



Alachua County Board of County Commissioners

Minutes

January 14, 2025, 11:30 AM

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

A. Invocation

Pastor Stephen Langford of High Springs United Methodist Church provided the Invocation.

B. Pledge of Allegiance

Chair Chestnut led the Pledge of Allegiance.

C. Call to Order

Chair Chestnut called the meeting to order at 11:35 a.m.

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 out of the room.

2nd Commissioner Alford

E. Announcements

Communications Director, Mark Sexton, presented the following announcements:

- Mr. Sexton thanked everyone who helped make the Alachua 200 Anniversary a success. He stated that it was a great event, but it could not have happened without the assistance from numerous County departments and vendors.

Commissioner Wheeler entered at 11:37 a.m.

F. Approval of Recognitions

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

2nd Commissioner Alford

1. Employee Length of Service 4th Quarter Recognition - 25-00006

HR Manager Wanda Santana presented the video recognitions of those employees celebrating a milestone.

The Commission took photos with those employees that were present.

2. Approval of a Proclamation Declaring January 18th, 2025, as Arbor Day 2025 in Alachua County, Florida - 25-00027

Commissioner Wheeler read and presented the Proclamation to County Arborist Lacy Holtzworth and County Forester Jessica Hong who accepted it with gratitude.

G. Board and Committee Items

1. Alachua County Veteran Services Advisory Board Annual Workplan and Accomplishments Report - 24-01035

Director of Veteran Services J.P. Dunn and Chair of the Veteran Services Advisory Board John Murdoch presented the above item.

Commissioner Wheeler and Commissioner Prizzia presented comments.

2. Economic Development Advisory Committee Appointments - 25-00010

Chair Chestnut recognized Nedra Goettling who expressed her desire to serve on the Economic Development Advisory Committee.

Deputy Clerk Donahey called on each Commissioner for their two nominations for the Economic Development Advisory Committee.

Commissioners Alford, Chestnut, Cornell, Prizzia, and Wheeler nominated Nedra Goettling and Levy Odera.

Commissioner Prizzia moved appointment of Levy Odera as the Representative to a term ending September 30, 2028, and Nedra Goettling as the Alternate Representative to a term ending September 30, 2028. The motion carried 5-0.

2nd Commissioner Wheeler

3. Select Artist for Fire Training Facility Mural - 25-00008

Assistant County Manager Gina Peebles presented the above item.

Commissioner Cornell moved to select the work submitted by the artist Doya. The motion carried 5-0.

2nd Commissioner Wheeler

4. City of Archer Infrastructure Surtax Oversight Board Report and Request for Assistance Update - 25-00035

Assistant County Manager Gina Peebles presented the above item.

Commissioner Prizzia, Commissioner Alford, County Manager Lieberman, Archer Vice Mayor Bailey, City of Newberry CFO Dallas Lee, Commissioner Cornell, and Chair Chestnut presented comments.

Commissioner Cornell moved the following:

(1) Request a full accounting of all Infrastructure Surtax revenue received by the City of Archer since 2017

(2) Set a reasonable timeline (recommended three-years) for the City to repay misspent funds

(3) Strengthen oversight by requesting the Infrastructure Surtax Oversight Board to conduct enhanced monitoring

2nd Commissioner Prizzia

The motion carried 5-0.

Archer Request for assistance

County Manager Lieberman presented the request for assistance from the City of Archer. The have requested assistance with Planning Assistance and Financial Assistance. The city has requested assistance with redrafting a portion of their Comprehensive Plan. Staff is recommending that they use the Regional Planning Council which they are members of. County staff has to rewrite the County Comprehensive Plan and to do two plans would push the limits of capacity of County staff.

As far as financial assistance the city is requesting assistance with a high interest loan that they have. The city has requested financial emergency funding from the State of Florida and staff is recommending seeing what actions the State is going to take prior to the County involvement.

Commissioner Alford and Commissioner Cornell presented comments.

