



## Alachua County Board of County Commissioners

### Minutes

February 11, 2025, 11:30 AM

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

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#### A. Invocation

Dr. Taraneh Darabi 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 11:32 am.

#### D. Approval of Regular and Consent Agenda

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

2nd Commissioner Prizzia

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

#### E. Announcements

Communications Director, Mark Sexton, presented the following announcements:

- Discover 200 Celebration is sponsoring a concert at the First United Methodist Church. There will be history lectures regarding events in Alachua County's 200 years and music from the different eras of Alachua's history. Another event being sponsored is the 5th Avenue Arts Festival. The Matheson Museum will be hosting a 200 years of Alachua County history exhibit for 6 months and will be selling merchandise as

well. Sponsorship of the Annual Big Arts Culture Festival is in the works as well.

- Water Resources Program Manager Stacie Greco was awarded the 2025 Springs Partner of the Year Award by the Florida Springs Council.

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

#### **F. Approval of Recognitions**

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

2nd Commissioner Wheeler

1. Presentation of a Proclamation Recognizing February 23, 2025 as “Mathew Lewey Day” in Alachua County, Florida - 25-00119

Chair Chestnut read and presented the Proclamation to NKwanda Jah who accepted it with appreciation.

#### **G. Board and Committee Items**

1. Arts Council Annual Advisory Board Presentation - 25-00085

Chair of the Arts Council Stephaine Silverman presented the above item.

Commissioner Wheeler presented comments.

2. Nominate One Applicant to the Alachua County Library Board of Trustees with a Term Ending on Mar. 31, 2028 - 25-00125

Chair Chestnut recognized Elizabeth Mueller who expressed her desire to serve on the Library District Board of Trustees.

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

**Commissioner Cornell moved** to nominate both Sulmarie Duncan and Elizabeth Mueller. The motion carried 5-0.

2nd Commissioner Wheeler

3. Equity Advisory Board Annual Presentation - 25-00163

#### **H. Public Comment**

Chair Chestnut recognized Al Schmidt who presented comments regarding the dangerous condition of CR 234. He requested that the County repair the potholes as it is a safety issue due to the size of the potholes.

Commissioner Prizzia presented comments regarding the possibility of Public Works training with the new paving equipment on CR 234.

Assistant County Manager Daniels stated that the County has two crews for repairing potholes. One of the crews is actually on CR 234 today. The condition of the road is so severe that the crews that are training on the new equipment is not able to use the road segment.

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

Chair Chestnut recognized Kathleen Rupert who expressed concerns regarding the new Animal Services Facility being located on the University of Florida property.

Commissioner Wheeler, Commissioner Alford, Commissioner Cornell, Commissioner Prizzia, and County Manager Lieberman presented comments regarding the Animal Services Facility and the partnership with University of Florida.

## I. Action Items

1. A Request to Advertise Amendments to the Unified Land Development Code (ULDC) Regarding Special Exception Approval Criteria - 25-00108

Senior Planner Gerald Brewington presented the above item.

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

**Commissioner Prizzia moved** that the Board direct staff to advertise the proposed ULDC amendments for Board adoption at a hearing date to be determined (tentatively scheduled for March 25, 2025) with a request that staff considers where some of the applications of these considerations for specific uses may be better put in the general criteria for approval when brought back for the Board's final approval. The motion carried 5-0.

2nd Commissioner Alford

2. Alachua County Youth Commission Presentation - 25-00090

County Manager Office Representative Shannon Hanh presented the above item.

Commissioner Alford presented comments.

**Commissioner Alford moved** the following:

1. Place a student representative on the Citizen Climate Advisory Committee (CCAC) and the Recreation and Open Space Advisory Committee (ROSCO) under the same general advisory rules and amend resolutions as necessary.
2. Develop a Youth Academy based on the Citizen's Academy to run concurrent with the school year.
3. Return to the Board in one year with an update.

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

**Commissioner Cornell moved** the following substitute motion:

1. Develop a Youth Academy based on the Citizen's Academy, summer camp, or both to run concurrent with the school year.
2. Refer to the Citizens Climate Advisory Committee (CCAC), the Recreation and Open Space Advisory Committee (ROSCO), and the Equity Advisory Committee the idea of adding a youth representative and bring back recommendations to this Board.
3. Refer staff to inquire and work with the School Board, Children's Trust of Alachua County (CTAC), and the Library District to develop the idea of a Student Youth Commission that would serve the different organizations and bring back recommendations at the end of the year.
4. Refer staff to consider what budget might be required for this budget cycle moving into the next budget cycle for these requests.

2nd Commissioner Wheeler

Chair Chestnut presented comments.

