

Tuesday, December 4, 2018 10:00 A.M.
Grace Knight Conference Room
County Administration Building
12 Southeast First Street
Gainesville, Florida

The Alachua County Board of County Commissioners met for the Special Meeting.

PRESENT: Chair Charles "Chuck" Chestnut, Vice-Chair Robert "Hutch" Hutchinson,
Commissioners Mike Byerly, Marihelen Wheeler and Ken Cornell

ALSO PRESENT: County Manager Michele Lieberman, County Attorney Sylvia Torres,
Clerk Steve Donahey

Approval of Agenda

1. Approve the agenda

Fiscal Consideration: N/A

Recommended Action: A Motion to Approve the Agenda: (a) approve any amendments to the Agenda; and (b) adopt the Agenda

County Manager Lieberman and Transportation Planning Manager Jeff Hays requested that the Board add to the agenda a Chair letter to the City of Gainesville regarding the Riceland Subdivision matter that was brought to the Board by citizens previously. He stated that the matter is on the City of Gainesville Agenda on Thursday which is why the letter is being walked on to the agenda today.

Commissioner Hutchinson moved adoption of the agenda with the amendment of adding the Chair letter to the Consent Agenda. The motion carried 5-0

Commissioner Proposed Items for Discussion

2. Fire Service Contracts and Fire Services MSBU

Fiscal Consideration: N/A

Recommended Action: Hear presentation.

County Manager Lieberman and Interim Fire Chief Harold Theus presented the above item.

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Commissioner Cornell, Commissioner Byerly, Commissioner Wheeler and Commissioner Hutchinson, Alachua County Administrative & Finance Chief Cheryl Anderson-Ellis, High Springs Chief Bruce Gillingham provided comments.

Commissioner Cornell moved the following:

1. Continue fully funding each non-municipal department with increases not exceed Consumer Price Index (CPI).
2. Negotiate contracts with Municipal Departments based on Cost per response \$605.48 to find this Tier Level 1 Service for Lacrosse and Micanopy and that we negotiate contracts with Municipal Departments on Cost per response of \$713.39 based on that level of service with Newberry and High Springs and we negotiate long term contracts for 3 to 4 years depending on what County Manager Lieberman brings back in her recommendation.
3. Request Interim Fire Chief Harold Theus to bring back his assessment of the Capital Equipment for the Non-Municipal Stations (Cross Creek, Melrose and Windsor) and add Lacrosse Station within 90 days.

Chair Chestnut recognized Fire Chief for City of Newberry Ben Buckner, Cross Creek Chief Lanier, Cross Creek Deputy Chief, Mike Jacobs, Newberry Fire Chief Ben Buckner, High Springs Fire Chief Bruce Gillingham, President of the Fire Rescue Professionals of Alachua County Robert Sullivan, Assistant County Manager Tommy Crosby provided comments.

The motion carried 5-0.

COMMISSION RECESSED AT: 11:37 A.M.

COMMISSION RECONVENED: 11:40 A.M.

Meeting Resumed Commissioners Wheeler and Cornell not present

Commissioner Wheeler joined meeting at 11:43 AM

Commissioner Cornell joined meeting at 11:44 AM

3. Alachua County Comprehensive Plan Update: Draft Revisions to Future Land Use Element and Housing Element

Fiscal Consideration: N/A

Recommended Action: Provide direction on the draft revisions to the Comprehensive Plan Future Land Use and Housing Elements for consideration at public hearings in early 2019.

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Future Land Use Element

Senior Planner Ben Chumley presented the above item. Ivy Bell presented on above Housing Element Item.

- a. Urban Activity Centers
- b. Light Industrial and office uses
- c. Rural Clustered Subdivisions suggested clarification
- d. Infrastructure Priority in county Rights-of-Way
- e. Urban Service Area (USA)
- f. Other Statutory-Related Changes

Commissioner Byerly, Commissioner Cornell, Commissioner Wheeler, and Commissioner Hutchinson, Interim Growth Management Director Missy Daniels, Planning and Development and Sr. Transportation Planner Chris Dawson, provided comments.

Commissioner Byerly moved the following:

1. Direct staff to develop language regarding the open space associated with Rural Cluster Subdivisions to specify that area is conversation land and Silviculture is not an allowable usage but food production on a limited basis could be an option, staff to provide some language for the Board to review.
2. The trigger for requiring Rural Cluster Subdivisions should be 10 units and not 25.
3. Assisted living and nursing homes should only be allowed within the Urban Cluster.
4. Clarify for the Board the next time how the corridor design manual fits into the policy framework and whether or not there should be connection between that and the Comprehensive Plan.
5. Bring the Board a list of proposals that would have the effect of increasing density within the Urban Cluster should the Board wish to do so.
6. Request the County Attorney provide for the Board a legal opinion in the backup the next time the Board meets on how much leeway we have legally to have utility companies relocate infrastructure to allow landscaping and under what circumstances. Provide suggestions for shifting the balance of power between landscaping and utilities in the favor of landscaping. Staff to provide a summary of what GRU changed in their policy regarding this matter.

