



## Alachua County Board of County Commissioners

### Minutes

May 13, 2025, 11:30 AM

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

Absent: Commissioner Mary Alford

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#### A. Invocation

Reverend Catherine Dearlove, Trinity MCC 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 11:30am.

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

**Commissioner Cornell moved** adoption of the Regular and Consent Agenda as printed.

2nd Commissioner Wheeler

Chair Chestnut recognized Windstream Representative Rex Reeves who presented comments to the Board.

**The motion carried 4-0 with Commissioner Alford absent.**

#### E. Announcements

Communications Director, Mark Sexton, presented the following announcements:

- The new County Website for road projects was demonstrated for the public. The site is a dynamic website that provides the details of projects, provides timelines for projects, cost, and also allows the user to set up notifications for projects.

Commissioner Prizzia requested that the website be linked on the Public Works Road Page as well.

**F. Approval of Recognitions**

**Commissioner Cornell moved** approval all Proclamations on the agenda.

2nd Commissioner Prizzia

The motion carried 4-0 with Commissioner Alford absent.

1. Presentation of a proclamation recognizing May 18th through May 24th, 2025, as National Public Works Week in Alachua County, Florida - 25-00355

Chair Chestnut read and presented the Proclamation to Public Works Director Ramon Gavarrete who accepted it with gratitude.

Commissioner Cornell, Commissioner Prizzia and Commissioner Wheeler presented comments.

2. Presentation of a proclamation recognizing April as Landscape and Architecture Month in Alachua County, Florida - 25-00356

Commissioner Wheeler read and presented the Proclamation to American Society of Landscape Architects Representatives Kevin White and Julina Amato who accepted it with gratitude.

3. Presentation of a proclamation declaring May 15, 2025 as Police Officers Memorial Day and May 12th through May 18th as National Police Week in Alachua County, Florida, 25-00382

Commissioner Cornell read and presented the Proclamation to Alachua County Sherrif Chad Scott and ASO staff accepted the proclamation and presented brief remarks.

Commissioner Prizzia and Commissioner Wheeler presented comments.

**G. Board and Committee Items**

1. Rural Concerns Advisory Committee Appointment - 25-00264

Deputy Clerk Miller called on each Commissioner for their one nomination for the Citizen-At-Large Representative to the Rural Concerns Advisory Committee.

Commissioner Chestnut, Cornell, Prizzia, and Wheeler nominated Kelsey Waters.

Chair Chestnut recognized Kelsey Waters who expressed her desire to serve on the Rural Concerns Advisory Board presented comments.

**Commissioner Cornell moved** appointment of Kelsey Waters as the Citizen-At-Large Representative to a term ending April 30, 2028.

2nd Commissioner Prizzia

2. Select Art for Court Complex Sculpture - 25-00317

Assistant County Manager Gina Peebles presented the above item.

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

**Commissioner Cornell moved** the following:

1. The selection of David Allen Clark "Justice for All" but in bronze as suggested by staff.

2. Authorize the issuance of the corresponding purchase order in the amount of \$100,000 to include the County's standard hold harmless and indemnification provisions; home rule venue; the affidavit required by 787.06, F.S.; access to the site; delivery and installation deadlines; and payment terms.

3. Waive the payment/performance bond requirements required by 255.05, F.S. as the project is under the \$200,000 threshold.

The motion carried 4-0 with Commissioner Alford absent.

2nd Commissioner Prizzia

3. Infrastructure Surtax Oversight Board Enhanced Monitoring Recommendations - 25-00291

Assistant County Manager Peebles and Surtax Oversight Board Chair Eric Drummond presented the above item.

Mr. Drummond stated that one of the issues they had in review of the expenditures was that 2017 dollars and 2023 dollars had to be accounted for separately. There is a large variance in capabilities within the municipalities. Some of the smaller municipalities did not have the staff or capabilities to track the funding as well. He feels that some assistance will be needed with enhanced auditing processes.

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

**Commissioner Cornell moved** to accept the recommendations set forth in the attached letter dated March 25, 2025, from the Chair of the ISOB and direct staff to request all municipalities receiving surtax revenue implement the ISOB's recommendations. The motion carried 4-0 with Commissioner Alford absent.

