



## **Alachua County Board of County Commissioners**

### **Minutes**

**May 28, 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**

Deputy County Manager Carl Smart 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 9:03 a.m.

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

Chair Alford requested that the following items be pulled from Consent for discussion:

Item #6a, Addition of Land Conservation Projects to the Alachua County Forever Active Acquisition List, 24-00453

Item #9b, Archer Braid Trail Kanapaha Segment FDOT Grant Construction Funding Agreements, 24-00493

**Commissioner Cornell moved** adoption of the Regular and Consent Agenda as amended with the two items #6a, and #9b being pulled from consent for discussion and Item #3, Option to Accept Assignment of Purchase Contract from Viking Companies for West End Golf Course, 24-00443 and Item #1, Legacy Community Engagement, 24-00276 to be heard after Items pulled from Consent.

2nd Commissioner Chestnut

Chair Alford recognized Tamara Robbin and Jo Beaty who presented comments.

**The motion carried 5-0.**

**E. Announcements**

Communications Director, Mark Sexton, presented the following announcements:

- A feature story on the impact of tourism on Alachua County is available for viewing on the County website.
- Soil Collection Unveiling Ceremony will be held at 1:30 pm Saturday June 1, 2024, at the County Administration Building. The public is encouraged to attend.
- A guide to determine your flood risk in Alachua County has been provided by Public Works on the County website. The guide will assist in determining if you live in a flood zone as well as other helpful information.

**F. Approval of Recognitions**

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

2nd Commissioner Prizzia

1. Approval of a Proclamation declaring June 1st as Gate of The Muses for Ray Charles at Dreamers Garden Day in Alachua County, Florida - 24-00439

Commissioner Chestnut read and presented the Proclamation to Maria Huff Edwards who accepted it with gratitude.

2. Approval of a Proclamation Declaring May 25th as Family Abduction Awareness Day in Alachua County, Florida - 24-00478

Commissioner Wheeler read and presented the Proclamation to Tamara Sussick who accepted it with gratitude.

3. Approval of a Proclamation Declaring June 3rd through June 7th, 2024, as Code Enforcement Officers Appreciation Week in Alachua County - 24-00489

Chair Alford read and presented the Proclamation to Assistant County Manager Missy Daniels who accepted it with gratitude.

**G. Board and Committee Items**

1. Advisory Board Update – Citizen Climate Advisory Committee (CCAC) Update - 24-00475

CCAC Chair Jennison Kipp-Searcy and EPD Director Stephen Hofstetter presented the above item.

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

**Commissioner Cornell moved** to receive the presentation.

2nd Commissioner Prizzia

Chair Alford recognized Tamara Robbins and Pamela Hawkins who presented comments.

**The motion carried 5-0.**

2. Value Adjustment Board Chairperson Election - 24-00504

**Commissioner Chestnut moved** appointment of Commissioner Cornell. The motion carried 5-0.

2nd Commissioner Wheeler

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

Chair Alford recognized Kali Blount, Patricia Lee, Sergio Katana, Jo Beaty, Gary (provided documentation), Marylou Mansfield, Tamara Robbins, and Emily Hines who presented comments.

Commissioner Prizzia presented comments that the County is working on a Public Portal to give additional access to the public of contracts and other documents.

County Manager Lieberman stated that IT staff has been working on the matter for some time and it will give access to all contracts not just the contracts signed by the County Manager.

Chair Alford, and Commissioner Wheeler presented comments.

The Board had a discussion regarding a letter of support for a grant application by Patricia Lee. The Board stated that they would like to see the City of Gainesville and the Property Owner sign in support prior to the Board supporting the grant.

#### **I. Items Pulled From Consent**

1. Addition of Land Conservation Projects to the Alachua County Forever Active Acquisition List - 24-00453

Conservation Lands Manager Andi Christman presented the above item.

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

**Commissioner Cornell moved** to approve the addition of the following property on the Active Acquisition List.

1. Lake Forest Creek – Quaker 22 LLC (Full Price List)

2nd Commissioner Chestnut

**The motion carried 5-0.**

2. Archer Braid Trail Kanapaha Segment FDOT Grant Construction Funding Agreements - 24-00493

Senior Transportation Planning Manager Chris Dawson presented the above item.

**Commissioner Cornell moved** to execute the resolution to accept this grant funding from FDOT which includes budget amendment revising FY23-24 amended budget Execute the two funding agreements. Authorize the County Manager or Public Works Director to execute any subsequent agreements with FDOT for the planning, design, construction, or maintenance of the Archer Braid Trail Kanapaha Segment.

