



Alachua County Board of County Commissioners

Minutes

June 11, 2024, 11:30 AM

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

A. Invocation

Bishop Christopher Stokes provided the Invocation.

B. Pledge of Allegiance

Chair Alford led the Pledge of Allegiance.

C. Call to Order

Chair Alford called the meeting to order at 9:00 a.m.

D. Approval of Regular and Consent Agenda

Commissioner Prizzia moved adoption of the Regular and Consent Agenda as printed. The motion carried 5-0.

2nd Commissioner Cornell

E. Announcements

There were no announcements provided.

F. Approval of Recognitions

Commissioner Prizzia moved approval all Proclamations on the agenda. The motion carried 5-0.

2nd Commissioner Chestnut

1. 2024 Alachua County Citizens Academy Graduates - 24-00473

Performance Manager Donna Bradbrook presented the above item.

Chair Alford presented comments and encouraged graduate to participate in local government whether attending meetings, advisory boards, or running for office.

2. Approval of a Proclamation Declaring May 15th as Ehlers-Danlos Syndrome Awareness Day in Alachua County, Florida - 24-00543

Commissioner Wheeler read and presented the Proclamation to Anna-Katherine Risalvato who accepted it with gratitude.

G. Board and Committee Items

1. Advisory Board Update - Arts Council - 24-00444

Assistant County Manager Gina Peebles and Arts Council Chair Stephanie Silverman presented the above item.

A video was displayed for the public.

Chair Alford and Commissioner Wheeler presented comments.

H. Public Comment

Chair Alford recognized George Dondanville, Bishop Christopher Stokes, Gregory Dove, Patricia Lee and Kathleen Rupert who presented comments.

Commissioner Prizzia, County Manager Lieberman, Community Support Services Director Claudia Tuck, Commissioner Chestnut, and Commissioner Cornell presented comments.

Commissioner Cornell moved to direct staff to create a policy for non-profit and other entities that receive County funding be required to display that funding source publicly in a form that is at staff's discretion. The motion carried 5-0.

Commissioner Prizzia and Deputy County Carl Smart presented comments.

I. Action Items

1. World Masters Update from the Local Organizing Committee and West End License Agreement - 24-00537

Local Organizing Committee Member Steve Rodriguez presented the above item.

Chair Alford, Commissioner Cornell, Commissioner Prizzia, County Manager Lieberman, Assistant County Attorney Diane Johnson, Commissioner Wheeler, and Commissioner Cornell presented comments.

Commissioner Cornell moved the following:

1. Hear update about the 2025 World Masters Indoor Athletics Championship event.
2. Authorize the County Manager to execute a license agreement for the property known as West End with the Alachua County Local Organizing Committee, Inc and to execute any amendments consistent with the use of the property for the stated use, at no cost and contingent on the purchase of West End, and with only authorized improvements permitted by licensee and all improvements left on property following the end of the license term.
3. Set aside (not to exceed) \$645,000 from Tourist Development Tax reserves for necessary expenditures related to the property known as West End, as authorized by Florida law, and not covered by the State appropriation for the World Masters event. Any use of these Tourist Development Tax funds would require Board approval.
4. Approve the corresponding budget amendment moving Tourist Development Tax funds from reserves to the appropriate accounts.
5. That staff agenda and return to the Board in August or September as soon as possible but not later than September with another update and a detail plan of what improvements will be made and continue to work with the Friends of West End in conjunction with the Community Engagement Plan.

Commissioner Prizzia, County Manager Lieberman, Assistant County Manager Peebles, and Commissioner Cornell presented comments.

The motion carried 5-0.

2. Discussion of BoCC Investment Policy - 24-00536

Finance Director Todd Hutchinson presented the above item.

Commissioner Prizzia moved to authorize staff to advertise the change to the BoCC Investment Policy Ordinance and bring the revised ordinance back at a future meeting.

2nd Commissioner Chestnut

County Attorney Torres, Commissioner Cornell, Commissioner Wheeler, and Chair Alford presented comments.

By consensus, the Board agree to allow the divestiture to occur by the end of the calendar year to allow the investment firm to time the sale of investments to not realize loses.

Chair Alford recognized Patricia Lee who presented comments.

Mr. Hutchinson informed that Board that staff is targeting the July 9, 2024, meeting for the Public Hearing.

The motion carried 5-0.

3. EcoLoop Project Proposal Presentation - 24-00510

Solid Waste Director Gus Olmos presented the above item.

Christina Kelcourse and Mike Kelcourse presented the project proposal.