2nd Commissioner Wheeler

**H. Public Comment**

Chair Chestnut recognized Soorya Lindberg who requested the water quality report for the Hills of Santa Fe subdivision which the County operates

County Manager Lieberman and Assistant County Manager Missy Daniels advised that the County is going to connect the neighborhood to the City of Alachua Water System in the near future but will get the information requested to Ms. Lindberg.

**I. Action Items**

- 1. Regional Transit Service (RTS) FY25/26-FY26/27 County Service Proposal - 25-00250

Transportation Planning Manager Allison Moss and RTS Transit Director Jesus Gomez presented the above item.

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

**Commissioner Cornell moved** the following:

- 1. Direct staff to draft a contract for FY25/26-FY26/27 with the City of Gainesville with the RTS level of services described in Option 2, including Base Services, service for Routes 52 and 75, increased service for Outside Urbanized Area, and increased Fare Free contribution.
- 2. That the County request that the city fund the routes on the weekend for both GraceMarketplace and the Airport. If the City does not fund the routes, then schedule it for a discussion at the Joint County/City Meeting.
- 3. Request that a presentation be provided at the MTPO regarding rural transportation.
- 4. This contract should be for a year interval until the MTPO transition is staffed and sorted out.

2nd Commissioner Prizzia

**The motion carried 4-0 with Commissioner Alford absent.**

2. Request to Advertise County-initiated Amendments to the Unified Land Development Code for Street Design Specifications. - 25-00330

Transportation Planning Manger Alison Moss presented the above item.

Commissioner Prizzia and Commissioner Wheeler presented comments.

**Commissioner Cornell moved** to approve the request to advertise County-initiated Amendments to the Unified Land Development Code for Street Design Specifications. The motion carried 4-0 with Commissioner Alford absent.

2nd Commissioner Wheeler

## **J. Presentations**

1. Fire Rescue Master Plan Presentation - 25-00314

Fire Chief Harold Theus and Emergency Services Consulting International Representative Mr. Armstrong presented the above item.

Commissioner Prizzia and Commissioner Cornell presented comments.

2. Facilities Management Master Space Plan Quarterly Update - 25-00328

Facilities Director Travis Parker presented the above item.

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

Commissioner Prizzia requested a review of the consultants' findings on County buildings, the Gainesville CRA plans, and the downtown advisory findings as the timing issues are being discussed so that the County can maximize the potential of redeveloping downtown.

## **K. Public Hearings**

1. Preliminary Development Plan for Wetland Buffer Mitigation for Rodriguez Single Family Home - 25-00334

EPD Senior Planner Summer Waters presented the above item.

**Commissioner Prizzia moved** to approve proposed Preliminary Development Plan and Resolution DR-2511 with conditions outlined based on a finding of consistency with the Alachua County Comprehensive Plan, and the Alachua County Unified Land Development Code with the added condition that the applicant notify Public Works

preconstruction, so the road is inspected and photographed preconstruction and post construction with the intent to protect the wetlands.

2nd Commissioner Cornell

Chair Chestnut recognized Joyce Dunmore and Freda Jenkins who presented comments.

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

**The motion carried 4-0 with Commissioner Alford absent.**

2. Community Development Block Grant Second (2nd) Public Hearing for Housing Rehabilitation Application, 25-00295

Housing Program Manager Ralston Reodica presented the above item.

**Commissioner Cornell moved** to direct staff to apply for the FFY24 Small Cities CDBG program in the Housing Rehabilitation grant category and authorize the County Manager, and/or designee to sign the application, certification forms, and all documents related to the CDBG grant. The motion carried 4-0 with Commissioner Alford absent.

2nd Commissioner Prizzia

3. Community Development Block Grant Neighborhood Revitalization Application Second (2nd) Public Hearing for Economic Development - 25-00341

Economic Development Manager Sean McLendon presented the above item.

Mr. McLendon stated that the primary focus of the application is on repaving needs for northern Alachua County particularly CR235A. The request is for \$13,700,000 for roadway improvements.

**Commissioner Wheeler moved** to direct staff to submit the application for Community Development Block Grant (CDBG), the Neighborhood Revitalization category; and authorize signature authority to the County Manager or designee to submit CDBG application for funding and other required forms to apply for the CDBG Grant, including any modifications. The motion carried 4-0 with Commissioner Alford absent.

