 23-53 with the amendment of putting her name first so it should be named " The Jill McGuire Santa Fe Lake Park" and authorize the Chair and the Clerk to sign. Further refer to staff to work with the Santa Fe Lake Dwellers to come up with a nice summary of who Jill was and what she did for the community so that it could be on a kiosk at the park. The motion carried 4-0 with Commissioner Alford absent.

2nd Commissioner Wheeler

H. Public Comments

Chair Prizzia recognized Leah Cohen, Chris Redmen, Elizabeth Howard, Veronica Obletto, Patricia Lee, a citizen, John Roney Nicks, Kali Blount, Hal Knowles, Tamara Robbins, Erica Hernandez, John Hole, Telford Cartwright, and Elizabeth Catch who presented comments.

Assistant County Manager Missy Daniels presented comments.

I. Commission Response to the Public

J. Items Pulled From Consent

K. Presentations

1. Construction and Demolition Debris Management in Alachua County - 23-00335

Solid Waste Director Gus Olmos presented the above item.

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

Commissioner Cornell moved to implement Option #3: Utilize Zero Waste Strategies such as incentives, code changes, special permit conditions and additional diversion options to increase reuse and recycling and bring back recommendations.

2nd Commissioner Chestnut

Chair Prizzia recognized Paul Florence, Sue Morris, Jordan Marlowe, Leah Cohen, Mark Walker, Holly Florence, Mike Sexton, Watson Representative, Myriam Elliot, Nate Renfrow, Bracken Camp, and Leon Bradley, who presented comments to the Board.

The motion carried 4-0 with Commissioner Alford absent.

L. Land Conservation Projects

1. Mill Creek – Rembert Tract Option Contract to Purchase Conservation Easement, 23-00351

Land Purchase

Land Conservation Programs Manager Andi Christman presented the above item.

Chair Prizzia and Commissioner Wheeler presented comments.

Commissioner Wheeler moved the following:

1. Approve and authorize the Chair to exercise the Mill Creek - Rembert Option Contract to Purchase a Conservation Easement, subject to the County's right to conduct due diligence inspections and notice Seller of Title Defects and Environmental Defects as set forth in the Contract.
2. Approve the acquisition subject to the non-permitted title exceptions #4, #5, #6, #7, #8, #9, #10, #11, and subject to the concurrence of the County Attorney and of the Closing Attorney.

3. Authorize staff to execute additional documents as necessary to close the transaction; and
4. Approve the attached budget amendment authorizing the expenditure of funds for due diligence and associated closing costs.

2nd Commissioner Chestnut

The motion carried 3-0 with Commissioner Alford absent and Commissioner Cornell out of the room.

M. Action Items

1. City of Gainesville Cornerstone Eastside Development – Avoidance, Minimization, and Mitigation Plan - 23-00342

EPD Mark Brown presented the above item.

Commissioner Wheeler, City of Gainesville Special Advisor Phil Mann, and Commissioner Cornell presented comments.

Chair Prizzia recognized Patricia Lee, County Attorney Torres, Commissioner Chestnut, and Commissioner Wheeler who presented comments.

Commissioner Wheeler moved approval of the City's Avoidance, Minimization, and Mitigation Plan for the Cornerstone Eastside Development and authorize the Chair to sign the Interlocal Agreement that will document designated allocation of the mitigation funds. The motion carried 4-0 with Commissioner Alford Absent.

2nd Commissioner Chestnut

2. Scope of Work for Meat Processing Facility Request for Proposals - 23-00327

Economic Development/Food Systems Manager Sean McLendon presented the above item.

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

Commissioner Cornell moved to have a Joint Meeting in Newberry and the only topic of discussion be moving forward with the meat processing plant. The motion carried 4-0 with Commissioner Alford absent.

2nd Commissioner Chestnut

Chair Prizzia recognized Jo Beatty, Tad Debraki, Patricia Lee, Mayor Jordan Marlowe, Commissioner Wheeler, Commissioner Cornell, Commissioner Chestnut, a citizen, a citizen, and a citizen who presented comments.

