



Alachua County Board of County Commissioners

Minutes

April 9, 2024, 11:30 AM

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

Absent: Commissioner Marihelen Wheeler

A. Invocation

Father Figi Phillip George provided the Invocation.

B. Pledge of Allegiance

C. Call to Order

Chair Alford called the meeting to order at 11:30 am.

D. Approval of Regular and Consent Agenda

Commissioner Cornell moved adoption of the Regular and Consent Agenda as printed. The motion carried 4-0 with Commissioner Wheeler absent.

2nd Commissioner Chestnut

E. Announcements

Communications Director, Mark Sexton, presented the following announcement:

- A video of the Fire Rescue Training Facility grand opening. was displayed for the public.

F. Approval of Recognitions

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

2nd Commissioner Chestnut

1. Approval of a Proclamation Declaring April 2024 as Child Abuse Prevention Month in Alachua County, Florida - 24-00235

Commissioner Cornell read and presented the Proclamation to Partnerships for Strong Families Jacob Clore who accepted it with gratitude.

2. Approval of a Proclamation Declaring April 14 through April 20, 2024 as National Public Safety Telecommunicators Week, in Alachua County, Florida - 24-00261

Commissioner Prizzia read and presented the Proclamation to Master Telecommunicator Erin Christ and Sheriff Emory Gainey who accepted it with gratitude.

3. Approval of a Proclamation Declaring April 22, 2024, as Earth Day 2024 in Alachua County, Florida - 24-00262

Commissioner Cornell read and presented the Proclamation to EPD Director Stephen Hofstetter who accepted it with gratitude.

4. Recognition of years of Service of Supervisor of Elections Kim Barton
Chair Alford recognized Supervisor of Elections Kim Barton for her 30 years of service.

G. Board and Committee Items

1. Request Appointment of Alachua County Alternate Member to the Infrastructure Surtax Oversight Board with a Term Ending September 30, 2026 - 24-00268

Chair Allford recognized Nancy Wilkinson and Makyla Mafi who expressed their desire to serve on the Infrastructure Surtax Oversight Committee.

Deputy Clerk Donahey called on each Commissioner for their one nomination for the Alternate Position.

Commissioners Alford, Chestnut, Cornell, and Prizzia nominated Nancy Wilkinson.

Commissioner Cornell moved appointment of Nancy Wilkinson as the Alternate Representative to a term ending September 30, 2026. The motion carried 4-0 with Commissioner Wheeler absent.

2nd Commissioner Chestnut

2. Request Appointments of Small Cities Representatives to the Infrastructure Surtax Oversight Board - 24-00267

Chair Alford recognized Ross Ambrose who expressed his desire to serve on the Infrastructure Surtax Oversight Board.

Deputy Clerk Donahey called on each Commissioner for their one nominee for the Infrastructure Surtax Advisory Board.

Commissioner Alford, Chestnut, Cornell, and Prizzia nominated Ross Ambrose.

Commissioner Cornell moved appointment of Ross Ambrose as the small municipalities representative to a term ending September 30, 2026 and David Yorkowitz as the Alternate with a term ending September 30, 2027. The motion carried 4-0 with Commissioner Wheeler absent.

2nd Commissioner Prizzia

3. Appoint Full Member to Recreation & Open Spaces Advisory Committee Vacancy with a Term Ending September 30, 2026 - 24-00295

Deputy Clerk Donahey called on each Commissioner for their one nominee to the Recreation and Open Spaces Advisory Board.

Commissioners Alford, Chestnut, Cornell, and Prizzia nominated Sarah Brunning.

Commissioner Cornell moved appointment of Sarah Brunning to a term ending September 30, 2026. The motion carried 4-0 with Commissioner Wheeler absent.

2nd Commissioner Chestnut

4. Appointments to the Alachua County Land Conservation Board (LCB) - 24-00303

Deputy Clerk Donahey called on each Commissioner for their one nominee for the Natural Resources Professional Representative.

Commissioners Chestnut, Cornell, and Prizzia nominated Jacqueline Lee Cook.

Commissioner Alford nominated Jim Surdick.

Commissioner Cornell moved appointment of Jacqueline Lee Cook to a term ending September 30, 2026. The motion carried 4-0 with Commissioner Wheeler absent.

2nd Commissioner Chestnut

H. Public Comment

Chair Alford recognized Austin Stanberry Evelyn Fox, Angela Castille, Lizzy Robinson-Jenkins, Shayna Rich, Robert Hutchinson, Evelyn Fox, Susan Botcher, Iris Burke, Bobby Mermer, Bill Regonavich, Dottie Davis, Faye Williams, Danielle Chavez, citizen, Dr. Saeed, Dr. Mahmood, Jeffrey Schapiro, citizen, citizen, Mark van Soestbergen, Natalie Moyer, Alice Layman, Dr. Said, Maria, Armando Grundy-Gomez, and Evon Hinson-Rawls who presented comments.

