



Alachua County Board of County Commissioners

Minutes

November 12, 2024, 11:30 AM

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

A. Invocation

Eldora Mayes of Bartlet Temple United Methodist Church provided the Invocation.

B. Pledge of Allegiance

Clerk Irby led the Pledge of Allegiance.

C. Call to Order - Clerk

Clerk Irby called the meeting to order at 11:33 a.m.

D. Election of Chair and Vice Chair for the Year 2024-2025

Commissioner Alford moved election of Commissioner Chestnut as the Chair. The motion carried 5-0.

2nd Commissioner Wheeler

Commissioner Wheeler moved election of Commissioner Cornell as Vice Chair. The motion carried 5-0.

2nd Commissioner Chestnut

E. Special Recognition - Clerk

Clerk Irby presented a plaque to Commissioner Alford in honor of her year of service as the Chair of the County Commission.

F. Remarks - Outgoing Chair

Commissioner Alford presented comments.

G. Remarks - Incoming Chair

Chair Chestnut presented comments.

H. Remarks by other commissioners

Commissioner Prizzia presented comments.

Commissioner Wheeler presented comments.

Commissioner Cornell presented comments.

I. 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

J. Announcements

Communications Director, Mark Sexton, presented the following announcements:

- The Saving My Alachua Calendar was presented which consist of artwork from local school children.
- The Remembrance Project Quilt was presented to the Board and Betty Williams explained the symbolism contained within the quilt.
- A video of the 50th Anniversary of the Alachua County Fire Rescue Department was presented.

K. Approval of Recognitions

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

2nd Commissioner Alford

1. Approval of a Proclamation Declaring December 8th as Hypoplastic Left Heart Syndrome Awareness Day in Alachua County Florida - 24-00993
Commissioner Cornell read and presented the Proclamation.
2. Approval of a Proclamation Declaring November 21, 2024, Central Florida Community Action Agency Day in Alachua County Florida - 24-00994
Commissioner Wheeler read and presented the Proclamation.
3. Approval of a Proclamation Declaring November 2024 as Epilepsy Awareness Month in Alachua County, Florida - 24-01020

Commissioner Alford read and presented the Proclamation.

L. Public Comment

Chair Chestnut recognized Jim Konish who presented comments regarding a faulty septic system on the banks of the Santa Fe River.

A letter from William Landowski was read to the Board requesting the County provide assistance to the City of Archer which is experiencing financial difficulties.

County Attorney Torres presented comments regarding assistance for the City of Archer.

Chair Chestnut recognized Kali Blount and Anthony Johnson who presented comments to the Board.

Chair Chestnut recognized Mike Kearney who presented comments to the Board regarding assisting seniors with property taxes.

County Manager Lieberman advised that there are tax exemptions available that some are age related others are disability related.

Suzanne Michelle Morris, Mariam Elliot, and Maryvonne Devensky, presented comments regarding the Florence Landfill.

Chair Chestnut recognized Zachery and Frank Ahern who presented comments regarding the Kincaid Loop Bike Trail.

Commissioner Cornell, County Attorney Torres, County Manager Lieberman, and Commissioner Wheeler presented comments regarding the Florence Landfill.

Commissioner Prizzia requested that the Board try to put request into the form of a motion so that it is clear and in the minutes.

Commissioner Cornell moved to schedule the Florence Landfill matter for discussion within the next 60 days with staff recommendations at a meeting staff feels is appropriate. The motion carried 5-0.

2nd Commissioner Prizzia

Commissioner Alford, Commissioner Prizzia, Commissioner Cornell, and Commissioner Chestnut presented comments regarding assistance the County can provide to the City of Archer.

Commissioner Prizzia moved the following:

- 1.To authorize an updated Chair Letter to the City of Archer stating that the County stands ready to support the City of Archer in their transition and while they are figuring out what their next steps are. Request any documentation or information relevant to their issues and request that they provide an update to the County Manager on what actions they are taking to address the issues.
2. Staff is to monitor the matters in Archer particularly land use request and growth management issues involving the City of Archer.

