



Alachua County Board of County Commissioners Minutes

March 11, 2025, 11:30 AM

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

A. Invocation

Bishop James Dixon 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 a.m.

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 Wheeler

E. Announcements

Communications Director, Mark Sexton, presented the following announcements:

- The Other Book a black history lecture was hosted on Saturday March 8, 2025, here in the auditorium. It was a packed house, and the event was live streamed on Channel 12.
- The World Masters Tournament is only 11 days away. This is the first time the event will be hosted in the United States. There are expected to be 9,000 people in attendance and there are volunteer opportunities available.

F. Approval of Recognitions

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

2nd Commissioner Cornell

1. Presentation of a proclamation recognizing April 19th as The Great American Cleanup Day in Alachua County, Florida - 25-00173

Commissioner Wheeler read and presented the Proclamation to Carlos Gonzalez who accepted it with gratitude.

2. Presentation of a proclamation declaring March 23rd through March 29th as Zero Waste Week in Alachua County, Florida - 25-00164

Commissioner Alford read and presented the Proclamation to Solid Waste Director Gus Olmos and Solid Waste Public Education Coordinator Alanna Carinio who accepted it with gratitude.

G. Board and Committee Items

1. Presentation of Alachua County Land Conservation Board FY 2024 Annual Accomplishment Report and FY 2025 Workplan - 25-00151

Environmental Specialist Emily Uhlmann and Chair of the Land Conservation Board Secretary Kristen Young presented the above item.

Commissioner Wheeler, Conservation Lands Manager Andi Christman, Commissioner Prizzia, Commissioner Cornell, and Commissioner Alford presented comments.

H. Public Comment

Chair Chestnut recognized Larry McDaniel who expressed support for the Hawthorne Gymnasium project.

David Wilcom who expressed concerns regarding the Magnolia Heights Neighborhood near Newnan's Lake. There is a developer that is looking to develop a 160-home project. Lake Shore Drive is a narrow road and not capable of servicing that amount of traffic. He advised that the neighborhood would provide a more detailed list of concerns in the future.

Tara James who stated that she is the owner of Embassy Event Hall a small business in downtown Waldo. She was looking for any small business grants or other assistance for small businesses in the County.

Kelly Potter stated that she has heard that a McDonalds was approved for 441 in High Springs. She inquired if that is accurate and expressed concerns for safety. She stated that area is in need of a traffic light. There was a pedestrian killed recently trying to cross the street. She feels the traffic from a McDonalds will only compound the issues.

Kathleen Ruppert stated that she would like the documents she submitted to Commissioners documented in the minutes of January 28, 2025. She further expressed concerns regarding the lease for an Animal Services Facility from the University of Florida. She stated that Florida has started a DOGE Process, and she is concerned the lease will be terminated by the State.

Robert Thompson who is the City Manager of Hawthorne expressed the City's support and need for the gymnasium facility.

Commissioner Prizzia encouraged those interested in the Newnan's Lake area development to make contact with the Growth Management staff. Staff can provide them with information regarding the proposal and add them to a list to be contacted when the matter is to be address. She further advised Ms. James that the County does have grants available for small businesses and events. She encouraged Ms. James to get in touch with the Tourist Development Office regarding those grants.

Commissioner Prizzia further requested that Ms. Potter email her the details and specify the section of road on 441 that is of concern so that she can bring it up at the next Metropolitan Transportation Organization (MTPO) meeting.

Julie Smith stated that there is a County Park off of 441 with a boat ramp that is in a severe state of disrepair. She is not aware of any plans to address it but would like the County to investigate the matter.

I. Action Items

1. Request Approval of Joint Wild Spaces Public Places and Infrastructure Project with the City of Hawthorne - 25-00170

Assistant County Manager Gina Peebles presented the above item.

Mrs. Peebles stated that the project proposed by the City of Hawthorne is a gymnasium/community center project.

Commissioner Prizzia, Hawthorne City Manager Mr. Thompson, and Commissioner Cornell presented comments.

