



Alachua County Board of County Commissioners

Minutes

June 10, 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

John H. Nix of Hall Chapel 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 11:33 a.m.

D. Approval of Regular and Consent Agenda

County Manager Lieberman requested that Item #4 Ranking of Request for Proposal (RFP) 25-519-LC Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land for Community Support Services. - 25-00416 be removed from Consideration and placed on the June 24, 2025, Regular Meeting for consideration.

Commissioner Cornell moved adoption of the Regular and Consent Agenda with the amendment requested by County Manager Lieberman. The motion carried 5-0.

2nd Commissioner Alford

E. Announcements

Communications Director, Mark Sexton, presented the following announcement:

- Alachua County in partnership with the City of Gainesville will be hosting an Employment Law Seminar on June 25, 2025, at 9:00 a.m. which is free

and open to the public. The seminar will cover recent developments in employment law and accommodating pregnancy and religion in the workplace.

F. Approval of Recognitions

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

2nd Commissioner Alford

1. 2025 Alachua County Citizens Academy Graduates - 25-00424

Agenda Coordinator Shannon Hahn presented the above item.

Agenda Coordinator Shannon Hahn and the County Commission congratulated all the participants on their graduation from the citizens academy.

2. Presentation of a proclamation recognizing June 16th through June 22nd as Animal Rights Awareness Week in Alachua County Florida - 25-00435

Commissioner Wheeler read and presented the Proclamation to Animal Services Director Julie Johnson who accepted it with gratitude.

3. Presentation of a proclamation recognizing June as Gun Violence Awareness Month in Alachua County Florida - 25-00437

Commissioner Cornell read and presented the Proclamation to Carl Smart and Crisis Center Director Alexandra Martinez who accepted it with gratitude.

4. Presentation of a proclamation recognizing June 22nd through June 29th, 2025 as Amateur Radio Week in Alachua County, Florida - 25-00490

Commissioner Prizzia read and presented the Proclamation to David Huckstep who accepted it with gratitude.

G. Board and Committee Items

1. Advisory Board Update – Citizen Climate Advisory Committee (CCAC) - 25-00487

CCAC Staff Liaison Jennison Kipp Searcy presented the above item.

Ms. Searcy stated that the Board will be adding a voting youth member to the Board as well as an alternate position. The committee is working on developing a climate action plan for the Board to consider.

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

H. Public Comment

Chair Chestnut recognized Jim Konish (materials provided) who presented comments regarding his concerns of area development having negative impacts on the water quality of the springs.

Chair Chestnut recognized Angela Garcia, Donna Blanchard, Mark van Soestbergen, Melissa Ray, and Commissioner Prizzia, who presented comments.

I. Action Items

1. Alachua County Living Spaces and Thriving Places Program Evaluation Criteria - 25-00409

Housing and Strategic Development Director Ralston Reodica presented the above item.

Commissioner Cornell, Commissioner Alford, Commissioner Prizzia, Growth Management Director Jeff Hays, Commissioner Wheeler, Chair Chestnut, County Manager Lieberman, and County Attorney Torres presented comments.

Commissioner Alford moved the following:

1. Direct staff to bring this back after having community engagement educating the public on these options and getting their feedback. The community engagement should include the Affordable Housing Advisory Committee.
2. Take into account the Board's comments today and the community feedback and bring back this or another proposal.
3. Staff to continue work with the two proposed projects.
4. Staff to finalize the Additional Dwelling Unit (ADU) change as well as the concept of low or 0% interest loans for ADUs.
5. The Board approves of the staff scoring criteria.

2nd Commissioner Cornell

Assistant County Manager Missy Daniels, Bobby Mermer, Julie DeCarmine, Commissioner Cornell, and Commissioner Prizzia presented comments.

The motion carried 5-0.

2. West End Park Community Engagement and Development Plan Update - 25-00411

Parks Director Jason Mauer presented the above item.