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7. Staff to move forward with everything that was not specified in the motion.

The motion carried 5-0

Missy Daniels spoke on question from Byerly requesting a status update of previously requested information on Land Development Code Standard for traditional neighborhood development. Missy advised they are bringing that to the January 15, 2019 meeting.

Housing Element

Senior Planner Ivy Belle presented above item.

Inter Growth Management Director Missy Daniels, County Attorney Sylvia Torres, Commissioner Byerly, Commissioner Cornell and Commissioner Wheeler presented comments.

Chair Chestnut exited at 2:18 PM

Commissioner Byerly moved to direct staff to incorporate the proposed changes to the Housing Elements with the following amendments:

- a. Delete Low and only include very low and extremely low.
- b. Policy 2.2.6 rather than say establish a pilot matching program say consider:

Policy 2.2.6 ~~Establish~~ Consider a pilot matching grant program for landlords to improve energy and water efficiency or rental units that are affordable for ~~low~~, very low and extremely low-income households.

- c. Policy 2.2.7 Alachua County may consider providing etc.:

Policy 2.2.7 Alachua County ~~shall provide~~ may consider regulatory and financial incentives (e.g. building permit fee reduction) for the redevelopment and rehabilitation of housing units affordable to very low and extremely low-income households.

- d. Delete Policy 1.2.2a

Policy 1.2.2 (a) ~~relaxation of applicable impact fees and reduction of impact fees or accessory dwelling units that provide affordable housing for very low and extremely low-income households;~~

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- e. Staff to work with the City of Gainesville and attend the housing meetings held by the City of Gainesville every two weeks.
- f. Staff to continue work on exploring the Community Land Trust concept for workforce housing.

Vice Chair Hutchinson recognized Sheila Payne, Kali Blount, Eric Drummond, Gary Hankins, and Carolyn KoKo, Commissioner Byerly, and Cornell presented comments.

Chair Chestnut entered at 2:58 P.M.

The Motion Carried 5-0

Closing Comments

- 4. Public comments
Fiscal Consideration: N/A
Recommended Action: Hear Public Comments

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

- 5. Commission comments
Fiscal Consideration: N/A
Recommended Action: Hear Commission comments

Chair Chestnut discussed stated that he just met with the Mayor of Gainesville regarding the Joint meeting discussion topics. He advised the Board that the Community Redevelopment Agency (CRA) and the Grace Marketplace will be the two items discussed.

Chair Chestnut stated that the City did not wish to discuss the Countywide Radio System since there is not enough data available.

Commissioner Byerly requested that staff be prepared to display the CRA motion that both Boards agreed to do and it has been ignored.

County Manager Lieberman advised she sent an email to all participants with the motion and will ensure staff will be prepared to display the motion at the meeting. She further advised the City Manager that the meetings required by the motion have not taken place.

Commissioner Hutchinson stated that the County needs to schedule the meetings and attend and if the City chooses not to show it is on them.

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Commissioner Wheeler advised the Board that she agreed to speak at the CLC Dinner on Monday. She may have to leave the Joint meeting to fulfill the commitment and then return to the Joint meeting.

Commissioner Cornell stated that at the Florida Association of Counties (FAC) there was a presentation on water. He requested that the presentation be placed in each Commissioners mailbox and would ask the each Commissioner look at slides 14 and 15 in particular.

Commissioner Cornell advised that at the FAC meeting there was support for the 6th cent tourist development tax, Homelessness Assistance, and Dental Therapies.

Commissioner Cornell stated that he approached an idea of a Constitutional amendment regarding the County Commissions roll with Ad Valorem Tax and the State of Florida sales tax and solidifying each entities authority.

Commissioner Cornell advised that he will be requesting to be on the Board of The Children's Trust and discussed and would be hoping someone will take his spot on the Tourist Development Board and Water Board.

Commissioner Hutchinson stated that Highlands Presbyterian Church has not be operational for several years. One of the Board members is looking to use the facility as a counseling center. He stated that they will have to have the Church National Organization ok the change. He feels that a letter of support from the Board may help influence support for the idea. He is requesting the Board authorize a letter of support.

Commissioner Hutchinson moved to authorize a Chair letter expressing support of making Highlands Presbyterian Church a Community Counseling Center. The motion carried 5-0.

Commissioner Byerly stated that he would like to see the louvers on the County Administration Building be programed to close and open at the proper times to realize the energy conserving effects of the system.

There being no further business before the Board the meeting was adjourned at 3:48 PM