Commissioner Cornell moved to approve the City of Hawthorne's application for Municipal Partnership Program WSPP surtax grant funding

in an amount not to exceed \$333,333.00 for the design and construction of a gymnasium; find that the project constitutes an eligible use of WSPP surtax funding; find that the project has “countywide significance,”; and authorize the Chair and Clerk to sign to the attached partnership agreement. The motion carried 5-0

2nd Commissioner Alford

Commissioner Cornell stated that at the Metropolitan Transportation Planning Organization (MTPO) meeting the safety of 301 was discussed. He advised that the Mayor of Hawthorne sent a packet regarding the safety history of 301. The School Board has stopped busing students within 2 miles of the school which has created additional concerns with children crossing 301. He has heard that the School Board and the City of Hawthorne will be providing a letter as well so he hopes that several agencies calling for action may elevate it as a priority with the Florida Department of Transportation (FDOT).

Commissioner Cornell moved to authorize a Chair letter to the Florida Department of Transportation (FDOT) asking them to focus on the safety of the corridor and get with the stakeholders with regards to updating the study and any recommendations for crossing 301. The motion carried 5-0.

2nd Commissioner Alford

J. Land Conservation Projects

1. Resolution 25-XX – Accepting the Donation of Real Property from Kathryn R. Williams - 25-00139

Land Conservation Manager Andi Christman presented the above item.

Commissioner Alford thanked the family for the donation to the County in honor of their parents J. Warren Rauscher and Eleanor G. Rauscher.

Commissioner Alford moved the following:

1. Approve the attached Resolution 25-XX, accepting the donation of real property from Kathryn R. Williams Trustee for use as an Alachua County Forever (ACF) Preserve in honor of her parents, J. Warren Rauscher and Eleanor G. Rauscher, subject to the subject to subject to the completion of due diligence with the review and approval by the County Manager;
2. Delegate to the County Manager the authority to decide whether to accept or reject title exception #7 based on the County Manager’s

evaluation as to whether said title exception will substantially impair the County's proposed use of the property; and

3. Delegate to the County Manager the authority to decide whether to accept the donation subject to title exception #7 based on the County Manager's evaluation as to whether said title exception 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.

2. Watermelon Pond - Dumford Tract Option Contract to Purchase Real Property - 25-00177

Land Purchase

Land Conservation Manager Andi Christman presented the above item.

Commissioner Cornell moved the following:

1. Approve and authorize the Chair to exercise the option to purchase under the Watermelon Pond - Dumford 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) 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) 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 Alford

The motion carried 5-0.

K. Public Hearings

1. Adoption hearing on an ordinance related to small-scale alcoholic beverage production facilities - 25-00146

Planner Mehdi Benkhatar presented the above item.

County Attorney Torres, Julie Smith, Kimra Wickline, Kelly Potter, Commissioner Cornell, Commissioner Wheeler, Commissioner Prizzia, Principal Planner Chris Dawson, and Chair Chestnut presented comments.

Commissioner Cornell requested that the matter of alcohol sales be added to the Joint Meeting with High Springs for discussion.

Commissioner Prizzia moved to convene as the Land Development Regulation Commission and find the amendments consistent with the Alachua County Comprehensive Plan.

2nd Commissioner Cornell

The motion carried 5-0.

Commissioner Prizzia moved to reconvene as the Board of County Commissioners and approve the ordinance amending the Unified Land Development Code and authorize the Chair's signature.

2nd Commissioner Cornell

The motion carried 5-0.

L. Items Pulled From Consent

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

N. Closing Comments

1. Public Comment

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

2. County Attorney Comment

There were no comments provided.

3. County Manager Comment

There were no comments provided.

4. Commission Comment

Children's Trust Meeting

Commissioner Cornell stated that last night at the Children's Trust Meeting there was discussion about the Joint Meeting in April. There were some questions about where to park for the meeting so he would like County staff to get in touch with Christy Goldwire with CTAC to explain the parking garage and passes procedure for parking at meetings.