Commissioner Cornell moved the following:

1. To refer the City of Archer's request for planning Assistance to the Regional Planning Council.
2. Request that the City of Archer refer the request for financial assistance to the State of Florida for them to review in accordance with the legislative session.

2nd Commissioner Alford

Chair Chestnut recognized Vice Mayor Bailey who presented comments.

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

H. Public Comment

Chair Chestnut recognized Kali Blount, Patricia Lee, and Mark van Soestbergen who presented comments.

Chair Chestnut recognized Ashley Wood who requested that the County look into becoming a Certified Local Government. He would like the County to place the matter on an agenda for discussion at some point in the future.

Chair Chestnut recognized Bishop Chris Stokes and Micanopy Commissioner Ken Wessberg who presented comments regarding the need for support at the Willie Mae Stokes Community Center. Mr. Stokes advised the Board that by May he is not sure how the Center will be operational. The Center has been operating since 2017 without assistance. The facility has two buses that are in poor condition. They are serving 70 individuals with the food program. If there is any assistance that could be provided the need is great.

Commissioner Prizzia stated that there is a discussion scheduled for March regarding several community centers throughout the County.

Commissioner Alford stated that she has committed to fund raise to pay for the bus repairs.

Chair Chestnut recognized Maryvonne Devensky and Derrick who presented comments regarding the University of Florida's Plan to tear down Maquire Village which was used for married student housing. They encouraged the Board to use any influence they can with the University of Florida to prevent the destruction of this much needed housing.

Commissioner Cornell, Commissioner Prizzia, Commissioner Alford, Commissioner Wheeler, and County Manager Lieberman presented comments.

Commissioner Cornell moved to refer to staff the issue/idea of Alachua County becoming a local certified historical government. The motion carried 5-0.

2nd Commissioner Wheeler

Commissioner Cornell moved to authorize a chair letter be sent out this week requesting an update and a response from the University of Florida to the previous Chair Letter sent out two years ago regarding the demolition of Maquire Village. The motion carried 5-0.

2nd Commissioner Wheeler

I. Presentations

1. Request for Proposal (RFP) Process Presentation - 24-00966

Purchasing Manager TJ White presented the above item.

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

Commissioner Prizzia moved to remove the \$50,000 CAP for the Small Business Enterprise (SBE) business incentive procurement. The motion carried 5-0.

2nd Commissioner Alford

Commissioner Alford exited the meeting at 2:09 p.m.

J. Land Conservation Projects

1. Watermelon Pond - Johnson Tract Option Contract to Purchase Real Property - 25-00025

Conservation Lands Manager Andi Christman presented the above item.

Commissioner Prizzia presented comments.

Commissioner Cornell moved the following:

1. Approve and authorize the Chair to exercise the Watermelon Pond - Johnson Option Contract to purchase Real Property, 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;
2. Approve the acquisition subject to the non-permitted title exceptions #5, #6, #7, #8, #9, & #10, subject to the concurrence of the County Manager and 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 Prizzia

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

K. Public Hearings

1. Public Hearing to adopt an Ordinance to amend Code Enforcement Chapter 24 - 24-01068

Code Enforcement Director Scott Krajewski presented the above item.

Commissioner Cornell moved to adopt and approve the proposed Ordinance and authorize the Chair to sign. The motion carried 4-0 with Commissioner Alford out of the room.

2nd Commissioner Prizzia

2. Z24-000004: Adoption Public Hearing for County-Initiated Comprehensive Plan Text Amendment to Implement New Requirements of House Bill 1379 Relating to Sanitary Sewer Connection Feasibility - 25-00023

Senior Planner Ben Chumley presented the above item.

Commissioner Prizzia moved to adopt ordinance to approve Comprehensive Plan Amendment # Z24-000004. The motion carried 4-0 with Commissioner Alford out of the room.

2nd Commissioner Cornell

3. Z24-000005: Adoption Public Hearing on Comprehensive Plan Amendment to Clarify Policy on Fire Level of Service Guidelines - 25-00024

Senior Planner Ben Chumley presented the above item.