The motion carried 5-0.

M. Action Items

1. Administrating Officials FY '24 Performance Reviews - 24-01006

HR Director Heather Akpan presented the above item.

Commissioner Cornell moved to approve the performance evaluations and propose a compensation increase Cola is 6% and a 2% Merit for the Administrating Officials. The motion carried 5-0.

2nd Commissioner Wheeler

Commissioner Wheeler left the meeting to serve on the Canvasing Board for the election at 1:15 P.M.

2. Ranking of Request for Proposal (RFP) 24-485 Broadband Deployment Assistance to Deliver Reliable Internet to Unserved and Underserved Areas in Alachua County, managed by Budget & Fiscal Services. - 24-01002

Assistant County Manager Tommy Crosby presented the above item.

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

Commissioner Cornell moved the following:

Approve the ranking and authorize staff to negotiate agreements for RFP 24-485-PM Broadband Deployment Assistance to Deliver Reliable Internet to Unserved and Underserved Areas in Alachua County:

- 1.Windstream Florida, LLC
- 2.COX Florida Telcom, L.P.
- 3.Pavlov Media
- 4.IBT Group USA, LLC

Authorize staff to negotiate agreements with the three (3) top ranked firms.

2nd Commissioner Prizzia

Chair Chestnut recognized Sarah Harding, Anthony Johnson, and Commissioner Cornell who presented comments.

The motion carried 4-0 with Commissioner Wheeler out of the room.

3. Alachua County Vision Zero Resolution - 24-00968

Transportation Planning Manager Allison Moss presented the above item.

Commissioner Cornell moved authorization of Chair signature of attached Alachua County Vision Zero Resolution.

2nd Commissioner Alford

Chair Chesnut recognized Anthony Johnson who presented comments to the Board.

Commissioner Prizzia presented comments.

The motion carried 4-0 with Commissioner Wheeler out of the room.

4. Alachua County Energy Efficiency Program Final Program Proposal - 24-00969

EPD Director Stephen Hoffsteter and Sustainability Manager Betsy Riley presented the above item.

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

Commissioner Prizzia moved to approve the new program work plan.

2nd Commissioner Alford

Chair Chestnut recognized Commissioner Cornell, Commissioner Alford and Rebuilding Together North Central Florida Executive Director RD Bonnaghan who presented comments.

The motion carried 4-0 with Commissioner Wheeler out of the room.

5. FY25 Use of Reserve Millcreek Watershed Matter and Commissioner At Large Voting Referendum - 24-00990

Assistant County Manager Crosby and EPD Director Hoffstetter presented the above item.

Commissioner Prizzia moved the following:

Declare the attached evaluation sufficient to use General Reserves, approve the use \$1,100,000 General Fund Reserves for unanticipated pre-litigation and appeal expenses, and approve the budget amendment:

Excerpt from the Board Adopted Budget Policy:

a. Reserve for contingency requests in the General Fund, Municipal Service Taxing Unit (MSTU) Law Enforcement and Municipal Services Benefit Unit (MSBU) Fire Funds must be approved by the Board of County Commissioners. The Board will use the procedures and evaluation criteria set forth in this, and other policies.

Such requests will be evaluated as to the:

- i. Urgency of the request.
- ii. Scope of services to be provided.
- iii. Short and long-term fiscal impact of the request.
- iv. Potential for alternative methods of funding or providing the service(s).
- v. Review for duplication of service(s) with other agencies.
- vi. Review of efforts to secure non-County funding.
- vii. Discussion of why funding was not sought during the normal budget cycle.
- viii. Review of the impact of not funding or delaying funding to the next fiscal year.