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

Commissioner Prizzia moved to authorize staff to start negotiations with Sunshine Organics & Compost to develop a lease agreement for the construction and operation of a composting facility at the EcoLoop.

2nd Commissioner Wheeler

Chair Alford recognized Brian Weathers who presented comments to the Board.

The motion carried 5-0.

4. Solid Waste and Resource Recovery Facilities Update - 24-00509

Solid Waste Director Gus Olmos presented the above item.

Chair Alford and Commissioner Prizzia presented comments.

Commissioner Cornell moved to accept the Rural Collection Center at the Newberry Environmental Park and the Hazardous Waste Collection Facility at the EcoLoop and to begin a study to explore using the current hazardous waste facility for a bulk storage facility. The motion carried 5-0.

2nd Commissioner Wheeler

J. Presentations

1. Heirs Property Presentation - 24-00518

Alachua County Property Appraisers Office Precious Polycarpe and Leving College of Law Director of the Center for Governmental Responsibility Danaya Wright presented the above item.

Commissioner Prizzia and Commissioner Cornell presented comments.

Commissioner Cornell moved to refer this to staff as a budget request and authorize a Chair Letter to the City of Gainesville informing them of the investment made by the Property Appraiser, the Levin College of Law, and the County and requesting they include this as one of the highest priorities in their budget.

2nd Commissioner Chestnut

Commissioner Prizzia, Commissioner Cornell, Chair Alford, Patricia Lee, and Property Appraiser Solomon presented comments.

The motion carried 5-0.

K. Land Conservation Projects

1. Buck Bay Flatwoods Preserve 10-Year Management Plan Update - 24-00384

EPD Senior Planner Ryan Kennelly presented the above item.

Commissioner Prizzia presented comments.

Commissioner Prizzia moved to approve the Updated Buck Bay Flatwoods Preserve 10-Year Management Plan.

2nd Commissioner Cornell

Commissioner Wheeler, Land Conservation Manager Andi Christman, Chair Alford, Commissioner Prizzia, and County Manager Lieberman presented comments.

The motion carried 5-0.

2. Little Lake Santa Fe Preserve 10-Year Management Plan - 24-00465

PED Senior Planner Ryan Kennelly presented the above item.

Commissioner Prizzia moved to approve the Little Lake Santa Fe Preserve 10-Year Management Plan. The motion carried 5-0.

2nd Commissioner Cornell

L. Public Hearings

1. Z24-000002 A request for a special exception to allow agricultural services on parcel 07411-003-001. - 24-00502

Planner Mehdi Benkhatar and EPD Director Stephen Hofsteter presented the above item.

County Attorney Torres presented the rules of procedure for the hearing.

Deputy Clerk Donahey inquired of any ex-parte communications and issued the Oath to all those who wished to participate.

No ex-parte communications were disclosed.

Commissioner Prizzia and EPD Director Stephen Hofstetter presented comments.

Commissioner Cornell moved that the Board of County Commissioners approve Z24-000002 with the conditions and bases as listed in the staff report.

2nd Commissioner Chestnut

Commissioner Wheeler, Chair Alford, CHW Director of Planning Craig Brashier and Principal Planner Chris Dawson presented comments.

The motion carried 5-0.

2. Parker Road Cottage Neighborhood Preliminary Development Plan - 24-00517

Senior Planner Leslie McLendon presented the above item.

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

Deputy Clerk Donahey called on each Commissioner to disclose any ex-parte communications and issued the Oath to all those who wished to participate.

No ex-parte communications were disclosed.

Agent for the Applicant Clay Sweger, County Arborist Jessica Hahn, Commissioner Cornell, Growth Management Director Jeff Hays, Chair Alford, Commissioner Wheeler, Applicant Engineer Sergio Reyes, County Attorney Torres, and Commissioner Prizzia presented comments.

Chair Alford requested staff schedule a meeting with Clay Sweger to discuss the County Stormwater Policy and some of the conflicts it creates with competing interests such as the preservation of trees.

Commissioner Prizzia moved to approve the proposed Preliminary Development Plan and Resolution DR24-23 based on a finding of consistency with the Alachua County Comprehensive Plan, and the Alachua County Unified Land Development Code. Direct staff to work with the applicant to identify ways the County could have protected more trees and provide input and feedback to the Board with regard to ways the Board could change code to increase tree protections within the urban services boundary. The motion carried 5-0.

2nd Commissioner Cornell

Commissioner Prizzia, Commissioner Cornell, and EPD Director Stephen Hoffstetter presented comments.