Commissioner Prizzia requested that when procurement goes out that there be more clarity, so there is no ambiguity with vendors. She also stated that two years ago she provided a contact for a charitable group that provides exercise equipment for trails. She would like for staff to look for opportunities for partnerships.

Commissioner Cornell thanked the staff for their work. He stated that he received very positive comments from the public regarding the public engagement conducted by staff.

Commissioner Cornell moved the following:

- a) Phase I - hire a 'design team' to master plan the property with all funded/unfunded community desired facilities/amenities, yet limit construction to funded elements as identified in the adopted Master Plan such as: the purchase and installation of a pre-engineered restroom building, playground, pavilion(s), sports courts (pickleball), and support amenities (e.g. paved walks, tables, benches, and grills). This would also include the arboretum.
- b) Phase II - approve future unfunded community desired facilities/amenities, which will not be constructed until funding sources can be identified/secured including paved walking trails, dog park, and fitness equipment.
- c) Staff to explore public/private partnership opportunities for additional community desired facilities/amenities.

2nd Commissioner Wheeler

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

The motion carried 5-0.

3. Acquisition of Newberry Rural Collection Center Site - 25-00448

Solid Waste Director Gus Olmos presented the above item.

Commissioner Cornell moved to approve the contract to Purchase Real Property; authorize the Chair to execute the Contract; delegate to the County Manager the authority to determine the suitability of the Property, and the authority to object to and accept Title Defects and Environmental Defects; and authorize the Chair, or the County Manager, or their designee, to sign any other documents, approved by the County Attorney, necessary to complete the transaction. The motion carried 5-0.

2nd Commissioner Wheeler

4. Ranking of Request for Proposal (RFP) 25-519-LC Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land for Community Support Services. - 25-00416

This item was continued to the June 24, 2025, Regular Meeting per Board motion. The matter was not discussed, and no other action was taken at this meeting.

Approve the ranking and authorize staff to negotiate an agreement for RFP 25-519-LC Legacy Community: Development of Workforce and Market-Rate Housing on Alachua County-Owned Land for Community Support Services:

- 1.The Long Foundation, Inc.
- 2.The Hutchinson Foundation Inc.
- 3.Longhorn Ventures Holdings LLC
- 4.Supreme Building Group 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.

J. Items Pulled From Consent

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

L. Closing Comments

1. Public Comment

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

2. County Attorney Comment

There were no comments offered.

3. County Manager Comment

Sports Center Default

County Manager Lieberman informed the Board that counsel has sent a default letter to the operator of the County Sports Center. The letter gives 30 days to cure the fault. If it is not cured, then the operator will be in default of the contract. If the matter is remedied the staff is still requesting details on how they intend to proceed in the future and the Board does have options to terminate the contract.

4. Commission Comment

Poe Springs Concerns

Commissioner Prizzia inquired about the concerns expressed by Mr. Konish and wanted to know if staff is monitoring the situation.

County Manager Lieberman stated that Assistant County Manager Daniels has been provided the materials from Mr. Konish and will be handling the matter.

Sunrise Inn Property

Commissioner Wheeler requested an update on the Sunrise Inn and if staff is monitoring the project. There are also questions regarding how much the rooms at the hotels purchased for low-income housing will charge.

County Manager Lieberman stated that the Alachua County Housing Authority is monitoring the project. The emergency repairs have been performed since the purchase of the property. Some units are currently empty to be renovated. Once that work is completed current occupants will be moved to the renovated units to empty out the occupied units for renovation.

Ms. Lieberman stated that she does not have an answer regarding the cost of the hotel rooms but that she will provide an update to the Board.

Commissioner Prizzia requested a presentation on the proposed management of the hotels as they are coming online soon. Things such as security, management entity, price, case management, etc.

Commissioner Prizzia moved to request the presentation at a future meeting. The motion carried 5-0.