Item #1 - \$1,000,000.00 Mill Creek Watershed

- i. The BoCC has asked the County attorney to review the Mill Creek watershed due to its potential environmental impacts. Further review and evaluation are required by the County.
- ii. Professional consultant services and legal costs may arise from research and possible litigation.
- iii. These are preliminary cost estimates; additional funds may be necessary depending on future BoCC decisions.
- iv. N/A

- v. The Environmental Protection Department (EPD) will handle as much of the work
- vi. N/A
- vii. The item was presented to the Board after budget adoption
- viii. The Mill Creek Watershed is currently under review.

Item #2 - \$100,000 At Large Voting Referendum

- i. Board authorized appeal of a temporary restraining order, circuit court decision regarding At Large Voting Referendum
- ii. Professional consultant services and legal costs may arise from research and possible litigation.
- iii. These are preliminary cost estimates; additional funds may be necessary depending on future Board decisions.
- iv. N/A
- v. The County Attorney will handle as much of the work as possible internally.
- vi. N/A
- vii. This appeal resulted after the FY25 Budget was adopted.
- viii. Court hearing will determine due dates related to filing of legal response.

2nd Commissioner Alford

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

Chair Chestnut recognized Anthony Johnson, Kali Blount, and Commissioner Cornell who presented comments.

The motion carried 4-0 with Commissioner Wheeler out of the room.

N. Presentations

1. Presentation-Mobile Integrated Health Clinic Program - 24-00837
Fire Chief Harold Theus and Captain Benware presented the above item.
Commissioner Alford and Commissioner Prizzia presented comments.

2. Kincaid Loop Trail – Alternatives Analysis and Preferred Alignment for SE 27th Street - 24-01014

Public Works James Link and Transportation Planning Manager Allison Moss presented the above item.

Chair Chestnut recognized Commissioner Alford, Commissioner Prizzia, Commissioner Cornell, Anthony Johnson, Zachary, Robert Hutchison, and Tina Pelfrey who presented comments to the Board.

O. Land Conservation Projects

1. Watermelon Pond – Ashton Biological Preserve CE – Release of Right of First Refusal, 24-00971

Land Conservation Programs Manager Andi Christman presented the above item

Commissioner Alford moved the following:

1. Release right of first refusal to purchase underlying fee interests over ACPA Tax parcel 02711-006-006, subject to current offer; and
2. Approve and authorize a Chair letter to Leslie O’Hara, Trustee, confirming release of right of first refusal over ACPA tax parcel 02711-006-003 (Exhibit 1).

2nd Commissioner Cornell

The motion carried 4-0 with Commissioner Wheeler out of the room.

P. Public Hearings

1. FY25 Budget Amendment for Carry Forwards for Re-appropriations and Fund Balance - 24-00930

Budget Manager Maureen Rischitelli presented the above item.

Commissioner Alford moved to adopt resolutions and approve budget amendment.

2nd Commissioner Cornell

Commissioner Prizzia presented comments.

The motion carried 4-0 with Commissioner Wheeler out of the room.

2. Adoption hearing on an ordinance related to farmworker housing - 24-00951

Planner Mehdi Benkhatar presented the above item.

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

The Board of County Commissioners recessed, and the Land Development Regulation Commission convened.

LDR Commissioner Prizzia moved to find the amendments consistent with the Alachua County Comprehensive Plan.

2nd LDR Commissioner Cornell

The motion carried 4-0 with Commissioner Wheeler out of the room.

The Land Development Regulation Commission adjourned, and the Board of County Commissioners reconvened.

Commissioner Alford moved to adopt the Ordinance amending the Unified Land Development Code and authorize the Chair's signature.

2nd Commissioner Cornell

The motion carried 4-0 with Commissioner Wheeler out of the room.

3. Ordinance 24-XX Amending Alachua County Code Chapter 113. – Alachua County School Zone Speed Enforcement - 24-00959

Commissioner Alford moved to adopt the Ordinance enacting the Alachua County School Zone Speed Enforcement.

2nd Commissioner Cornell

Commissioner Prizzia and County Manager Lieberman presented comments.