3. Florence Landfill Settlement Agreement

Assistant County Attorney Corbin Hanson presented the above item.

Mr. Hanson stated that the County was not a party to this action. The participants have signed the agreement. In the agreement Florence agrees to the following conditions:

- To close the facility in eight and half years or when landfill reaches a height of 190 feet.
- Paving part of the entrance road and water systems to reduce dust issues.
- Water filters for some residents and others being connected to GRU water service.
- Continued monitoring
- Assurances that drywall will be shipped to a different facility.
- Testing of Boulware Springs

This agreement resolves the challenges from these participants to the DEP Permit. The Special Use Permit of the County is currently under administrative extension. They have not withdrawn their application at this time. There is ambiguity in the State Law so there is not a definitive answer as to when the extension will expire.

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

M. Items Pulled From Consent

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

O. Action Items

1. Annual Report Presentation - 24-00559

Alachua County Manager Lieberman presented the above item.

A video was displayed for the public.

Chair Alford and Commissioner Prizzia presented comments.

2. FY25 Budget Development County Manager Budget Presentation - 24-00529

County Manager Lieberman presented the following highlights of the 2025 tentative budget:

- Continue the Civil Courthouse Complex
- New Animal Recourses Facility
- New Fire Rescue Headquarters
- Emergency Operations Center
- New EPD Space
- A proposed milllage reduction
- \$44,000,000 for road maintenance and construction
- 6% Cost of Living Adjustment to maintain staff
- \$18.00 minimum wage
- The County will pick up a higher share of the insurance increase
- Combining the Tourism and Economic Development Departments to maximize opportunities.

Commissioner Cornell and Chair Alford presented comments.

P. Public Hearings

1. Board-Initiated Charter Amendment: Ordinance Adoption Public Hearing - 24-00496

County Attorney Torres presented the above item.

Commissioner Cornell moved to adopt ordinance placing a referendum question on the November 2024 ballot which would, if approved by the majority of qualified electors of Alachua County voting in the referendum, amend the charter to return to at-large voting for all county commission members. (Affirmative vote requires majority plus one commissioner voting Aye.)

2nd Commissioner Prizzia

Chair Alford recognized Shannon Rich, Robert Hutchinson, Bobby Mermer, Tyler Force, Dottie Fay, Susan Butcher, and Commissioner Cornell who presented comments.

The motion carried 5-0.

Q. Closing Comments

1. Public Comment

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

2. County Attorney Comment

Documents for Inclusion in the Minutes

County Attorney Torres advised the Board that she has been working with the Clerk of Court regarding documents provided by the public for inclusion in the minutes. She stated that when citizens provide documents the minutes will contain language that they provided documents for inclusion in the official record. The County policy will be amended to reflect this change. Those documents will be retained in the Official Record and are available upon request. They will not be posted in the minutes as they are to be a brief summary of the Board actions for the public.

3. County Manager Comment

Florida Association of Counties

County Manager Lieberman was pleased to inform the Board that Alachua County was selected to host the 2025 Florida Association of Counties Innovation Conference in the fall of 2025. She stated that she was

extremely proud of the work done by the Tourism Department who presented an amazing application to host the function.

4. Commission Comment

Soil Unveiling Ceremony

Commissioner Chestnut wanted to thank the staff especially the facilities staff for the work they did to make the Soil Unveiling Ceremony a wonderful event. There were some difficulties, but they handled everything very professionally and the event was a great experience for all those who attended.

Live to 100 Secrets of the Blue Zone

Commissioner Cornell stated that his doctor encouraged him to watch the Netflix Documentary Live to 100 Secrets of the Blue Zone. He stated that there are some health policies talked about in the series that could have potential in Alachua County.

PK Young Resolution

Commissioner Cornell stated that he has received several calls regarding the proposal to change the admission criteria from one that reflects the demographics of the community to one of selective admissions to achieve a top five school in the State. The City of Gainesville passed a resolution in opposition to the proposal. He would like to pass the resolution on behalf of the County.

Chair Alford and Commissioner Wheeler presented comments.

Commissioner Cornell moved to adopt a mirror resolution to the City of Gainesville on behalf of the County. The motion carried 5-0.

2nd Commissioner Chestnut

Chair Alford stated that she would like to attach a cover letter as the Chair to the resolution.

By consensus, the Board agreed to the cover letter.

Advisory Board Appreciation/Diversity

Commissioner Prizzia stated that she would like to discuss at the next Policy Meeting ways to thank citizens for their service. She would also like to look at ways to increase diversity and participation.