Commissioner Prizzia moved to refer to staff the ballot initiative to return to at large districts. Staff to bring information by the May meeting to have it on the 2024 election.

2nd Chestnut

Chair Alford recognized Bobby Mermer, County Attorney Torres, and Commissioner Cornell presented comments.

The motion carried 4-0 with Commissioner Wheeler absent.

Commissioner Prizzia requested an update on the pilot program with the Supervisor of Elections Souls to Polls Program and what would be necessary to expand the Souls to Polls initiative.

Commissioner Prizzia stated her support for the cease fire resolution.

Commissioner Cornell presented comments regarding the Saint Francis House. Closure and the sale of the apartment complex that they operate.

County Manager Lieberman advised that she intended to address the Saint Francis House during County Manager Comments and that the Supervisor of Elections is scheduled to present an update on the Souls to the Polls on the next Regular Meeting.

I. Items Pulled From Consent

J. Presentations

1. 2024 Quarter 1 January – March Length of Service Presentation - 24-00331

A video of the years of services of employees was presented for the public.

The Commission expressed their gratitude for the service of the hard-working men and women of Alachua County.

K. Land Conservation Projects

1. Watermelon Pond – Elliott Tract Option Contract to Purchase Conservation Easement - 24-00289

Lands Conservation Manager Andi Cristman presented the above item.

Commissioner Prizzia moved the following:

1. Approve and authorize the Chair to:
 - a. Exercise the Watermelon Pond – Elliott Option Contract to purchase a Conservation Easement, subject to the County's rights to conduct due diligence inspections and notice Seller of Title Defects and Environmental Defects as set forth in the Contract, and
 - b. Execute the Watermelon Pond – Elliott Conservation Easement Deed in advance of closing;
2. Approve the acquisition subject to the non-permitted title exceptions, #6, #7, #8, #9, #10, and to the 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;
4. Approve the attached budget amendment authorizing the expenditure of funds for due diligence and associated closing costs.\

2nd Commissioner Cornell

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

L. Action Items

1. American Council for an Energy-Efficient Economy (ACEEP) Technical Assistance Grant - 24-00250

Sustainability Manager Betsy Riley presented the above item.

Chair Alford and Commissioner Prizzia presented comments.

Commissioner Prizzia moved the following:

1. Approve participation in ACEEE Energy Equity for Renters technical assistance grant

2. Approve new timeline and deliverables

2nd Commissioner Chestnut

Commissioner Cornell, Commissioner Prizzia, Executive Director of Rebuilding Together RD Bonnaghan, and Energy Tuneup Technician Katie Green presented comments.

The motion carried 4-0 with Commissioner Wheeler absent.

M. Public Hearings

1. Adoption Hearing for Fire Rescue Special Event Ordinance Update - 24-00284

Fire Chief Harold Theus presented the above item.

Commissioner Cornell moved to approve and sign the Special Event Ordinance Update. The motion carried 4-0 with Commissioner Wheeler absent.

2nd Commissioner Chestnut

2. Adoption Hearing for Amendments to the Land Development Code (ULDC) related to Temporary Use Permits and Recreational Vehicles. - 24-00241

Planner Angela Jacobs and Building Official Dan Gargas presented the above item.

Commissioner Prizzia, Principal Planner Holly Banner, Chair Alford, Commissioner Cornell, Growth Management Director Jeff Hays, and Principal Planner Chris Dawson presented comments.

After debate regarding the language of requiring tie downs the Board wished to have staff return with language requiring anchoring to the ground and a disclosure warning for storms and high winds.

Commissioner Cornell moved to continue this item. The motion carried 4-0 with Commissioner Wheeler absent.

2nd Commissioner Chestnut

3. Final Redevelopment Plan for Chevron at Newberry and Tower Road - 24-00281

County Attorney Torres read the rules and procedures for the hearing.

Senior Planner Leslie McLendon presented the above item.

There was no one seeking party status.

Deputy Clerk Donahey inquired of each Commissioner if they have had any ex-parte communications involving this matter and if so to please disclose them.

There were no ex-parte communications disclosed.

Deputy Clerk Donahey issued the Oath to all those who wished to participate in the hearing.

Commissioner Cornell and Commissioner Prizzia presented comments.

Agent for the Applicant Gerald Dedenbach and Applicant Mr. Patel presented the application.

Commissioner Prizzia, Commissioner Cornell, Growth Management Director Jeff Hays, Chair Alford, and Commissioner Chestnut presented comments.