The motion carried 4-0 with Commissioner Wheeler out of the room.

Q. Items Pulled From Consent

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

S. Closing Comments

1. Public Comment

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

2. County Attorney Comment

There were no comments provided.

3. County Manager Comment

Gainesville Christmas Parade

County Manager Lieberman stated that the city sent an email declining the County Sponsorship of the Christmas Parade. She stated that they did not wish to meet the criteria of the TDC funding. She wanted to advise the Board since there was a Board motion directing her to sponsor the event.

Commissioner Prizzia moved to withdrawal the previous motion. The motion carried 4-0 with Commissioner Wheeler out of the room.

2nd Commissioner Cornell

Retreat for Strategic Plan

County Manager Lieberman advised the Board that staff is working on planning a retreat for the beginning of next year for a Board Retreat to discuss the Strategic Plan.

4. Commission Comment

Airbnb

Commissioner Prizzia stated that she was curious how the County does or can regulate Airbnb. She was thinking about Mr. Konish's comments during public comment about the septic system not being sufficient to deal with the usage as an Airbnb of the property next to the Santa Fe River.

Assistant County Manager Daniels stated that she did receive Mr. Konish's letter and has a meeting set up with Mr. Konish. At the moment it does not appear that the County can regulate the matter, and she is in touch with the Health Department as it is their jurisdiction.

County Road 219A

Commissioner Cornell stated that he has received concerns from citizens that the County firm up the edges of the roads on the curves. The citizens are concerned that part of the newly paved road may become compromised. Commissioner Cornell requested that Public Works inspect the road to ensure that it is stable. The County made large investment in the structure, and he does not want to see it damaged.

Panic Buttons

Commissioner Alford inquired about the status of the Panic Button installations in the facility.

Waging Non-Violence

Commissioner Alford stated that the website Waging Non-Violence has an article *10 Ways to be Prepared and Grounded Now*. She found it to be an excellent article and encouraged everyone to read it.

T. Adjournment

There being no further business before the Board, the meeting was adjourned at 3:08 p.m.

U. Consent Items

1. Budget & Fiscal Services

1. FY24 Unanticipated Revenue for MSTU – LE Fund (009) - 24-01000

Approve the resolution and budget amendment

2. Clerk of the Court

1. Signatories on Alachua County's bank accounts - 24-01013

Adopt the Resolution and authorize the Chairman and Vice-Chairman to execute all bank signature forms and Department of State Form DE-DE 3 Facsimile Signatures if not already on file with the Florida Department of State.

2. Request approval of the attached BOCC minutes - 24-01018

Approve publication of final BOCC minutes

3. Code Enforcement

1. Request to Advertise Revisions to amend Code Enforcement Chapter 24 - 24-00989

Authorize staff to advertise a Public Hearing on the proposed ordinance, as presented, for the next available Board of County Commission meeting.

4. County Manager's Office

1. Request Appointment of David Morris to the Arts Council with a Term Ending September 30, 2027 - 24-00963

Appoint David Morris to the Arts Council with a Term Ending September 30, 2027

5. Court Services

1. Behavioral Health Transportation Plan Revisions for 2024-2026 - 24-00960

Approve the Alachua County Behavioral Health Transportation Plan, as presented.

6. Environmental Protection

1. Approve and execute grant agreement with FL Department of Environmental Protection for Turkey Creek Preserve observation platform construction costs. - 24-01021

Approve, and authorize the Chair to sign the Grant Contract Agreement P5078 (Exhibit 1) between Alachua County and the Florida Department of Environmental Protection (FDEP); and Authorize the County Manager to execute all related documents and amendments as needed to receive the grant.

7. Human Resources

1. Fiscal Year (FY) 2024-2025 Revisions to the Non-Bargaining Pay Plan, add GIS Manager - 24-01003

Request approval of the Fiscal Year 2024- 2025 revisions to the Non-Bargaining Pay Plan.