National Association of Counties (NACO) Conference

Commissioner Alford stated that she appreciated the support while she attended the conference for 6 days. She is on the Justice and Public Safety Committee, and she stated that they only had one initiative which was to save the Federal Emergency Management Agency (FEMA).

Alachua County Remembrance Project

Chair Chestnut stated that on Saturday the Project held an event called "The Other Book" which is a series about the African American Experience in Alachua County. This event was regarding the Jim Crow Laws, and its effects in Alachua County. He discussed experiences he had while shopping here in Alachua County. There is a book "Retail Racism" by Dr. Michelle Dunlap which he encouraged citizens to read. He stated it was a great event people shared their experiences, and the turnout was great.

O. Adjournment

There being no further business before the Board, the meeting was adjourned at 1:15 p.m.

P. Consent Items

1. Clerk of the Court
 1. Request approval of the attached BOCC minutes - 25-00179
Approve publication of final BOCC minutes
2. Community Support Services
 1. Children's Trust Funding Agreement for Gun Violence Prevention Activities - 25-00174
Approve the agreement with the Children's Trust of Alachua County and authorize the Chair to execute it.
3. Environmental Protection
 1. Addition of Land Conservation Projects to the Alachua County Forever Active Acquisition List - 25-00176
 1. Approve the addition of the Lochloosa Creek Flatwoods – Little Orange Lake Investors, LLC following property to the Active Acquisition (Full Price List), and;
 2. In accordance with Land Conservation Board motion, direct staff to defer contract development on the Little Orange Lake Investors, LLC property until a contract has been executed on the Lakes of Hawthorne project to the north.
4. Growth Management
 1. Staff Services Agreement between Alachua County and the Metropolitan Transportation Planning Organization (MTPO) for the Gainesville Urbanized Area - 25-00162
The Board approve the proposed interlocal agreement and authorize the Chair's signature.
5. Procurement
 1. Purchase Order to Strykers Sales Corporation, in the amount of \$138,506.40, for Fire Rescue. - 25-00154
Approve the issuance of a purchase order to Strykers Sales Corporation, in the amount of \$138,506.40.
 2. Purchase Order to Vermeer Southeast, in the amount of \$55,738.50 for Public Works. - 25-00169

MTPO

Approve the issuance of a purchase order to Vermeer Southeast, in the amount of \$55,738.50.

3. Award and Agreement with Ulloa Management Group, LLC (14532), for Bid 25-525-LC Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn), for Facilities Management. - 25-00180

Approve the Award and authorize the Chair to execute Agreement with Ulloa Management Group, LLC (14532), for Bid 25-525-LC Renovation of Alachua County Facility to Community Supportive Housing (Old Scottish Inn), for a total fiscal impact of \$4,079,409.00.

4. Award to Alachua Farm & Lumber, Inc., Boot Barn, Inc. and Maaeka III, LLC, d/b/a Red Wing Shoe Store for Bid 25-209 Annual Purchase of Safety Shoes for Procurement. - 25-00181

Approve the Award of Bid 25-209 Annual Purchase of Safety Shoes to Alachua Farm & Lumber, Inc., Boot Barn, Inc. and Maaeka III, LLC, d/b/a Red Wing Shoe Store.

5. Purchase Order to Everglades Equipment Group, in the amount of \$54,489.00 for Parks and Open Spaces (West End) via Public Works. - 25-00182

Approve the issuance of a purchase order to Everglades Equipment Group, in the amount of \$54,489.00.

6. Public Works

1. Acceptance of Utility Easements for Santa Fe Hills Water System Improvements - 25-00171

Accept the donation of the Utility Easements, authorize the Chair to sign the Resolution and Utility Easements for the purpose of indicating the County's acceptance, and any other documents approved by the County Attorney necessary to complete this conveyance.

Q. Notation for Record

1. Arts Council Minutes – December 9, 2024 - 25-00161
No action necessary. For informational purposes only.
2. Equity Advisory Board November 2024 Minutes - 25-00195
No action necessary. For informational purposes only.

R. Notice of Upcoming Meetings