2nd Commissioner Wheeler

Federal Budget Cuts

Commissioner Prizzia stated that she is concerned about the effects of the federal budget cuts on food and housing assistance programs in the County. She would like to have an estimate of the impact on County programs so that the Board can consider steps to mitigate the impacts.

Commissioner Prizzia moved that staff bring back any impacts from Federal and State budget cuts on housing and food assistance programs during the budget process. The motion carried 5-0.

Children's Trust Update

Commissioner Cornell stated that the Children's Trust used a large portion of fund balance this year. The use of fund balance is not sustainable so there will be some cuts to services coming in the next budget. The Board also received an update on the Gun Violence Initiative and are not happy with the results. There is a Spark 352 out of the University of Florida. The trust maybe switching funding from the City of Gainesville Gun Violence program to Spark 352. Also, an update on the literacy program was provided to the Trust and he has sent the update to his fellow Commissioners to review.

Meeting Regarding Medical Debt

Commissioner Alford stated that she met with some students regarding medical debt and discussed some projects to settle medical debt of residents. The buyout rate seems to be 100 to 1 and she would like to investigate the possibility of a similar program in Alachua County.

Commissioner Alford moved to direct staff to investigate working with one of the groups to pay off medical debt for residents of Alachua County. Staff is to talk to Leon and Orange County to see how their programs worked and results. The motion carried 5-0.

2nd Commissioner Cornell

Public Safety Coordinating Council (PSCC) Meeting

Commissioner Prizzia stated that the meeting was very productive. Carl Smart provided an update on gun violence. She stated that there is a small number of reoffenders that perpetuate the majority of violent crime. There needs to be appropriate wrap around services for these individuals.

The jail staff is having difficulty dealing with the need for mental health services for the number of people in the jail that need that help. The

Judges are waiting for bed space to be available for these individuals, but the demand is high, and the supply is very limited. She feels these efforts to provide mental health services need to start earlier while the individuals are in jail.

Commissioner Cornell, Commissioner Wheeler and Commissioner Alford provided comments.

M. Adjournment

There being no further business before the Board, the meeting was adjourned at p.m.3:35 p.m.

To adjourn the meeting.

N. Consent Items

1. Budget & Fiscal Services

1. Health Facilities Authority Bond Approval for Oak Hammock - 25-00428

Approve the resolution to approve issuance of bonds by the Alachua County Facilities Authority for Oak Hammock at the University of Florida, Inc. and authorize Finance and Accounting's issuance of an invoice to Oak Hammock at the University of Florida, Inc. for processing the application for issuance of tax exempt bonds.

2. Clerk of the Court

1. Request approval of the attached BOCC minutes - 25-00444

Approve publication of final BOCC minutes

3. Community Support Services

1. Amendment to the State Housing Initiative Partnership Local Housing Assistance Plan (LHAP) - 25-00453

Approve the LHAP 2023-2026, amended as presented, and authorize submission of the same to the State

4. County Attorney's Office

1. 6/10/25 Litigation Report – Request for Authority to Initiate or Defend - 25-00427

Approve the County Attorney's authority to initiate or defend the cases in the attached list.

5. County Manager's Office

1. Request Approval for County Manager to attend ICMA 2025 Global Exchange in Eswatini and South Africa - 25-00446

Authorize County Manager Michele Lieberman to participate in the 2025 ICMA Global Exchange in Eswatini and South Africa from September 2 through September 12, 2025, as part of her service on the ICMA Global Engagement Committee.

6. Environmental Protection

1. Addition of Land Conservation Projects to the Alachua County Forever Active Acquisition List - 25-00454

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

1. Watermelon Pond – Yoh Jau W Trustee (Full Price List)

2. Resolution Updating the Citizen Climate Advisory Committee to Have a Voting Youth Member - 25-00395

Adopt the updated resolution

7. Growth Management

1. Revised Final Plat for Flint Rock Phase 2B - 25-00434

The Development Review Committee reviewed the Plat at its May 15, 2025, hearing and recommended the Board of County Commissioners approve the Plat based on a finding of consistency with Florida Statutes, the Alachua County Comprehensive Plan, the Alachua County Unified Land Development Code, and approved Final Development Plan.