8. Procurement

1. Award of Request for Qualifications (RFQ) 25-119-MM Qualification of Vendors for the Purchase of Parts and Services under \$50,000.00 for Fleet Vehicles and Equipment for Public Works. - 24-00953

Approve the Award of RFQ 25-119-MM Qualification of Vendors for the Purchase of Parts and Services under \$50,000.00 for Fleet Vehicles and Equipment to Tampa Spring, Co., Evans Plumbing, Inc. d/b/a EPI Construction Inc., Rick Croft Enterprises, Inc. d/b/a Texas Trailers Sales and Service, East Coast Emergency, Inc., Murray Ford-Mercury, Inc. d/b/a Murray Ford of Starke, Williams Diesel Services, Inc.

2. Purchase Order to Frankel Media Group LLC for Alachua County's 200th Anniversary Marketing and Event Support. - 24-01031

Approve the issuance of a Purchase Order to Frankel Media Group LLC, in the amount of \$250,000.00. Make a legislative factual determination and affirm that the activities and expenses related to the

celebration of Alachua County's 200th Anniversary serve a public purpose and are related to the promotion of tourism in Alachua County.

3. Agreements for Request for Proposal (RFP) 25-171-MM Annual Environmental Consulting Services for Environmental Protection. - 24-00954

Approve and authorize the Chair to execute Agreements with Water & Air Research Inc. (14308), GSE Engineering and Consulting, Inc. (14306), Jones, Edmunds & Associates, Inc. (14307), Geosyntec Consultants, Inc. (14305), WSP USA Environment & Infrastructure, Inc. (14309) for RFP 25-171-MM Annual Environmental Consulting Services, in the amount not to exceed (NTE) \$1,500,000.00 annually.

4. Award and Agreements for Bid 24-48-MB Annual Armed/Unarmed Security Services for Facilities Management. - 24-00874

Approve the Award and authorize the Chair to execute the following Agreements for Annual Armed/Unarmed Security Services, NTE \$450,000.00 annually:

Agreement 14398 with WorldEliteSecurity, LLC (Primary)

Agreement 14468 with Universal Security Guard Association, Inc. (Secondary)

5. Sole Source and Third Amendment to Agreement with AK Associates (11499) for Fire Rescue. - 24-00931

Approve and authorize the Chair to execute the Sole Source and Third Amendment to Agreement with AK Associates (11499), in the amount of \$125,595.70.

6. First Amendment to Agreement with DLR Group, Inc. (13961). - 24-00976

Approve and authorize the Chair to execute First Amendment to Agreement with DLR Group, Inc. (13961), in the amount \$3,001,770.00.

7. Second Amendment to Agreement with Hydradry, Inc. (13482). - 24-00978

Approve and authorize the Chair to execute Second Amendment to Agreement with Hydradry, Inc. (13482), in the amount NTE \$150,000.00 annually.

8. Ranking of Request for Proposal (RFP) 25-28-PM Alachua County Crisis Center Telephone System for Community Support Services, Crisis Center. - 24-00980

Approve the ranking and authorize staff to negotiate an agreement for RFP 25-28-PM Alachua County Crisis Center Phone System:

1. Interact Strategies, Inc
2. TTEC Digital

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.

9. Change Order 4 to Blanket Purchase Order (BPO) 24-593 with Midwest Veterinary Supply Inc., increasing the amount by \$5,752.00 for Animal Resources. - 24-00984

Approve the issuance of Change Order 4 to Blanket Purchase Order 24-593 with Midwest Veterinary Supply Inc., increasing the amount by \$5,752.00. The revised Blanket Purchase Order is \$89,752.00.

10. Single Source and Agreement 14326 with Online Solutions d/b/a CitizenServe - 24-00986

Approve and authorize the Chair to execute the Single Source and Agreement 14326 with Online Solutions d/b/a Citizenserve, NTE \$200,000.00 annually.