Commissioner Cornell moved to adopt ordinance to approve Comprehensive Plan Amendment Z24-000005. The motion carried 4-0 with Commissioner Alford out of the room.

2nd Commissioner Prizzia

4. Z24-000011: Transmittal Public Hearing for Comprehensive Plan Amendment on Inclusionary Housing Policies - 25-00046

Growth Management Director Jeff Hays presented the above item.

Commissioner Prizzia presented comments.

Commissioner Cornell moved to approve transmittal of proposed Comprehensive Plan amendment Z24-000011 to the state land planning agency and other agencies for review and comment in accordance with Section 163.3184, Florida Statutes with the amendment of adding utility cost to the definition of affordable housing for non-ship related projects. The motion carried 4-0 with Commissioner Alford out of the room.

2nd Commissioner Prizzia

5. Z24-000010: Transmittal Public Hearing on Comprehensive Plan Amendment to Update Capital Improvements Element Project Schedules - 25-00049

Senior Planner Ivey Bell presented the above item.

Commissioner Prizzia moved to approve transmittal of proposed Comprehensive Plan amendment Z24-000010 to the State Land Planning Agency and other agencies for review and comment in accordance with Section 163.3184, Florida Statutes. The motion carried 4-0 with Commissioner Alford out of the room.

2nd Commissioner Cornell

Commissioner Wheeler and Commissioner Prizzia presented comments.

Commissioner Cornell requested that for the Joint Meeting with the School Board the planned improvements for the school facilities be on the agenda for discussion.

L. Quasi-Judicial Public Hearings

1. Z24-000009 – A Request for A Special Use Permit for a Private Educational Facility - 25-00055

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

There was no one present who wished to seek party status.

Deputy Clerk inquired of each Commissioner if there were any Ex-parte Communications to disclose.

There were no communications disclosed.

Deputy Clerk Donahey issued the oath to all those who wished to participate.

Senior Planner Gerald Brewington presented the above item.

Commissioner Cornell moved to approve the requested SUP and adopt Resolution Z-25-01 with the bases and the 6 conditions in the staff report.

Chair Chestnut recognized Patricia Watkins who presented comments to the Board.

Commissioner Wheeler, Commissioner Prizzia, Agent for the Applicant Clay Sweger, and Commissioner Cornell presented comments.

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

2nd Commissioner Prizzia

M. Items Pulled From Consent

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

O. Closing Comments

1. Public Comment

Chair Chestnut recognized Patricia Watkins and Clay Sweger who presented comments to the Board.

2. County Attorney Comment

There were no comments offered.

3. County Manager Comment

200th Anniversary Event

County Manager Lieberman thanked the staff for conducting an excellent event for the 200th Anniversary of Alachua County. Staff was remarkable as well as the vendors who put on an excellent show for the public to enjoy despite the cold weather. The public was greeted by smiling staff that created a welcoming environment.

4. Commission Comment

City of Alachua Meetings

Commissioner Wheeler stated that there are large developments occurring in the City of Alachua. She wanted to make sure that staff is aware and keeping abreast of the details of what is occurring to ensure that the environment is being protected.

County Manager Lieberman stated that County staff is aware and will be in attendance at the public meetings in the City of Alachua.

Policy Meeting on Animal Services

Commissioner Wheeler requested a meeting on the status of the Animals Services Contract with the University of Florida. She stated that it has been two years, and she would like to have a conversation with the Board regarding the matter. She wants to ensure the County has a backup plan should this agreement not workout.

County Manager Lieberman stated that progress is being made. The Board of Trustees for the University of Florida has agreed to the contract staff is working to establish the operation terms then it will be brought to the Board for approval. The lease has been executed.

Community Events

Commissioner Prizzia stated that the Anniversary Event was excellent. She would like to see the County continue with more community events and she feels Cuscowilla provides an excellent opportunity to host such events.