Commissioner Cornell stated that he would love to have the discussion. He would like to see some data because he feels it is an issue with some Boards but not all of them.

Data and Information from UF Health on Billing

Commissioner Prizzia stated that she took someone to a Shands standalone ER who had an infection. She stated fortunately they had insurance, but the cost was shocking. Just to be admitted was \$4,000. She would like to receive some billing information form Shands regarding the fee structure for the eastside clinic as well as an update on the construction and the expected opening date.

County Manager Lieberman sated that a volunteer coordinator has been hired and is working on creating a sight for volunteers and provide recognition. She stated that at the discussion in July would be the perfect time to have the discussion with the Board. As for the UF Health Facility she will request the information and she believes August is the target for it to open.

Fierce Award

Chair Alford congratulated County Manager Lieberman on her Fierce Award.

Florida Housing Coalition Webinar

Chair Alford stated that she sat through a webinar on the missing middle housing. She would like to provide the information to the Board as she found it to be very relevant to the County's objectives.

R. Adjournment

There being no further business before the Board, the meeting was adjourned at 6:22 p.m.

S. Consent Items

1. Clerk of the Court
 1. Request approval of the attached BOCC minutes - 24-00403
Approve publication of final BOCC minutes
2. Community Support Services
 1. Small Grant Initiative (SGI) RFA 25-416-PM - 24-00487

Approve Request for Application (RFA) 25-416-PM with integrated application and delegate authority to the County Manager to appoint Grant Review Committee members.

3. County Attorney's Office

1. Authorization to settle liability claim of Sherry Cummisford v. Alachua County - 24-00545

Approve the settlement with Ms. Cummisford for \$75,000 and authorize the County Attorney and Risk Management to take the necessary to bring the matter to a conclusion.

2. Approval to Retain Special Attorney for Celebration Pointe Bankruptcy Proceedings - 24-00549

Approve the contract with MarksGray, P.A. for legal services in the matter of the bankruptcy of the Celebration related entities.

4. County Manager's Office

1. Re-Appointment of Debra Martin-Back and Sheldon Packer to the Alachua County Housing Authority as Citizen at Large Members with a Term Ending July 31, 2028 - 24-00524

Re-appoint Debra Martin-Back and Sheldon Packer to the Alachua County Housing Authority as Citizen at Large Members with a Term Ending July 31, 2028

2. Request Approval of Chair Letter of Support for the City of Gainesville's and University of Florida's Joint USDOT SMART Grant Application - 24-00544

Approve Chair Letter of Support for the City of Gainesville's and University of Florida's Joint USDOT SMART Grant Application

5. Environmental Protection

1. 2nd Interlocal Agreement ASS81 with Florida Department of Transportation - 24-00462

Approve the interlocal agreement and authorize Chair to sign the agreement

6. Fire Rescue

1. Transfer from MSBU-Fire Reserves to Reimburse the Vehicle Replacement Fund for Quint 23 - 24-00515

Approve the budget amendment to transfer \$862,084.00 from the MSBU-Fire Reserves

7. Growth Management

1. Revised Plat for Flint Rock Rural Cluster Subdivision Phase 2 - 24-00527 - 24-00527

The Development Review Committee reviewed the revised plat at its May 16, 2024, hearing and recommended the Board of County Commissioners approve the plats based on a finding of consistency with Florida Statutes, the Alachua County Comprehensive Plan, and the Alachua County Unified Land Development Code.

2. Rural Concerns Advisory Committee Appointment - 24-00528

Appoint Leah Vail Compton to a 3-year term beginning 06/11/2024 and ending 05/31/2027 in the membership category Citizen At Large.

8. Human Resources

1. Fiscal Year (FY) 2023-2024 Revisions to the Non-Bargaining Pay Plan, SR Community Service Court Compliance Officer, and Community Service Court Compliance Officer - 24-00525

Request approval of the Fiscal Year 2023- 2024 revisions to the Non-Bargaining Pay Plan.

2. Fiscal Year (FY) 2023-2024 Revisions to the IAFF Management Pay Plan request to add Captain/Mobile Integrated Health Care - 24-00491

Request approval of the Fiscal Year 2023- 2024 revisions to the IAFF Management Pay Plan

9. Parks & Open Space

1. Request Approval of Children's Trust Agreement Renewal for Day Camp at Cuscowilla Nature and Retreat Center - 24-00512

Approve the Grant Award Agreement with the Children's Trust for Summer Camp Programming at Cuscowilla Nature and Retreat Center and authorize the Chair to sign this and any other grant related documents. Approve the corresponding budget amendment to recognize the unanticipated revenues and authorize the additional expenditures.