Commissioner Prizzia moved to approve the development with the following conditions:

1. Create a raised sidewalk that runs from the eastern side to the western side of the site in front of the building.
2. Removal of the parking spots on the southern side by Newberry Road (spots 14 and 15).
3. Create a raised and protected walking space between the gas pumps and the building to ensure we have safety and health considerations for the general public.
4. Increased landscaping where parking spots 14 and 15 are being removed by Newberry Road
5. Horizontal stripe and pedestrian ladder bar stripe the sidewalk on the eastern portion that leads to the Taco Bell.
6. An administrative development plan with those conditions for staff review prior to construction permits.

2nd Commissioner Cornell

The motion carried 4-0 with Commissioner Wheeler absent.

N. NOTE: This meeting will NOT reconvene at 5:01 PM

O. Closing Comments

1. Public Comment

There was no one present who wished to address the Board.

2. County Attorney Comment

There were no comments offered.

3. County Manager Comment

Saint Francis House Closure

County Manager Lieberman stated that Saint Francis House is planning on closing the Sunrise Apartment Complex that it currently operates in their efforts towards homelessness. A private buyer has made an offer to purchase the complex and turn it into student housing. They are currently HUD Voucher units. The closure would reduce the affordable housing stock in the county. The Director of Saint Francis has stated that they are willing to entertain an offer from the County if they can match the current offer and close within 30 days as Saint Francis is experiencing financial difficulties.

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

Commissioner Prizzia moved to authorize staff to proceed with the possible option purchase for the Sunrise Apartment Complex and authorize a Chair letter to the Board and President of the Saint Francis House requesting they work with the County on this project and what other needs they may have with their sheltering system. The motion carried 4-0 with Commissioner Wheeler absent.

2nd Commissioner Chestnut

4. Commission Comment

Homeless Website

Commissioner Cornell stated that he met with Austin Sansbury about the Homeless Website. He has a company at the UF Innovation Center and is offering to assist with the website. Mr. Cornell stated that he does not believe he is looking for a contract he simply is offering assistance.

PK Young High School

Commissioner Cornell stated that he heard that PK Younge is considering going to a private school model. He is concerned as it is a great resource for the County.

Judge Green Funeral

Commissioner Cornell stated that City Commissioner Duncan-Walker sent an email requesting the flags at the County facilities be flown at half-staff in honor of Judge Green's passing. Also, there was a request to borrow the State Flag and US Flag for the service.

By consensus, the Board agreed to provide these courtesies if allowed by County policy.

Crisis Center Luncheon

Commissioner Prizzia stated that she will not be able to attend the luncheon for the volunteer staff, but she would like to thank all the volunteers for the service.

Public Notices Website

Commissioner Prizzia stated that the Board had a healthy discussion regarding efforts to get notice of meetings and issues out to the public and she would like an update on the status of those efforts.

Communications Coordinator Sexton and County Manager Lieberman presented comments.

Special Meeting for RTS

Chair Alford stated that Mayor Ward informed her that there would be a special meeting on Thursday at 3:00 p.m. to discuss RTS funding issues. She is hopeful that a solution to the funding matters can be achieved without substantive changes to the service.

Groundbreaking of the Central Receiving Facility

Chair Alford stated that she attended the Groundbreaking for the Central Receiving Facility and that it is expected to be open by the end of the year. Further, Meridian is working on housing issues as well.

P. Adjournment

There being no further business before the Board, the meeting was adjourned at 4:02 p.m.

Q. Consent Items

1. Budget & Fiscal Services
 1. FY25 Budget Development Level of Service Matrix and Budget Allocation Breakout by Focus Area - 24-00246
Accept the Level of Service Matrix and Budget Allocation worksheets.
 2. Fiscal Year Alachua County Board of County Commissioners' Financial Report 2nd Quarter - 24-00298
Accept the FY24 Alachua Board of County Commission Quarterly Financial Report 2nd Quarter
 3. Fiscal Year 24 (FY24) Public Purpose Quarterly Report 2nd Quarter - 24-00297
Receive the Report for FY24 Public Purpose 2nd Quarter
2. Clerk of the Court
 1. FY2023 Alachua County BOCC Investment Report - 24-00318
Accept the FY2023 Alachua BOCC Annual Investment Report
3. Community Support Services
 1. State Housing Initiative Partnership (SHIP) Agreement with Neighborhood Housing Development Corporation (NHDC) - 24-00227
Approve agreement with NHDC
 2. Unanticipated Revenue for Veteran Services (Donation) - 24-00312
Approve the receipt of the unanticipated revenue and resolution
4. Court Services
 1. Software and Service Agreement with Connectrex – Amendment 3 - 24-00280
The BOCC approve Amendment 3
5. Environmental Protection
 1. Contract Amendment for Septic System Rebate Grant - 24-00294
Approve and sign Contract Amendment One and designate the County Manager as the signatory for any future no-cost changes to this contract by approving this agenda item.