Approve the proposed scope of work and direct staff to 1) Create a solicitation for a developer-operator for a Meat Processing Facility, 2) Authorize the County Manager or designee to modify the draft scope to be consistent with the approved agreement with the City of Newberry, grant requirements, and to comply with laws on public-private partnerships, and 3) Direct staff to release the solicitation when finalized.

- 1. Rural Concerns discussion of Meat Processing and Training Facility, 23-00289

Planner Ken McMurry and Rural Concerns Advisory Committee Chair Rodney Clouser presented the above item.

Dr. Clouser advised that the Rural Concern Board did vote in favor of the facility with a 9-1 vote and a letter stating such was provided to the Board. The Board has not provided any economic analysis of the facility as that is outside their scope of work.

Hear the update.

- 3. American Rescue Plan State and Local Fiscal Recovery Funds (ARPA-SLFRF) Special Projects Update - 23-00367

Assistant County Manager Tommy Crosby presented the above item.

Mr. Crosby advised that the Board did approve revenue recovery with the ARPA funds. The funds are now in the General Fund and appropriated to the projects previously approved by the Board. Mr. Crosby stated that there will be a need to transfer some funds for the purchase of the Scottish Inn. That will be an option contract coming to the Board for approximately \$1,900,000.

Confirm General Fund Projects to use one-time funds created from the ARPA-SLFRF allocation.

ARPA - Budget Transfer to purchase Scottish Inn

N. Reports and Comments

1. County Attorney Report
2. County Manager Report
3. Board Reports and Commission Comment

Dog Regulations

Commissioner Cornell stated that the Board received an email about regulating certain breeds of dogs. He stated that the Attorney has clarified that the Board cannot regulate certain breeds. However, there were some recommendations in the email that he would like to refer to the Attorney's Office to review along with the new rules and return to the Board with recommendations.

By consensus, the Board referred the matter to the Attorney's Office.

Childrens Trust Appointment

Commissioner Cornell stated that there is still a vacancy to be filled on the Board for the Childrens Trust. He is hopeful that the Board could resubmit applicants names. He would also like to know if there were any new applicants so that the Board can send three referrals to the Governor for Appointment.

GFL Solid Waste Contract

Commissioner Wheeler stated that she has received two phone calls regarding this matter. The calls were concerned about the 32% increase in cost.

Commissioner Cornell stated that he forwarded the email to Solid Waste Director Gus Olmos for comments.

O. NOTE: This meeting will reconvene at 5:01 PM

P. Public Comments

Chair Prizzia recognized Mike Blanchard, Matthew Hurst, Donna Blanchard, Jo Beatty, Sarah Smith, Sage Max, Shannon Blair, Shela, Kari Bagnall, a citizen, and Roy Ashcroft who presented comments to the Board.

Q. Commission Response to the Public

R. Public Hearings

1. Fiscal Year 2024 (FY24) Budget Development – Public Hearing to Set Proposed Millage Rates for General County and Municipal Service Taxing Unit (MSTU) - Law Enforcement - 23-00370

Assistant County Manager Crosby presented the above item.

Commissioner Cornell moved to Set proposed millage rates for General County millage 7.6414 and Municipal Service Taxing Unit – (MSTU) Law Enforcement at 3.5676 and Adopt the Resolution. The motion carried 4-0 with Commissioner Alford absent.

2nd Commissioner Chestnut

2. Fiscal Year 2024 (FY24) Stormwater Non-Ad-Valorem Assessment: Initial Assessment Resolution and Authorization to Advertise Public Hearing - 23-00365

Assistant County Manager Crosby presented the above item.

Mr. Crosby stated that there is a \$10 per unit increase being recommended by staff.

Commissioner Wheeler moved to Adopt Resolution and authorize staff to notice the public of the September 12, 2023, Public Hearing to set the rates for Stormwater Non-Ad Valorem Assessment and authorize provision of the notice to affected property owners on the Notice of Proposed Taxes (TRIM). The motion carried 4-0. with Commissioner Alford absent.