10. Procurement

1. First Amendment to Agreement with Integrated Prescription Management, Inc. (13691). - 24-00495

Approve and authorize the Chair to execute First Amendment to Agreement 13691 with Integrated Prescription Management, Inc., for Bid 23-41-LC Annual Pharmacy Benefits Manager Services.
2. First Amendment to Agreement 13487 with JMI Resource, Inc. - 24-00503

Approve and authorize the Chair to execute First Amendment to Agreement 13487 with JMI Resource, Inc. for RFP 23-62-MM Annual Staffing Services, not to exceed (NTE) \$3,000,000.00.
3. Change Order 2 to Blanket Purchase Order 24-875 with Limestone Products, Inc., in the amount of \$40,000.00 for Public Works. - 24-00511

Approve the issuance of Change Order 2 to Blanket Purchase Order 24-875 with Limestone Products, Inc., in the amount of \$40,000.00. The revised Blanket Purchase Order is \$140,000.00.
4. First Amendment to Agreement 13527 with The Griffin Group FL, LLC. - 24-00218

Approve and authorize the Chair to execute First Amendment to Agreement 13527 with The Griffin Group FL, LLC, for State Lobbyist Services, in the amount of \$96,000.00.
5. Single Source and Purchase Order to Tesco Specialty Vehicles LLC, in the amount of \$238,900.00 for Fire Rescue via Public Works. - 24-00519

Approve and authorize the Chair to execute the Single Source and Purchase Order to Tesco Specialty Vehicles LLC, in the amount of \$238,900.00. Also, Fiscal Services is requesting approval of Budget Amendment 24-2560 to move funds from Court Services (CS) to Fire Rescue (FR).
6. Third Amendment to Agreement 12082 with Global Tire Recycling of Sumter County Inc. - 24-00520

Approve and authorize the Chair to execute the Third Amendment to Agreement 12082 with Global Tire Recycling of Sumter County Inc., for Bid 22-72 Annual Processing of Waste Tires.

7. First Amendments to Agreements with Campbell Spellicy Engineering Inc. (14012), EDA Consultants (14013), SGM Engineering (14014), Matern Professional Engineering (14015) and Mitchell Gulledge Engineering (14016). - 24-00521

Approve and authorize the Chair to execute the following First Amendments to the Agreements for RFP 24-37-DK Annual Engineering Services for Civil, Structural, Mechanical, Electrical, Plumbing and Life Safety, not to exceed (NTE) \$4,000,000.00 annually:

FIRST AMENDMENT 14012 with Campbell Spellicy Engineering Inc.

FIRST AMENDMENT 14013 with EDA Consultants, Inc.

FIRST AMENDMENT 14014 with SGM Engineering, Inc.

FIRST AMENDMENT 14015 Matern Professional Engineering, Inc.

FIRST AMENDMENT 14016 with Mitchell Gulledge Engineering, Inc.

8. Purchase Order to United Data Technologies, in the amount of \$148,660.72 for the Information Services. - 24-00468

Approve the issuance of a Purchase Order to United Data Technologies, Inc. in the amount of \$148,660.72.

9. Ranking of Request for Proposal (RFP) 24-479-PM Alachua County Fee Study for Cost-Revenue Analysis for the Office of Management and Budget. - 24-00533

Approve the ranking and authorize staff to negotiate an agreement for RFP 24-479-PM Alachua County Fee Study for Cost-Revenue Analysis for the Office of Management and Budget:

1. Matrix Consulting Group
2. MGT of America Consulting, LLC

Authorize staff to negotiate an agreement with the top ranked firm. Should the staff be unable to negotiate a satisfactory agreement with the top-ranked firm, negotiations with the unsuccessful firm will be terminated. Negotiations with the second-ranked firm may be undertaken in the same manner in order of ranking until an agreement is reached, and so forth.

11. Public Works

1. Deed to the Florida Department of Transportation for a Portion of CR 337 at the Intersection of State Road 26 - 24-00523

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

12. Risk Management

1. Examination of Sufficiency of Public Official Bond for County Officers - 24-00454

Examine and Approve the Public Official Bonds for County Officers

T. Notation for Record

1. ROSCO Minutes 03.21.2024 - 24-00514

No action necessary. For informational purposes only.

U. Notice of Upcoming Meetings