2nd Commissioner Cornell

**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 address the Board.

2. County Attorney Comment

There were no comments offered.

3. County Manager Comment

City of Archer Request

The City of Archer is requesting that the infrastructure surtax request be placed on the May 27, 2025, agenda. The city has an outstanding debt of \$290,000 to Kimley-Horn Engineering which they are unable to pay without the surtax funding for the sewer project. The surtax does not allow to front money so there would be some form of loan with which the County would reimburse from the surtax funds pending determination that it is an eligible project.

**Commissioner Wheeler moved** to place the matter on the May 27, 2025, agenda for discussion. The motion carried 4-0 with Commissioner Alford absent.

2nd Commissioner Prizzia

Commissioner Wheeler, Commissioner Prizzia, Commissioner Cornell, and County Attorney Torres presented comments.

4. Commission Comment

Mainstreet Daily News

Commissioner Wheeler stated that the County has not used Mainstreet Daily News for advertisements when their circulation is larger than the Gainesville Sun.

County Manager Lieberman stated that the County is using the County website to advertise which is allowed under State Statute. The County has not been using any print media to advertise and has made the service available to the municipalities in the County.

Commissioner Wheeler stated that it may be an opportunity to get information out to the citizens who do not rely on internet for information.

Commissioner Prizzia presented comments.

### Hotel Conversion

Commissioner Wheeler stated that she read an article about the former Paramount Hotel being converted to affordable housing. She encouraged Commissioners to read the article and staff to look for opportunities to increase the affordable housing stock in the County.

### Advisory Committees

Commissioner Prizzia stated that she feels the County needs an overhaul with the way the County handles the Advisory Boards. She has had conversations with members about how they receive communication and training, and it is embarrassing. She stated that emails that are sent out are simple one-line emails and it needs to be a much more thoughtful approach.

**Commissioner Prizzia moved** to refer to the County Manager to think about the process and return to the Board with recommendations. The motion carried 4-0 with Commissioner Alford absent.

2nd Commissioner Cornell

Commissioner Cornell, County Manager Lieberman, and Chair Chestnut presented comments.

### Champions Park

Commissioner Prizzia stated that she received an email regarding upgrades at Champions Park. She knows that the City of Newberry is in charge of the facility, but she would like to know if the County receives any reports on the park, its current condition, and needed upgrades.

County Manager Lieberman stated that the Managers meeting is in Newberry tomorrow and she will bring the matter up and report back to the Board.

### Sunshine Meeting with Commissioner Alford

Commissioner Cornell stated that the topic of the meeting was the 24-hour childcare concept. The attendance was great, and Commissioner Alford has done a lot of work on this matter. There have been 633 responses to the County survey that was sent out to employees. He advised that the

Children's Trust passed a motion to have their staff work with the School Board and County staff on the matter. He would like to have a similar motion for County staff to work with the other entities on the topic.

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

County Manager Lieberman stated that she is comfortable with developing the concept without a motion. She will compile more information and bring it back to the Board with the survey results and a list of possible partners for the concept.

#### Children's Trust Update

Commissioner Cornell stated that the Trust had a meeting and discussed literacy. The Trust allocated \$250,000 for literacy and he provided two documents for the Commission to review. One of the documents list the organizations that are funded by the Trust.

#### Districting for Elections

Commissioner Cornell stated that after having a conversation with the County Attorney he would like to offer another motion to clarify the previous direction given by the Board.

**Commissioner Cornell moved** to resend the motion regarding the Commissioner Districts from April 22, 2025, and alternatively hire a consultant to develop a new proposed County District Maps. These new maps should include examples of different geographies including difference greater breath of County geography for each commission district. The consultant can use his or her knowledge as well as publicly submitted maps to develop options for the Commission. Additionally, maps should attempt to eliminate as many split precincts as possible. These maps should be available for adoption consistent with the requirements of the State Statutes. Implicit in the motion is that the work is to be completed within the statutory time frame needed for the upcoming election.

2nd Commissioner Prizzia

Commissioner Prizzia and Chair Chestnut presented comments.

**The motion carried 4-0 with Commissioner Alford absent.**

County Manager Lieberman advised the Board that staff will not be coming before the Board on this matter on the 27th but will instead search for a consultant.