2nd Commissioner Chestnut

**The motion carried 5-0.**

## **J. Presentations**

1. Legacy (former Ability Housing Site) Community Engagement - 24-00276

Community Support Services Assistant Director Candie Nixon and Equity Manager Deidre Houchen presented the above item.

Commissioner Cornell, Senior Planner Ivey Bell, Commissioner Prizzia, Community Support Services Director Claudia Tuck, Commissioner Wheeler, Chair Alford, Commissioner Chestnut, and Procurement Manager TJ White presented comments.

**Commissioner Cornell moved** that we initiate a source selection for a development of workforce and market rate single family housing on the 13 acres site.

2nd Commissioner Chestnut

Chair Alford recognized Wayne Fields, Theresa Wright, Carey Park Warren, Tamara Robbins, Kali Blount, Juanita Miles Hamilton, and Patricia Lee who presented comments.

Commissioner Cornell presented comments.

**The motion carried 5-0.**

**THE COMMISSION RECESSED AT: 3:15 P.M.**

**THE COMMISSION RECONVENED:3:25 P.M.**

2. Affordable Housing Plan 2024 - 24-00383

Community Support Services Director Claudia Tuck presented the above item.

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

**Commissioner Cornell moved** to hear presentation and approve the Affordable Housing Plan 2024. The motion carried 5-0.

2nd Commissioner Prizzia

**K. Land Conservation Projects**

1. Santa Fe River – Block Tract Option Contract to Purchase Real Property & Land Acquisition Reimbursement Grant Agreement LPS0107 - 24-00421

Conservation Lands Manager Andi Christman presented the above item.

**Commissioner Cornell moved** the following staff recommended action as amended:

1. Approve the exercise of the option to purchase the property described in the Santa Fe River – Block Option Contract to Purchase Real Property (“Contract”) and authorize the Chair to execute notice to the Seller of same, 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. Approve the acquisition subject to the non-standard title exceptions #5 & #6; and

3. Authorize staff to execute additional documents as necessary to close the transaction; and
4. ~~Approve and sign the attached Resolution and Budget Amendment to recognize unanticipated revenue authorizing the expenditure of funds for due diligence and associated closing costs and for grant award; and~~
5. Approve and authorize the Chair to sign the Grant Contract Agreement LPS0107 between Alachua County and the Florida Department of Environmental Protection; and
6. Authorize the County Manager to execute all related documents and amendments as needed to receive the grant.

2nd Commissioner Chestnut

**The motion carried 5-0.**

**L. Action Items**

1. Request to Advertise an Ordinance for Speed Enforcement in Alachua County School Zones - 24-00441

Transportation Planning Manager Allison Moss and Sheriff's Office Lt. William Beck presented the above item.

Chair Alford and Commissioner Wheeler presented comments.

**Commissioner Cornell moved** the following:

1. *Direct Staff to advertise an ordinance to enact the use of Speed Detection Systems in Alachua County School Zones.*
2. *Direct Staff on the time frames to be enforced consistent with the options in F.S. 316.008(9).*
3. *Within 30 minutes before through 30 minutes after the end of a regularly scheduled school session*

2nd Commissioner Chestnut

**The motion carried 5-0.**

2. Request to Advertise Public Hearing on amendments to Unified Land Development Code Landscaping requirements - 24-00456

Senior Planner Ken McMurray presented the above item.

**Commissioner Prizzia moved** to direct staff to advertise a public hearing on proposed amendments to the Unified Land Development Code, Chapter 407, Article IV Landscaping, Article VIII Subdivision Regulations, and Article IX Stormwater Management, and Chapter 410, Article III Definitions. The motion carried 5-0.

2nd Commissioner Wheeler

3. Option to Accept Assignment of Purchase Contract from Viking Companies for West End Golf Course - 24-00443

Assistant County Manager Tommy Crosby presented the above item.

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

**Commissioner Prizzia moved** to approve the Option Contract for Assignment and Assumption of Agreement For Sale and Purchase to assume Viking Companies, LLC's rights and responsibilities as Purchaser under its Agreement for Sale and Purchase with West End Golf Club, Inc (Seller) of the West End Golf Course property, authorize the Chair to sign the Option Contract, delegate and authorize the County Manager to evaluate and accept or reject title and survey exceptions, and authorize the County Manager to execute any other documents necessary to close and complete this acquisition.