2. Chair Letter supporting management of conservation lands in proposed Little Orange Creek Conservation Corridor, Florida Forever Project Area. - 24-00326

Request Board approve and authorize a Chair letter to Florida Department of Environmental Protection, Division of State Lands supporting management of conservation lands in proposed Little Orange Creek Conservation Corridor, Florida Forever Project Area (Exhibit 1).

6. Human Resources

1. Fiscal Year (FY) 2023-2024 Revisions to Bargaining (LIUNA) Pay Plan add Electrician - 24-00308

Request approval of the Fiscal Year 2023- 2024 revisions to the Bargaining (LIUNA) Pay Plan.

7. Procurement

1. Addendum Agreement with World Sports Turf & Marketing, LLC, for Parks and Open Space. - 24-00256

Approve and authorize the Chair to execute the Addendum Agreement with World Sports Turf & Marketing, LLC to rebuild Soccer Fields 2 & 3 at the County owned Rotary Park in Jonesville, in the amount of \$303,030.00.

2. Agreement for Security Camera Installation in the Josiah T. Walls Building, for Facilities Management (RFP 24-455). - 24-00277

Approve and authorize the Chair to execute Agreement 14134 with DAB Consulting, Inc. for RFP 24-455 Security Camera System Installation in the Josiah T. Walls Building, for a total fiscal impact of \$60,905.25.

3. Agreement 14165 with Gulf Forestry, LLC for Timber Sale at Balu Forest "2023 Saluda Sale" for Environmental Protection (Bid 24-444). - 24-00288

Approve and authorize the Chair to execute Agreement 14165 with Gulf Forestry, LLC, for Bid 24-444 Timber Sale at Balu Forest "2023 Saluda Sale", revenue in the amount of \$27,840.00.

4. Change Order 2 to Blanket Purchase Order 24-593 to Midwest Veterinary Supply, Inc., in the amount of \$25,000.00 for Animal Services. - 24-00247

Approve the issuance of Change Order 2 to Blanket Purchase Order 24-593 to Midwest Veterinary Supply, Inc., in the amount of \$25,000.00.

5. Purchase Order to Alan Jay Automotive Management, Inc. d/b/a Alan Jay Fleet Sales, in the amount of \$54,698.00 for Public Works. - 24-00302

Approve the issuance of a purchase order to Alan Jay Automotive Management, Inc. d/b/a Alan Jay Fleet Sales, in the amount of \$54,698.00.

6. Agreement for Annual Engineering Services for Public Works (RFP 24-115) . - 24-00314

Approve and authorize the Chair to execute the following agreements for RFP 24-115 Annual Engineering Services:

Agreement 13999 with Kimley-Horn and Associates, Inc.

Agreement 14000 with Causseaux Hewett & Walpole, LLC (CHW)

Agreement 14001 with Kisinger Campo & Associates, Corp. (KCA)

Agreement 14002 with Mott Macdonald Florida, LLC

7. 1st Amendment 13962 with JBrown Professional Group, Inc., (RFP 23-391) for Engineering Services for Santa Fe Hills Water System Replacement (ARP2021x017) for Public Works. - 24-00317

Approve and authorize the chair to execute the 1st Amendment 13962 with JBrown Professional Group Inc., for RFP 23-391 Engineering Services for Santa Fe Hills Water System Replacement (ARP2021x017), not to exceed \$104,362.00.

8. Public Works

1. Consideration of Two Public Access Easements Across Portions of Tax Parcel Number 06680-001-000 Located in the Sidewalk Along SW 20th Avenue - 24-00271

That the Board adopt the resolution authorizing the acceptance of the public access easements and execute the easements.

2. Transfer of Escheated Tax Parcel Number 03950-005-001 to the City of Alachua - 24-00274

The Board adopt the Resolution and execute the Deed transferring the escheated property to the City of Alachua.

3. Transfer of Escheated Tax Parcel Number 08089-000-000 to the City of Gainesville - 24-00282

The Board adopt the Resolution and execute the Deed transferring the escheated property to the City of Gainesville

9. Risk Management

1. Approval of lease agreements for Employee Health Clinic and Pharmacy - 24-00319

Approve new lease agreements.

10. Sustainability, Equity, Economics, & Strategic Development Office

1. University of Florida recommendation for Economic Development Advisory Committee - 24-00300

Vote to accept recommendation

R. Notation for Record

1. Health Facilities Authority – Approved Minutes for Meeting on February 22, 2023 - 24-00252

No action necessary; for informational purposes only.

2. Report of Contracts signed by County Manager or Designee in the month of February 2024. - 24-00264

No action necessary; for informational purposes only. The report and a copy of the contracts have been submitted to the Clerk for inclusion into the minutes.

3. Land Conservation Board (LCB) Approved Minutes - 24-00253

No action necessary; for informational purposes only.

4. Recreation and Open Space Advisory Committee – Jan 18, 2024 Minutes - 24-00296

No action necessary; for informational purposes only.

S. Notice of Upcoming Meetings