2nd Commissioner Chestnut

Chair Prizzia recognized Matthew Hurst, Betsy Hurst, EPD Shane Williams, who presented comments to the Board.

Adopt Resolution and authorize staff to notice the public of the September 12, 2023, Public Hearing to set the rates for Stormwater Non-Ad Valorem Assessment and authorize provision of the notice to affected property owners on the Notice of Proposed Taxes (TRIM)

3. Fiscal Year 2024 (FY24) Solid Waste Non-Ad Valorem Assessment: Initial Assessment Resolution and Authorization to Advertise a Public Hearing - 23-00372

Assistant County Manager Crosby presented the above item.

This fund also has a proposed increase but is based on the size of the receptacle and other factors. This increase is necessary to keep up with inflationary cost.

Commissioner Chestnut moved to Adopt Resolution and authorize staff to notice the public of the September 12, 2023, Public Hearing to set the rates for Solid Waste Non-Ad Valorem Assessments and authorize provision of the notice to affected property owners on the Notice of Proposed Taxes (TRIM). The motion carried 4-0 with Commissioner Alford absent.

2nd Commissioner Cornell

4. Fiscal Year 2024 (FY24) Fire Assessment: Initial Assessment Resolution and Authorization to Advertise a Public Hearing - 23-00373

Assistant County Manager Crosby presented the above item and advised that there is no proposed increase for this fund.

Commissioner Cornell moved to Adopt Resolution and authorize staff to notice the public of the September 12, 2023, Public Hearing to set the rates for the Fire Non-Ad Valorem Assessments and authorize provision of the notice to affected property owners on the Notice of Proposed Taxes (TRIM). The motion carried 4-0 with Commissioner Alford absent.

2nd Commissioner Chestnut

5. Fiscal Year 2024 (FY24) Sugarfoot Oaks/Cedar Ridge Special Assessment District: Initial Assessment Resolution and Authorization to Advertise a Public Hearing - 23-00374

Assistant County Manager Crosby presented the above item.

Commissioner Chestnut moved to Adopt Resolution and authorize staff to notice the public of the September 12, 2023, Public Hearing to set the assessment for the Sugarfoot Oaks/Cedar Ridge Non-Ad Valorem Assessments and authorize provision of the notice to affected property owners on the Notice of Proposed Taxes (TRIM). Authorize incorporation of Sugarfoot Oaks/Cedar Ridge budget into the FY24 County Budget. The motion carried 4-0 with Commissioner Alford Absent.

2nd Commissioner Wheeler

6. Z22-000006: A Request to Amend Alachua County Comprehensive Plan Future Land Use Element Policy 2.2.3 (Newberry Village) - 23-00283

Senior Planner Gerry Brewington presented the above item.

Commissioner Wheeler, Agent for the Applicant Gerry Dedenbach, Chair Prizzia, and Growth Management Director Jeff Hays presented comments.

Commissioner Cornell moved that the Board adopt Ordinance 23-12 approving the requested text changes.

2nd Commissioner Chestnut

Chair Prizzia recognized Matthew Hurst, Agent for the Applicant Gerry Dedenbach, and Betsy Hurst who presented comments.

The motion carried 4-0.

S. Adjournment

There being no further business before the Board, the meeting was adjourned at 6:10 p.m.

T. Consent Items

1. Budget & Fiscal Services

1. Update to the Fiscal Year 2023 (FY23) and Fiscal Year 2024 (FY24) Debt Management Policy - 23-00371

Approve Resolution to update the Debt Management Policy to increase per capita amount to \$750.