#### Sid Martin Park

Chair Chestnut stated that he passed out some photos that he took of the Sid Martin Park while he was in Waldo. He stated that the park has become a dump and is in deplorable condition. He stated that he feels the situation is simply that the City of Waldo cannot afford the maintenance of the park. He would like to see if the County can take over the maintenance. It is named after a former City of Hawthorne Commissioner, County Commissioner, and State Legislature and is embarrassing. There is a County sign that states your tax dollars at work.

Commissioner Prizzia inquired if this is an area identified in the Parks Master Plan as an area in need of a facility. If so, maybe the County could collaborate with the city to fix this park up.

**Commissioner Cornell moved** to refer the park and the maintenance of it to staff to look at and bring the Board back recommendations. The motion carried 4-0 with Commissioner Alford absent.

2nd Commissioner Wheeler

2nd

#### Literacy Funding

Commissioner Prizzia stated that she would like to match the \$250,000 the Children's Trust has put up for funding for literacy. She doesn't want the plan to be developed based on feeling limited. She would like the Trust to know that the County Commission is ready to partner on this matter as it is key to so many of the County initiatives. She stated that the School Board and the Trust are the obvious funding sources. But once the plan is complete and there are concrete tools that need funding she would like for the County to be a partner.

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

### **O. Adjournment**

There being no further business before the Board, the meeting was adjourned at 3:34 p.m.

**P. Consent Items**

1. County Manager's Office
  1. WellFlorida Council Appointment - 25-00320  
Appoint Jonathan Cherry for the position Health Coverage Purchaser Classification in Alachua County with a term ending April 30, 2027
2. Fire Rescue
  1. Special pay request for invoice from Public Safety Answers - 25-00321  
Approve the Special pay request
3. Growth Management
  1. Mobility Fee Credit Agreement – Holmes Family Subdivision - 25-00329  
Authorize the Chair’s signature on the Mobility Fee Credit Agreement
4. Human Resources
  1. Fiscal Year (FY) 2024 – 2025 revision to the Non-Bargaining Pay Plan- HR Analyst - 25-00333  
Request approval of the Fiscal Year 2024- 2025 revisions to the Non-Bargaining Pay Plan
5. Procurement
  1. Eighth Amendment to Agreement for the renewal of Cityworks Enterprise License with Azteca Systems LLC (10259). - 25-00309  
Approve and authorize the Chair to execute the Eighth Amendment to Agreement 10259 with Azteca Systems LLC, in the amount of \$65,310.34.
  2. Addendum Agreement for a Classification Study for Alachua County Human Resources. - 25-00311  
Approve and authorize the Chair to execute Addendum Agreement 14653 with The Segal Company (Eastern States), Inc., for a Classification Study, in the amount of \$320,000.00.
  3. Purchase Order to Millenium Products, Inc., in the amount of \$62,049.00 for Public Works. - 25-00325

Approve the issuance of a purchase order to Millenium Products, Inc., in the amount of \$62,049.00.

4. Purchase Order to United Data Technologies, in the amount of \$57,635.46 for Information and Telecom Department. - 25-00335

Approve the issuance of a purchase order to United Data Technologies, in the amount of \$57,635.46.

5. Grant Agreements 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. - 25-00243

Approve and authorize the Chair to execute the grant agreements with Windstream Florida, LLC, substantially consistent with those attached to this agenda item once signed by Windstream, for Broadband Deployment Assistance to Deliver Reliable Internet to Unserved and Underserved Areas in Alachua County:

1. Grant Agreement 14509 with Windstream Florida, LLC for Target Area A (East Waldo & Earleton, in the amount not to exceed \$2,270,708.00.
2. Grant Agreement 14644 with Windstream Florida, LLC for Target Area B (Island Grove, in the amount not to exceed \$411,681.00.
3. Grant Agreement 14645 with Windstream Florida, LLC for Target Area C (Northwest Corner of Alachua County, in the amount not to exceed \$4,883,764.00
4. Grant Agreement 14646 with Windstream Florida, LLC for Target Area D (South High Springs, in the amount not to exceed \$4,989,224.00

**Q. Notation for Record**

1. FY25 Public Purpose Quarterly Report 2nd Quarter - 25-00315  
Receipt of the Report for Public Purpose FY25 2nd Quarter.

**R. Notice of Upcoming Meetings**