Animal Resources Response to calls

Commissioner Prizzia stated that she has had several conversations with citizens stating that it is very difficult to get a response from Animal Services to calls from citizens. She is hearing that calls are made regarding dogs running loose and there is no response.

Hotel Projects

Commissioner Prizzia requested an update on the Hotel projects status. They are intended to be permanent supportive housing. They have taken years, and she would like to know the status. She knows some of the delay was the State taking time with the Grant. She would also like to know if any responses have been received from the RFP on the infrastructure surtax for housing. If there have not been responses, then

the Board needs to have a discussion to change the parameters to encourage projects.

County Manager Lieberman stated that updates on the matters will be provided.

SR 26/SR21 Accident History

Commissioner Cornell displayed a map of SR26/SR21 in Melrose. The Map displayed the accident history from 2019 to 2024. Putnam County Commissioner Harvey and he conducted a meeting and walked the road with 200 citizens and gathered suggestions. They would like to see Florida Department of Transportation (FDOT) design some complete street options for the area as it has heavy pedestrian use.

Growth Management Director Jeff Hays presented comments.

Commissioner Cornell moved to refer to Alachua County staff to come up with recommendations that can be brought up to the Metropolitan Transportation Planning Organization (MTPO) at a meeting. The motion carried 4-0 with Commissioner Alford out of the room.

2nd Commissioner Wheeler

Commissioner Cornell requested that Transportation Planning Manager Alison Moss inform the participants from the list of the County efforts and encourage them to contact Putnam County Commissioner Harvey.

CDS Family and Behavioral Services Corporation

Chair Chestnut stated that the CDS Family Behavioral Services Corporation has requested a letter of support in their efforts to obtain funding to purchase buses.

Commissioner Cornell moved to authorize a Chair Letter of support. The motion carried 4-0 with Commissioner Alford out of the room.

2nd Commissioner Prizzia

Juvenal Justice Center

Commissioner Wheeler expressed concerns about the violence that has taken place at the Juvenal Justice Center. Apparently, the staff did not act appropriately to the matters, and she wanted to know if the County has any authority with the facility.

County Manager Lieberman stated that the facility is owned and operated by the State of Florida. Alachua County provides funding which is required by law but has no say in the operation of the facility.

P. Adjournment

There being no further business before the Board, the meeting was adjourned at 3:09 p.m.

Q. Consent Items

1. Clerk of the Court
 1. Request approval of the attached BOCC minutes - 24-01102
Approve publication of final BOCC minutes
2. Community Support Services
 1. Alachua County Housing Finance Authority (HFA) Appointment - 24-01058
Approve appointment of Khushman Hans to the HFA Board
 2. Alachua County Veteran Services Advisory Board (VSAB) Appointment - 25-00051
Appoint Sandra Torres-Pintos to the VSAB in the Post Secondary Education Seat
3. County Attorney's Office
 1. Settlement Agreement with A.S., a Minor Child - 25-00047
Approve the settlement.
4. County Manager's Office
 1. Request Approval of Quorum Revisions to Infrastructure Surtax Oversight Board Resolution - 25-00002
Approve Quorum Revisions to Infrastructure Surtax Oversight Board Resolution as presented.
 2. Request Appointment of Christian Duran to the Arts Council Citizen at Large Vacancy with a Term Ending September 30, 2027 - 25-00052
Appoint Christian Duran to the Arts Council Citizen at Large Vacancy with a Term Ending September 30, 2027

5. Environmental Protection

1. Addition of Land Conservation Projects to the Alachua County Forever Active Acquisition List - 25-00069

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

1. Lochloosa Creek Flatwoods – Lakes of Hawthorne LLC (Full Price List)
2. Watermelon Pond – DeCubellis (Full Price List)
3. Lochloosa Connector – Powell and Sandborn (Full Price List)

6. Fire Rescue

1. Subgrant Agreement between Alachua County and the State of Florida, Division of Emergency Management related to Hurricanes Debby, Helene and Milton - 24-00996