2. Clerk of the Court

1. Approve Board of County Commission Minutes - 23-00290
Approve Minutes

3. Community Support Services

1. Lutheran Services of Florida Amendment 114 - 23-00377
Approve Amendment 114.

4. County Manager's Office

1. Re-appointment of K. Richard Blount as Board member of the Alachua County Housing Authority with a Term Ending July 31, 2027 - 23-00344

Debt
Management
Policy Update

Re-appoint K. Richard Blount to Alachua County Housing Authority Board with a Term Ending July 31, 2027

5. Court Services

1. Lutheran Services of Florida, Inc. Amendment #113 - 23-00310

Approve the Lutheran Services of Florida Amendment #113, Budget Journals and Resolution

6. Environmental Protection

1. Addition of Land Conservation Projects to the Alachua County Forever Active Acquisition List - 23-00311

Approve the addition of the following properties on the Active Acquisition List.

1. Watermelon Pond – Sheffield (Full Price List)
2. Paynes Prairie Additions – The Koppaka Family Foundation (Full Price List)

7. Fire Rescue

1. North Florida Regional Geographic Information Systems (GIS) Repository Memorandum of Understanding (MOU) - 23-00047

Approve the North Florida Regional Geographic Information Systems Repository MOU

2. Budget amendment to transfer funds from Enhanced 911 Fund Reserve for Capital to purchase a power supply unit for the Combined Communications Center for \$67,701.60 - 23-00321

Approve the Budget Amendment.

3. Fiscal Year 2022 (FY22) Assistance to Firefighters Grant Award - 23-00337

Authorize the grant acceptance, adopt the resolution, and approve the budget amendment

Grant

8. Procurement

1. Second Amendment to Agreement #12029 with Career Center, Inc. d/b/a Spherion Staffing, LLC for Annual Temporary Personnel Services extending the term through September 30, 2025. - 23-00285

Approve the Second Amendment to Agreement #12029 with Career Center, Inc. d/b/a Spherion Staffing, LLC. for Annual Temporary Personnel Services and authorize the Chair to execute same on behalf of the County.

2. Second Amendment to Agreement #12087, to P&P Striping, LLC., for BID 22-6 Annual Pavement Marking Services for the Public Works, Road and Bridge. - 23-00281

Approve the Second Amendment to Agreement #12087, to P&P Striping, LLC., for BID 22-6 Annual Pavement Marking Services and authorize the Chair to execute same on behalf of the County.

3. Change Order 1 to Purchase Order 23-220 to Vulcan Inc., in the amount of \$40,000.00, for the purchase of sign materials, for Public Works. - 23-00257

Approve the issuance of Change Order 1 to Purchase Order 23-220 to Vulcan Inc., in the amount of \$40,000.00, for the purchase of sign materials, for Public Works. The revised Purchase Order Total is \$100,000.00.

4. Award of Invitation to Bid (ITB) 23-419 Purchase, Delivery and Set-up of Digital X-Ray Machine and Equipment to Sound Technologies, Inc., in the amount of \$73,160.69 for Animal Resources. - 23-00329

Approve the Solicitation Award and issuance of a Purchase Order for ITB 23-419 Purchase, Delivery and Set-up of Digital X-Ray Machine and Equipment to Sound Technologies, Inc. in the amount of \$73,160.69, for Animal Resources. Also approve Budget Amendment 2023-2823 to reallocate budget within the General Fund for this equipment.

5. Ranking of Request for Proposal (RFP) 23-403 Construction Engineering and Inspection Services (CEI) for SW 170th Street (County Road 241) Widen & Resurface - From Levy County Line to SW 143rd Street for Public Works. - 23-00214

Approve the ranking and authorize staff to negotiate an agreement for RFP 23-403 CEI Services for SW 170th Street (CR 241) Widen & Resurface - From Levy County Line to SW 143rd Street:

1.AE Engineering, Inc.

2.Causseaux, Hewett, & Walpole, Inc. d/b/a CHW

3.Kisinger Campo & Associates

Authorize staff to negotiate agreement with top ranked firm, AE Engineering, Inc., and with the second ranked vendor Causseaux, Hewett, & Walpole, Inc. d/b/a CHW and the third ranked vendor Kisinger Campo & Associates, Corp (KCA), if negotiations with the top ranked vendor fail.