11. Second Amendment to Agreement with Boone Improvements Inc. (13867). - 24-00995

Approve and authorize the Chair to execute the Second Amendment to Agreement 13867 with Boone Improvements Inc., NTE \$195,000.00 annually.

12. Ranking of Request for Proposal (RFP) 25-14-PM New Human Capital Management System for Alachua County Human Resources. - 24-00998

Approve the ranking and authorize staff to negotiate an agreement for RFP 25-14-PM New Human Capital Management System for Alachua County Human Resources:

1. Alight Solutions, LLC
2. Ceridian HCM, Inc. dba Dayforce
3. Creola Consulting LLC
4. Vertrosoft LLC
5. Denovo Ventures, 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.

13. Single Source and Blanket Purchase Order to Nextran Truck Center-Lake City for Public Works. - 24-01005

Approve and authorize the Chair to execute the Single Source and Blanket Purchase Order to Nextran Truck Center-Lake City, in the amount of \$135,000.00.

14. Agreement with Skyline Elevators Inc. (14393) for BID 25-8-MB Annual Elevator Full Coverage Maintenance and Repair Service for Facilities Management. - 24-01017

Approve and authorize the Chair to execute Agreement 14393 with Skyline Elevators Inc. for BID 25-8-MB Annual Elevator Full Coverage Maintenance and Repair Service, NTE \$76,428.00.

9. Public Works

1. NW 141st Street and NW 166th Place Sidewalks for Mebane Middle School FDOT Local Agency Program (LAP) Agreement - 24-01004

Adopt Resolution approving the NW 141st Street and NW 166th Place Sidewalks LAP Agreement which includes recognizing unanticipated revenue which includes budget amendment, authorizing the Chair to execute the agreement and authorizing the County Manager or Public Works Director to execute subsequent amendments and agreements related to the project provided said amendments or agreements do not

increase the County's obligations to fund the project. In addition, the County staff requests that the Board waive its anti-indemnification policy due to the fact that section 15.b. of the LAP Agreement requires the County to indemnify, defend and hold harmless FDOT to the extent and within the limits of section 768.28, Florida Statutes.

10. Sheriff's Office

1. Fiscal Year End (FYE) 2024 Annual Equitable Sharing Agreement and Certification - 24-01041

Review and authorize signing the FYE 2024 Annual Equitable Sharing Agreement and Certification and approve the resolution and budget amendment.

11. Solid Waste & Resource Recovery

1. Revised Certification of Non-Ad Valorem Assessment Roll - 24-01042

Approve the revised certification of non-ad valorem assessments and authorize the Chair to sign it.

2. Hurricane Helene Disaster Debris Private Property Resolution - 24-01044

Adopt the Resolution making certain findings and declaring the debris located on private property/private roadways resulting from Hurricane Helene an immediate threat to public health and safety and making it eligible for cleanup by contractors.

12. Tourism and Economic Development

1. Request Approval of Tri-Party Voluntary Collection Agreement between AirBnB, the Alachua County Tax Collector, and Alachua County - 24-00997

Approve Tri-Party Voluntary Collection Agreement between AirBnB, the Alachua County Tax Collector, and Alachua County and authorize the Chair to sign

2. Appoint Alexander Sanchez-Hamilton to the Citizen at Large Vacancy of the Economic Development Advisory Committee with a Term Ending September 30, 2026 - 24-00999

Appoint Alexander Sanchez-Hamilton to the Citizen at Large Vacancy of the Economic Development Advisory Committee with a Term Ending September 30, 2026

V. Notation for Record

1. Arts Council Minutes – September 3, 2024 - 24-00964
No action necessary; for informational purposes only
2. Land Conservation Board (LCB) Approved Minutes - 24-00868
No action necessary; for informational purposes only
3. Healthcare Advisory Board Approved Meeting Minutes September 18, 2024 - 24-00991
No action necessary; for informational purposes only
4. Equity Advisory Board Minutes – September 19, 2024 - 24-01001
No action necessary. For informational purposes only.

W. Notice of Upcoming Meetings