Approve the Subgrant Agreement between Alachua County and the State of Florida, Division of Emergency Management to receive reimbursement for incurred costs from Hurricanes Debby, Helene and Milton

2. Lutheran Services of Florida Amendment 100 to Agreement PO049 for the FY2024-25 Mobile Integrated Health Clinic Program - 25-00016

Approve Amendment 100 to Agreement PO049 with Lutheran Service of Florida

7. Human Resources

1. Fiscal Year (FY) 2024 – 2025 revisions to the Non-Bargaining Pay Plan- add Agricultural Economic Development Coordinator, 24-01045

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

8. Procurement

1. Agreement for Request for Proposal (RFP) 25-11-MM Fire Rescue Request for Employee Uniform Store/Portal and Pricing for Fire Rescue. - 25-00009

Approve and authorize the Chair to execute Agreement with Galls, LLC (14426), NTE \$233,900.00 annually.

2. Award and Agreement 14329 with Ulloa Management Group, LLC, for Bid 25-402-LC Alachua County Emergency Operations Center & Fire Rescue Administration Building Renovation, for Facilities Management. - 25-00013

Approve the Award and authorize the Chair to execute Agreement 14329 with Ulloa Management Group, LLC, for Bid 25-402-LC Alachua County Emergency Operations Center & Fire Rescue Administration Building Renovation, for a total fiscal impact of \$3,699,812.55.

3. Purchase Order to United Data Technologies, in the amount of \$84,530.32 for Information & Telecom Services. - 25-00014

Approve the issuance of a purchase order to United Data Technologies, in the amount of \$84,530.32.

4. Ranking of Request for Proposal (RFP) 25-514-LC Purchase and Installation of Vehicle Exhaust System for Fire Rescue Stations. - 25-00015

Approve the ranking and authorize staff to negotiate an agreement for RFP 25-514-LC Purchase and Installation of Vehicle Exhaust System for Fire Rescue Stations:

- 1.Safe Air Corporation

- 2.MagneGrip

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.

5. Agreement 5854775 with Microsoft and Purchase Order to SHI International Corp., for Information & Telcom Services. - 25-00019

Approve and authorize the Chair to execute Agreement 5854775 with Microsoft and the issuance of a Purchase Order to SHI International Corp., in the amount of \$499,519.43.

6. Purchase Order to CDW-G, in the amount of \$142,909.80 for Information & Telcom Services (EOC). - 25-00020

Approve the issuance of a purchase order to CDW-G, in the amount of \$142,909.80.
7. Addendum Agreement for Extended Warranty and Preventative Maintenance for the Defibrillators and Monitors, for Fire Rescue. - 25-00021

Approve and authorize the Chair to execute Addendum Agreement 14405 with Zoll Medical Corporation.
8. Purchase Order to CDW-G, in the amount of \$203,885.33 for Information & Telcom Services (Wilson Building). - 25-00022

Approve the issuance of a purchase order to CDW-G, in the amount of \$203,885.33.
9. Purchase Order to Alan Jay Automotive Management, Inc. d/b/a Alan Jay Fleet Sales, in the amount of \$133,278.00 for Public Works. - 25-00030

Approve the issuance of a purchase order to Alan Jay Automotive Management, Inc. d/b/a Alan Jay Fleet Sales, in the amount of \$133,278.00.
10. Purchase Order to Gray Local Media Inc., in the amount of \$53,000.00 for Tourism and Economic Development. - 25-00036

Approve the issuance of a purchase order to Gray Local Media, Inc., in the amount of \$53,000.00.
11. Purchase Order to Quality Equipment and Parts, Inc., in the amount of \$179,500.00 for Public Works. - 25-00037

Approve the issuance of a purchase order to Quality Equipment and Parts, Inc., in the amount of \$179,500.00.
12. Purchase Order to Ring Power Corp – St. Augustine, in the amount of \$110,043.00 for Hydraulic Excavator for Public Works. - 25-00038

Approve the issuance of a purchase order to Ring Power Corp – St. Augustine, in the amount of \$110,043.00.
13. Purchase Order to Motorola Solutions Inc., in the amount of \$96,310.30 for Portable Radios for Fire Rescue. - 25-00039

Approve the issuance of a purchase order to Motorola Solutions Inc., in the amount of \$96,310.30.