8. Parks & Open Space

1. Special Pay Request for Logokick, LLC - 25-00459

Approve the special pay request for the Logokick, LLC invoice for Parks and Open Spaces

9. Procurement

1. Change Order 1 to Blanket Purchase Order 25-509 to United Rentals, increasing the amount by \$75,000.00 for Public Works. - 25-00422

Approve the issuance of Change Order 1 to Purchase Order 25-509 to United Rentals, increasing the amount by \$75,000.00, for Equipment Rental Services. The revised Purchase Order Total is \$155,000.00.

2. Fourth Amendment to Agreement with Career Center Inc. d/b/a Spherion Staffing, LLC. (12029). - 25-00423

Approve and authorize the Chair to execute Fourth Amendment to Agreement with Career Center Inc. d/b/a Spherion Staffing, LLC. (12029), in an amount not to exceed \$600,000.00 annually.

3. Ranking of Request for Proposal (RFP) 26-96 Annual Laboratory Analysis Services for Environmental Protection. - 25-00441

Approve the ranking and authorize staff to negotiate agreements with both vendors for RFP 26-96 Annual Laboratory Analysis Services:

1. Advanced Environmental Laboratories, Inc.

2. Eurofins Environment Testing Southeast, LLC

If contract negotiations are successful, staff intends to recommend that the BoCC awarding contracts to both vendors with the 2nd ranked vendor to be assigned a task when the primary vendor is too busy to complete that task.

4. Purchase Order to United Data Technologies, in the amount of \$70,098.68 for Information and Telecom Department. - 25-00445

Approve the issuance of a purchase order to United Data Technologies, in the amount of \$70,098.68.

5. Award and Agreements for Bid 25-234-MB Annual Roof Replacement for Projects under \$100,000.00, for Facilities Management. - 25-00399

Approve the Award and authorize the Chair to execute agreements for Bid 25-234-MB Annual Roof Replacement for Projects under \$100,000.00, in the amount not to exceed \$200,000.00 annually:

Agreement 14666 with Ulloa Management Group, LLC (primary)

Agreement 14667 with Next Dimension Construction, Inc. d/b/a Next Dimension Construction and Roofing (secondary)

Agreement 14668 with Advanced Roofing, Inc. (tertiary)

6. First Amendment to the Addendum Agreement with Zoll Medical Corporation (14405) for the Extended Warranty and Preventative

Maintenance Program for Defibrillators and Monitors for Fire Rescue. - 25-00402

Approve and authorize the Chair to execute the First Amendment to the Addendum Agreement with Zoll Medical Corporation (14405), increasing the amount of the agreement by \$2,142.00 to a total amount of \$53,770.00.

10. Public Works

1. Authorization to Advertise for Quail Street Special Assessment District. - 25-00404

Authorize staff to advertise a Public Hearing to consider a resolution establishing a Special Assessment District to pay for an alternative surface treatment (chip seal) on Quail Street.

11. Risk Management

1. Examination of Sufficiency of Public Official Bond for County Officers - 25-00331

Examine and Approve the Public Official Bonds for County Officers

12. Sheriff's Office

1. Byrne Grant Application-Countywide Solicitation Fiscal Year 2024 - 25-00456

Authorize the Sheriff, or his designee, to serve as the County Coordinator for the Fiscal Year 2024 Byrne grant.

O. Notation for Record

1. Arts Council of Alachua County – March 3, 2025 Minutes - 25-00418

No action necessary, For informational purposes only.

2. Recreation and Open Space Committee (ROSCO) Meeting Minutes March 13, 2025 - 25-00421

No action necessary, For informational purposes only.

3. Infrastructure Surtax Oversight Board – March 24, 2025 Minutes - 25-00430

No action necessary. For informational purposes only.

P. Notice of Upcoming Meetings