2nd Commissioner Cornell

Chair Alford recognized Pual Hornby, Steve Provost, Diane Hornbey, Charles Guy, Dennis Comfort, Tamara Robbins, and Jon Vanderhoek who presented comments.

Chair Alford, Assistant County Manager Crosby, Commissioner Prizzia, Commissioner Cornell, Svein Dyrkolbotn, and Commissioner Wheeler presented comments.

**The motion carried 5-0.**

4. Ranking of RFP 24-465-LC Program Manager Services for Alachua County's Fresh Food Pathways Program for the Office of Sustainability, Equity, Economic and Strategic Development. - 24-00469

Procurement Manager TJ White presented the above item.

Commissioner Prizzia presented comments.

**Commissioner Prizzia moved** the following:

Approve the ranking and authorize staff to negotiate an agreement for RFP 24-465-LC Program Manager Services for Alachua County's Fresh Food Pathways Program:

- 1.New Venture Advisors
- 2.Food Works Group, LLC
- 3.Slick Garden Corporation

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.

Staff to work with the vendor to encourage the vendor to include local urban farms, food as medicine programs, and entrepreneurship development projects such as slick gardens, giving gardens, pleasant street civil rights and cultural arts center and working food in their pilot efforts. The motion carried 5-0.

2nd Commissioner Cornell

5. Ranking of RFP 24-39-PM Annual Re-Entry Hub Program Services for Community Support Services. - 24-00490

Procurement Manager TJ White presented the above item.

Commissioner Prizzia presented comments.

**Commissioner Prizzia moved** to

Approve the ranking and authorize staff to negotiate an agreement for RFP 24-39-PM Annual Re-Entry Hub Program Services for Community Support Services:

1. Released, Inc.
2. The Long Foundation, Inc.

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.

Chair Alford recognized Rodney Long (documentation provided), Larry Mc Daniels, Emily Westerholm, Lee Scott, Kevin Scott, Natalie, Commissioner Cornell, Commissioner Chestnut, and Commissioner Wheeler who presented comments.

**The motion carried 4-1 with Commissioner Chestnut voting "Nay".**

#### **M. Public Hearings**

1. FY24 Budget Amendment for Re-appropriations and Fund Balance - 24-00413

Assistant County Manager Tommy Crosby presented the above item.

**Commissioner Cornell moved** to conduct a public hearing to adopt resolution and approve the May Budget Adjustment journal. The motion carried 5-0.

2nd Commissioner Chestnut

2. Public hearing on proposed amendments to the Unified Land Development Code, related to Personal Wireless Services Facilities (PWSF). - 24-00466

Planner Mehdi Benkhatar presented the above item.

The Board of Commissioner recessed, and the Land Development Regulation Committee convened at 5:30 p.m.

LDR Commissioner Cornell moved to find the amendments consistent with the Alachua County Comprehensive Plan. The motion carried 5-0.

2nd Commissioner Prizzia.

The Land Development Regulation Committee adjourned, and the Board of County Commissioners reconvened at 5:31 p.m.

**Commissioner Cornell moved** to adopt ordinance 2024-11 and authorize the Chair's signature for the proposed revisions to the Unified Land Development Code. The motion carried 5-0

2nd Commissioner Chestnut

3. Public Hearing for the Vacation of the Plat of Seminole Pines - 24-00433

Assistant Public Works Director Brian Kauffman presented the above item.

**Commissioner Cornell moved** that the Board adopt the Resolution to vacate the plat of Seminole Pines. The motion carried 5-0.

2nd Commissioner Chestnut

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

**O. 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

There were no comments provided.

4. Commission Comment

Children's Trust Finance Meeting

Commissioner Cornell advised that the Children's Trust has allocated founding to the following groups:

- Junior Achievement \$100,000
- Youth Council/Alachua County Amplify \$125,000
- AMI Kids \$200,000
- Gun Violence Initiative \$250,000
- Teen Center/YMCA Youth Engagement \$150,000

Soil Unveiling

Commissioner Chestnut advised the Soil Unveiling in remembrance of the victims of lynching will be this Saturday at the County Administration Building and he encouraged all to attend.

Memorial Celebration at Evergreen Cemetery

Commissioner Wheeler stated that the Memorial Event at Evergreen Cemetery held yesterday was a beautiful event. She thanked the staff for hosting such a wonderful event.