14. Second Amendment to Agreement with DLR Group, Inc. (13961). - 25-00040

Approve and authorize the Chair to execute Second Amendment to Agreement with DLR Group, Inc. (13961), in the amount \$848,475 for a total contract amount of \$3,850,245.

15. Ranking of Request for Proposal (RFP) 24-509 Alachua County ITS Penetration (PEN) Test for Information & Telcom Services. - 25-00044

Approve the ranking and authorize staff to negotiate an agreement for RFP 24-509-PM Alachua County ITS Penetration (PEN) Test:

1.True North Consulting Group, LLC dba WWW.TNCG.COM

2.Global Solutions Group, Inc.

3.Shorebreak iThreat Security, LLC

4.LanceSoft, Inc.

5.Affinity IT Security Services

6.InterSec, Inc.

7.Cyber Security Services, LLC

8.Tyler Technologies, Inc.

9.Anthony Brunson P.A.

10.United Data Technologies, Inc.

11.GoSecure, Inc.

12.Sentinel Technologies, Inc.

13.Brackish Security, LLC

14.TechGuard Security, LLC

15.Continuum GRC, Inc.

16.Helios Innovations, 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.

16. Purchase Order to Zencity Technologies US Inc., in the amount of \$93,000.00 for Community Engagement Software for the County Manager's Office. - 25-00045

Approve the issuance of a purchase order 2025-1305 to Zencity Technologies US Inc., in the amount of \$93,000.00.

17. Sole Source and Purchase Order to Rescue Systems Unlimited for Fire Rescue Services. - 25-00056

Approve and authorize the Chair to execute the Single Source and Purchase Order to Rescue Systems Unlimited, in the amount of \$65,585.00.

18. Purchase Order to Ring Power Corp – St. Augustine, in the amount of \$101,859.00 for Hydraulic Excavator for Public Works. - 25-00057

Approve the issuance of a purchase order to Ring Power Corp – St. Augustine, in the amount of \$101,859.00.

9. Solid Waste & Resource Recovery

1. Third Amendment To Contract #11937 With University Of Florida For Professional Services For Landfill and Solid Waste Tasks And Related Research. - 25-00060

Approve Third Amendment to Contract #11937 with University of Florida for providing landfill and solid waste related research to the Alachua County Solid Waste & Resource Recovery Department and authorize the chair to sign on behalf of the County.

R. Notation for Record

1. Infrastructure Surtax Oversight Board – July 22, 2024 Minutes - 25-00001
N/A. For informational purposes only.
2. Equity Advisory Board Minutes – October 17, 2024 - 25-00004
No action necessary. For informational purposes only.
3. FY25 Alachua County Board of County Commissioners' Financial Report – 1st Quarter - 25-00032

Receipt of the FY25 Alachua Board of County Commissioners Quarterly Financial Report – 1st Quarter

4. Rural Concerns Advisory Board Minutes of September 17, 2024, and October 15, 2024 - 25-00048

No Action necessary. For Informational purposes only

5. FY25 Public Purpose Quarterly Report 1st Quarter - 25-00031

Receipt of the Report for Public Purpose FY25 1st Quarter.

6. Alachua County Affordable Housing Advisory Committee (AHAC) Minutes - 24-01038

Receive the minutes

7. Local Planning Agency and Planning Commission Approved Minutes - 25-00011

No Action necessary. For Informational purposes only

8. Local Planning Agency and Planning Commission - 25-00012

No Action necessary. For Informational purposes only

9. Arts Council Minutes – November 4, 2024 - 25-00018

No action necessary. For informational purposes only.

S. Notice of Upcoming Meetings