**The substitute motion carried 5-0.**

#### **J. Land Conservation Projects**

1. Watermelon Pond – Eichhorn Contract to Purchase Real Property - 25-00122

Conservation Lands Manager Andi Christman presented the above item.

**Commissioner Prizzia moved** the following:

1. Approve and authorize the Chair to exercise the Watermelon Pond - Eichhorn 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; and
2. Delegate to the County Manager the authority to decide whether to accept or reject title exceptions (#6, #9, #10, #11, #12, #13, #14 & #15) based on the County Manager's evaluation as to whether said title exceptions will substantially impair the County's proposed use of the property; and
3. Delegate to the County Manager the authority to decide whether to close the acquisition subject to title exceptions (#6, #9, #10, #11, #12, #13, #14 & #15) based on the County Manager's evaluation as to whether said title exceptions will substantially impair the County's proposed use of the property; and
4. Authorize staff to execute additional documents as necessary to close the transaction; and
5. Approve the attached budget amendment authorizing the expenditure of funds for due diligence and associated closing costs.

2nd Commissioner Wheeler

**The motion carried 5-0.**

Commissioner Prizzia and Commissioner Alford presented comments.

2. Watermelon Pond – Moore, Purcell, and Trammell Contract to Purchase Real Property - 25-00123

**Commissioner Alford moved** the following:

1. Approve and authorize the Chair to exercise the Watermelon Pond - Moore, Purcell, and Trammell 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; and
2. Delegate to the County Manager the authority to decide whether to accept or reject title exceptions (#5, #6, #7, #8, #9, #10, #11, #12 & #13) based on the County Manager's evaluation as to whether said title exceptions will substantially impair the County's proposed use of the property; and

3. Delegate to the County Manager the authority to decide whether to close the acquisition subject to title exceptions (#5, #6, #7, #8, #9, #10, #11, #12 & #13) based on the County Manager's evaluation as to whether said title exceptions will substantially impair the County's proposed use of the property; and

4. Authorize staff to execute additional documents as necessary to close the transaction; and

5. Approve the attached budget amendment authorizing the expenditure of funds for due diligence and associated closing costs.

2nd Commissioner Cornell

**The motion carried 5-0.**

Commissioner Cornell and Commissioner Wheeler presented comments.

**K. Items Pulled From Consent**

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

**M. 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

There were no comments offered.

4. Commission Comment

Mill Creek Sink

Commissioner Wheeler inquired if the property that contains the Mill Creek Sink is for sale. She has seen a for-sale sign and wanted to know if it has been nominated for Wild Spaces acquisition.

EPD Director Stephen Hoffstetter stated that the property that is for sale is adjacent to the feature. It has been nominated for acquisition however the asking price is quite high. The County pays appraisal value for land, and they are asking far more than the appraised value. He believes the

property is 5 to 10 acres and would have to meet the County's buffer requirements. It is feasible for something to be developed on the site.

#### 8th and Waldo Property

Commissioner Wheeler inquired of the Board if they have had an opportunity to visit the property as she feels it is a great opportunity.

Commissioner Prizzia stated that she does not feel there is value in the County purchasing the property. She feels it is more appropriate for a private entity to purchase it and do some economic development.

Commissioner Alford stated that she would like to see Ms. Lee acquire the property for her project.

#### CR 235 and 235A Traffic

Commissioner Prizzia stated that she received an email regarding traffic concerns at the intersection of CR 235 and CR 235A. She is not sure if any traffic studies have been performed or if there are any plans for improvements in the area. She requested an update on the area from Public Works by email.

#### Continuum of Care

Commissioner Prizzia stated that there is a landlord mitigation fund. She wanted to understand more about the fund and how landlords can access the fund. She wants to ensure that it is being used to encourage affordable housing, and she spoke with several landlords that were surprised it exist. She would like an update on the details of the fund.

#### Update on Affordable Housing Infrastructure Sales Tax

Commissioner Prizzia requested an update at an upcoming meeting about the infrastructure surtax with regards to affordable housing. How is the rolling RFA going? Is the County receiving any interest?

By consensus, the Board agreed to have an update at a future meeting with a status update on the Ability Housing Site.

#### Children's Trust Open House/Meeting Update

Commissioner Cornell stated that the Board had a meeting last night. On March 29, 2025, there will be an open house for the new facility and the Board approved \$2,000,000 for summer programs. Two additional Freedom Schools have been funded. One will be in Newberry and one in

Hawthorne to provide better access for everyone. Judge Bullard is the new Judge appointed to the Board.

Negotiations on Animal Resources Building

Commissioner Alford stated that many are concerned regarding the negotiations with the University of Florida. One of the concerns is what happens at the end of the 25-year lease. She would like to see that the agreement has an extension of the lease in the agreement renegotiated every 5 years.