### Agenda Scheduling of Items

Commissioner Wheeler encouraged that items with large Community Interest be moved up on the agenda to accommodate the public.

By consensus, the Board directed that the agenda be ordered as follows:

- Board Committee Items
- Action Items
- Presentations
- Items pulled from Consent

The Board will use discretion to arrange items to accommodate the public as necessary.

### Public Works Maps

Commissioner Prizzia stated that she has received positive feedback about the radius maps for road projects produced by Public Works she would like for them to be posted so that citizens can pull them up and reference them.

### Joint Meetings

Chair Alford stated that she has received a lot of positive feedback from the public regarding the Joint Meetings. She particularly enjoyed the discussion about Pinkoson Springs and would like to have that televised at some point.

## **P. Adjournment**

There being no further business before the Board, the meeting was adjourned at 5:46 p.m.

## **Q. Consent Items**

1. Clerk of the Court
  1. Request approval of the attached BOCC minutes - 24-00402  
Approve publication of final BOCC minutes
  2. Request approval of the attached BOCC minutes - 24-00480  
Approve publication of final BOCC minutes
2. Community Support Services

1. State Housing Initiatives Partnership Agreement (Amended) with Habitat for Humanity - 24-00414  
  
Approve the First Amendment to the Agreement for State Housing Initiatives Partnership (SHIP) Home Repair Provider with Habitat for Humanity, Inc., and authorize the Chair to sign.
2. Alachua County Housing Finance Authority-Oakview Apartments Phase II LLC - 24-00481  
  
Approve the Resolution regarding Alachua County Housing Finance Authority multi-family housing revenue bonds for Oakview Apartments Phase II LLC
3. Housing Finance Authority Resolution for Multifamily Mortgage Revenue Bonds- Woodland Park II, LLC - 24-00483  
  
Approve the Resolution regarding Alachua County Housing Finance Authority multi-family housing revenue bonds for Woodland Park II, LLC
3. County Attorney's Office
  1. Authorization to settle liability claim of Edward Anderson v. Alachua County - 24-00498  
  
Approve the settlement with Mr. Anderson for \$85,000 and authorize the County Attorney and Risk Management to take such actions as are necessary to bring the matter to a conclusion.
4. County Manager's Office
  1. Nominate Three Individuals for Consideration by the Board of Governors for Appointment to the Alachua County Library Board of Trustees with a Term Ending Mar. 31, 2027 - 24-00336  
  
Nominate Three Individuals for Consideration by the Board of Governors for Appointment to the Alachua County Library Board of Trustees with a Term Ending Mar. 31, 2027
5. Court Services
  1. Criminal Justice, Mental Health, and Substance Abuse Grant Planning Committee Membership Appointments - 24-00431  
  
Appoint one new committee member and reappoint two prior committee members to the Criminal Justice, Mental Health, and

Substance Abuse Grant Planning Committee for the following positions:

1. Representative of an Area Homeless Program or Supportive Housing Program
    - a. Eric Davis, St. Francis House
  2. Director of a Local Substance Abuse Treatment Program
    - a. Jason Baumstark, VA
  3. Director of a Community Mental Health Agency (or Designee)
    - a. Lauren Cohn, Meridian Behavioral Health Care, Inc
6. Environmental Protection
7. Human Resources
  1. Fiscal Year (FY) 2023-2024 Revisions to the Non-Bargaining Pay Plan – Social Services Program Director grade change - 24-00474  
  
Request approval of the Fiscal Year 2023- 2024 revisions to the Non-Bargaining Pay Plan.
8. Procurement
  1. Sole Source to Ag-Pro Companies and Single Source to Hale Trailer Brake & Wheel for Public Works. - 24-00376  
  
Approve and authorize the Chair to execute the Sole Source to Ag-Pro Companies and Single Source Hale Trailer Brake & Wheel.
  2. First Amendment 13920 with Pritchett Trucking, Inc., for Bid 24-66 Annual Back-up and Emergency Hauling for Solid Waste and Resource Recovery. - 24-00434  
  
Approve and authorize the Chair to execute First Amendment 13920 with Pritchett Trucking, Inc., for ITB 24-66 Annual Back-up and Emergency Hauling, not to exceed \$900,000.00 annually.
  3. Purchase Order to Zones LLC, in the amount of \$51,662.67 for Public Works. - 24-00467  
  
Approve the issuance of a purchase order to Zones LLC, in the amount of \$51,662.67.