6. Award and Contract 12104 for BID 23-994 Intersection Improvements at County Road (CR) 235 and Newberry Lane – Project 9197909 – Local Agency Program (LAP) - Rebid, to Chris Torrence Electric & Utility Inc., for Public Works. - 23-00223

Approve the Solicitation Award and Contract 12104 for BID 23-994 Intersection Improvements at CR 235 and Newberry Lane – Project 9197909 – LAP - Rebid, to Chris Torrence Electric & Utility Inc., for a total fiscal impact of \$205,937.70, for Public Works, also authorize the Chair to sign the contract and approve budget amendment moving funds from two other projects to supplement the LAP funding for this project.

7. Second Amendment to Montgomery Touch Screen Security System for Facilities Management 23-00250

Approve the Second Amendment to the Agreement with Montgomery Technology Systems, Inc., and authorize the Chair to sign such on behalf of the County, and approve the sole source purchase for these services.

9. Risk Management

1. Examination of Sufficiency of Public Official Bond for County Officers - 23-00239

Examine and Approve the Public Official Bonds for County Officers

10. Supervisor of Elections Office

1. Unanticipated Revenue – Elections Security Grant - 23-00343

Grant

Approval of journal 2023-2812, a budget amendment to recognize the grant revenue and allow the expenditure of these grant funds in FY23.

11. Sustainability, Equity, Economic & Strategic Development Office (SEED)

1. Food System Workforce Agreement with Working Food - 23-00307

Commissioner Charles S. Chestnut, IV joined the meeting at 12:12 pm.

Commissioner Ken Cornell joined the meeting at 12:12 pm.

Chair Anna Prizzia joined the meeting at 12:12 pm.

Commissioner Marihelen Wheeler joined the meeting at 12:12 pm.

County Manager Michele Lieberman joined the meeting at 12:12 pm.

County Attorney Sylvia Torres joined the meeting at 12:12 pm.

Deputy County Manager Carl Smart joined the meeting at 12:12 pm.

Assistant County Manager Tommy Crosby joined the meeting at 12:12 pm.

Assistant County Manager Missy Daniels joined the meeting at 12:12 pm.

Assistant County Manager Gina Peebles joined the meeting at 12:12 pm.

Deputy County Attorney Bob Swain joined the meeting at 12:12 pm.

Deputy Clerk Steve Donahey joined the meeting at 12:12 pm.

Approve the agreement with Working Food, Inc., and authorize the Chair to sign the agreement.

2. Human Rights Coalition of Alachua County Community Program - 23-00353

1: Approve the Agreement with Human Rights Coalition of Alachua County, Inc., and authorize the Chair to execute the Agreement.

2: Approve the scope of services and the budget amendment, and authorize the County Manager or designee to approve guidelines and criteria for implementation of each plan element.

U. Notation for Record

1. Fiscal Year 2023 (FY23) Public Purpose Quarterly Report – 3rd Quarter - 23-00366

Receive the Report for FY23 Public Purpose 3rd Quarter

2. Fiscal Year 2023 (FY23) Alachua County Board of County Commissioners Financial Report 3rd Quarter - 23-00368

Accept the FY23 Alachua Board of County Commission (BoCC) Quarterly Financial Report – 3rd Quarter.

3. Report of Contracts Approved by County Manager and Staff during the month of May 2023. - 23-00288

Accept the report and include a copy of the documents in the minutes of the Board of County Commissioners.

4. Approved Rural Concerns Advisory Committee meeting minutes for April 18, 2023 and May 16, 2023 - 23-00325

No Action needed. For Informational purposes only

5. Minutes of the Alachua County Historical Commission; April and May 2023 - 23-00339

No action required. For informational purposes only.

6. Infrastructure Surtax Oversight Board – March 23, 2023 Minutes - 23-00350

N/A. For informational purposes only

V. Notice of Upcoming Meetings

1. Notice of Upcoming Meetings - 23-00334

N/A. For informational purposes only.