County Manager Lieberman stated that there are legal restrictions on how long the lease can be. Legal would have to review it to determine what can be done. There is a built-in renewal in the contract.

Accident on Newberry Road

Commissioner Alford stated that there was a terrible accident on Newberry Road in December. A number of citizens have contacted her about what can be done for a better signal or other traffic safety improvements. She stated that there is a hill in the area which makes visibility more of an issue. She missed the Metropolitan Transportation Planning Organization and is not sure if it was discussed.

The Board stated that the matter was not discussed at the MTPO meeting.

**N. Adjournment**

There being no further business before the Board, the meeting was adjourned at 1:51 p.m.

**O. Consent Items**

- 1. Clerk of the Court
  - 1. Constitutional Officers' Quarterly Report Fiscal Year (FY) 2025 Quarter 1. - 25-00098  
  
Accept Constitutional Officers' Quarterly Reports of Budget to Actual Expenditures for FY2025 Quarter 1.
- 2. Community Support Services
  - 1. Annual State Housing Initiatives Partnership Local Housing Assistance Plan (LHAP) - 24-01072  
  
Approve the LHAP 2020-2023, amended as presented, and authorize submission of the same to the State



2. Interlocal Agreement with School Board of Alachua County for Social Services to Homeless Children and Families - 25-00077  
Approve the interlocal agreement and authorize chair to sign
3. Children's Trust Literacy Initiative Agreement - 24-01057  
Approve the a and authorize chair to sign
3. County Attorney's Office
  1. Amendment to Agreement for Professional Services with Carlton Fields PA - 25-00088  
Approve the Amendment to Engagement Letter for Professional Services with Carlton Fields PA
  2. Employment-Based Visa for Current Information and Telecommunication Services Employees-Approval of Special Attorney - 25-00113  
Approve the hiring of special attorney Laura Cabrera, Esq. of dePaz Cabrera Immigration Law to complete and submit applications on behalf of the County for an extension H-1B Visa, and new H-1B visa.
  3. 2/11/25 Litigation Report – Request for Authority to Initiate or Defend - 25-00136  
Approve the County Attorney's authority to initiate or defend the cases in the attached list.
4. Fire Rescue
  1. Renewal Certificate of Public Convenience and Necessity (CoPCN) application for Amerimed Emergency Medical Services, LLC - 25-00079  
Approve the application and sign the certificate
  2. Agreement between Alachua County and Community Hospice of Northeast Florida, Inc. - 25-00114  
Approve the Agreement between Alachua County and Community Hospice of Northeast Florida, Inc. for reimbursement of ambulance service claims at the Medicare allowable amount.
5. Procurement

1. Agreement for Request for Proposal (RFP) 24-480-LC Architectural and Engineering Services (A&E) for the New Animal Resources & Care Facility for Facilities Management. - 25-00099

Approve and authorize the Chair to execute Agreement with Borrelli & Partners, Inc. (14324), in the fixed amount of \$1,699,672.78 for RFP 24-480-LC A&E Services for the New Animal Resources & Care Facility for Facilities Management

2. Purchase Order to Texas Trailers, in the amount of \$54,175.01 for Alachua County Fire Rescue MIHC (Mobile Integrated Health Clinic) via Public Works - 25-00064

Approve the issuance of a Purchase Order to Texas Trailers, in the amount of \$54,175.01.

#### 6. Public Works

1. Bike Path on SW 170th Street to US 41 in Alachua County Local Agency Program Agreement - 25-00082

Adopt Resolution approving the SW 170<sup>th</sup> Street to US 41 bike path design 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.

#### 7. Risk Management

1. Special Pay request for Wellness promotional item purchases. - 25-00116

Approve the special pay request for the 4Imprint invoice for Wellness.

#### 8. Tourism & Economic Development

1. Request to Approve the FY25 Local Sports Destination Enhancement Grant Awards - 25-00120

Approve the five Local Sports Destination Enhancement Grant funding awards as recommended by

the Grant Scoring Committee. Approve the agreement template and authorize the County Manager to execute agreements that are substantially consistent with the template for each grantee; with all grant awards to be payable on a reimbursement basis. Make the legislative factual determination that the events, venues, and activities recommended for funding have as one of their main purposes the attraction of tourists as evidenced and as set forth in their respective applications, and that each grant award is primarily related to the advancement and promotion of tourism.

**P. Notation for Record**

1. Report of Contracts signed by County Manager or Designee in the months of October, November, and December 2024. - 25-00102

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.

**Q. Notice of Upcoming Meetings**