4. First Amendments for Bid 24-54-MB Annual Tree Trimming, Tree Removal, Tree Debris Hauling and Disposal for Public Works. - 24-00470

Approve and authorize the Chair to execute the following First Amendments for BID 24-54-MB Annual Tree Trimming, Tree Removal, Tree Debris Hauling and Disposal, NTE \$500,000.00 annually in total:

First Amendment 14019 with T&K Enterprises of Volusia County, Inc.

First Amendment 14020 with Clear Zone Maintenance, Inc.

First Amendment 14021 with GRSC, Inc.

5. Agreements for Request for Proposal (RFP) 24-149 Annual Professional Geotechnical Engineering and Testing Services for Public Works. - 24-00471

Approve and authorize the Chair to execute the following agreements for RFP 24-149 Annual Professional Geotechnical Engineering and Testing Services, not to exceed \$1,500,000.00 per fiscal year:

Agreement 14093 with GSE Engineering & Consulting, Inc.

Agreement 14211 with Universal Engineering Sciences, LLC

Agreement 14212 with ECS Florida, LLC

6. Third Amendment 12087 with P&P Striping, LLC for Bid 22-6 Annual Pavement Marking Services for Public Works. - 24-00472

Approve and authorize the Chair to execute Third Amendment 12087 with P&P Striping, LLC for Bid 22-6 Annual Pavement Marking Services, not to exceed (NTE) \$1,500,000.00 annually.

7. Purchase Order to Beard Equipment Company, in the amount of \$456,954.00, for Public Works, Road & Bridge. - 24-00476

Approve the issuance of a Purchase Order to Beard Equipment Company, in the amount of \$456,954.00.

8. Termination Agreement to Contract 13484 and Fifth Amendment to Contract 9382 with Tyler Technologies for Software as a Service (SaaS) Agreement. - 24-00479

Approve and authorize the Chair to execute the Termination Agreement to Contract 13484 and Fifth Amendment to Contract 9382 with Tyler Technologies.

9. Purchase Order to Palmetto Ford of Miami, in the amount of \$84,493.00 for Public Works. - 24-00486  
  
Approve the issuance of a purchase order to Bachrodt FT, LLC doing business as Palmetto Ford of Miami, in the amount of \$84,493.00.
10. Agreement 14137 for RFP 24-420 Learning Management System, with Cornerstone OnDemand, Inc., for Human Resources. - 24-00499  
  
Approve and authorize the Chair to execute Agreement 14137 for RFP 24-420 Learning Management System, with Cornerstone OnDemand, Inc., NTE \$69,796.00 Annually.
9. Public Works
  1. Request to Advertise a Public Hearing for Partial Plat and Right-of-Way Vacations in the Orange Summit of Hawthorne Heights Plat - 24-00445  
  
That the Board adopt the proposed resolution to set a date and time to hold a public hearing to consider vacating a portion of the plat and unimproved rights-of-way dedicated to the County by the plat of Orange Summit of Hawthorne Heights and authorizing the County staff to advertise same.
10. Risk Management
  1. Self-Insurance Health Fund FY25 Recommendations - 24-00450  
  
Approve the health insurance premium changes to include a 4% increase in the employer portion of the health insurance premium, increasing the employer cost share percentage to 90% for employee only coverage and 80% employee plus one and family coverage on the 5770 plan and reciprocity on the 5781 plan, and a change in the financial policy on the Best Practice Safe Harbor Surplus from 120 days to 180 days
11. Sheriff's Office
  1. Edward Byrne Memorial Justice Assistance Grant (JAG) Award Agreement - 24-00477  
  
Approve the award agreement, budget amendment and resolution and authorize the Chair to accept/sign the stated documents.
12. Sustainability, Equity, Economic & Strategic Development Office (SEED)

1. Appoint Ying Xu, Romona Jackson, and Grace Glennon to Economic Development Advisory Committee with Terms Ending October 23, 2025 - 24-00505

Appoint three members to the Economic Development Advisory Committee.

13. Visit Gainesville, Alachua County, FL

1. Request Approval of Gainesville Sports Commission Amendment for Operating Expenses to Support World Masters - 24-00446

Approve Gainesville Sports Commission Amendment for Operating Expenses to Support World Masters and authorize the Chair and Clerk to sign.

**R. Notation for Record**

1. Citizen Climate Advisory Committee (CCAC) Minutes January – March 2024 - 24-00436

No action necessary, for informational purposes only

**S. Notice of Upcoming Meetings**