



Alachua County, FL

Board of County Commissioners

Meeting Agenda - Final

Tuesday, September 28, 2021

11:30 AM

The public may attend and participate in this meeting virtually and in-person. Public comment will be taken both virtually and in-person. Masks are required regardless of vaccination status.

The Commission will take public comment in person or by calling 1-800-741-8011.

Attending virtually: The public may view the meeting on Cox Channel 12, Facebook, and the County's Video on Demand website.

Public comment: The public may submit comments and written or photographic documents to the Board through email (bocc@alachuacounty.us) before the meeting or by participating when prompted to by the Chair of the Board. Virtual participation is available through the public comment message line. Callers will be put in a queue, and prompted when it is their turn to speak. TO AVOID FEEDBACK, CALLERS TO THE PUBLIC COMMENT MESSAGE LINE MUST TURN DOWN THEIR MEETING SOUND WHEN ADDRESSING THE COMMISSION. Callers should state their names and limit comments to three minutes. When prompted for in-person public comment, in-person participants should follow the direction of the Chair to participate.

All persons are advised that, if they decide to contest any decision made at any of these meetings, they will need a record of the proceedings and, for such purpose they may need to ensure that verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based. (Section 286.0105 Florida Statutes)

If you have a disability and need an accommodation in order to participate in this meeting, please contact the Alachua County Equal Opportunity Office at (352) 374-5275 at least 2 business days prior to the meeting. TTY users please call 711 (Florida Relay Service).

- A. Invocation - Any invocation that may be offered before the official start of the Commission meeting shall be the voluntary offering of, a private citizen, to and for the benefit of the Commission. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Commission, and the Commission is not allowed by law to endorse the religious beliefs or views of this, or any other speaker.**
- B. Pledge of Allegiance**
- C. Call to Order**
- D. Approval of Consent Agenda**
- E. Approval of Regular Agenda**
- F. Announcements / Legislative Update**
- G. Recognitions**
1. [21-0891](#) Approval of a Proclamation Declaring October 3rd through October 9th, 2021 as “National 4-H Week” in Alachua County, Florida
- Fiscal Consideration:* N/A
- Recommended Action:* Proclaim October 3rd through October 9th, 2021 as “National 4-H Week” in Alachua County, Florida
- [National 4-H Week 2021](#)
- H. Advisory Board Items**
2. [21-0851](#) Appointment of one (1) member to the Alachua County Historical Commission
- Fiscal Consideration:* NA
- Recommended Action:* Appoint a new Regular member from the applicant group. If the current Alternate is moved to the Regular position also appoint a new Alternate.
- [ACHC Application Eastman.pdf](#)
 [ACHC Application Hof-Mahoney.pdf](#)
 [ACHC Application O'loughlin.pdf](#)
 [Press Release @ vacancy late 2021.pdf](#)
 [BoCC Guidelines for Boards Committees 2020.pdf](#)
 [ACHC attendance thru Aug 2021.pdf](#)
 [09-062 Historic Comm Resolution accessible.pdf](#)
 [Resolution 11-041 accessible.pdf](#)
 [Historical Commission Resolution 19-32 accessible.pdf](#)
3. [21-0809](#) Appointment of Two Positions to the Alachua County Local Planning Agency/Planning Commission
- Fiscal Consideration:* N/A
-

Recommended Action: Appoint two members to the LPA/Planning Commission one to full term ending 7/31/25 and one to a partial term ending 7/31/24.

[Attendance Report for September 15 2021 PC Meeting.pdf](#)

[James Fulton.pdf](#)

[Michael Hill.pdf](#)

[Raymond Walsh.pdf](#)

[Trista Brophy-Duron.pdf](#)

[Tallysheet.pdf](#)

I. COVID 19 Items

4. [21-0912](#) COVID 19 Discussion

Fiscal Consideration: N/A

Recommended Action: Have a discussion and hear the following updates:

- Health Department Update
- Emergency Action
- Staff Vaccine Update

[Emergency Action 2021-30 \(ADA\) 2021-09-22.pdf](#)

J. Public Comments - 12:00 PM - All members of the public wishing to speak during the “Public Comment” portions of the agenda will be limited to three (3) minutes to make their request or presentation.

K. Commission Response to Public Comment

L. Items Pulled From Consent

M. Presentations

5. [21-0857](#) Children’s Trust Presentation

Fiscal Consideration: N/A

Recommended Action: Hear Presentation

6. [21-0587](#) High Springs Community Redevelopment Agency Presentation

Fiscal Consideration: In FY2019-2020, Alachua County budgeted Ad Valorem Taxes of \$88,760 to City of High Springs CRA. This amount represents 95% of 5.88 mills from Alachua County. The adopted BoCC High Springs CRA budget transfer for FY2020-2021 is \$90,659 at 5.88 mills.

Recommended Action: Hear presentation

[6th Attachment 10.22.19 BOCC Meeting Minutes Granting Extension Through 2020 \(Consent Agenda Item 26\) \(1\).pdf](#)
[5th Attachment County Staff Legislation Text for 10.22.19 BOCC Meeting.pdf](#)
[4th Attachment 10.23.18 BOCC Meeting Minutes Granting One Year Extension of CF \(1\).pdf](#)
[2nd Attachment CRA General Ledgers.pdf](#)
[3rd Attachment 2018 High Springs CRA Plan Nov 2016 Interlocal Agreement \(1\).pdf](#)
[1st Attachment 2019-2020 Annual Report and Financials.pdf](#)
[CRA-BOCC Authorization Request revised \(1\).pdf](#)
[HIGH SPRINGS COMMUNITY REDEVELOPMENT AGENCY report 10132020 \(1\).pc](#)
[CRA FY 2021 BUDGET \(1\).pdf](#)
[City of High Springs Extension Request June 2021.pdf](#)
[High Springs CRA Strategic Plan Update 08.12.2021.pdf](#)
[High Springs CRA Strategic Plan Update Presentation Final R.pdf](#)
[2020 CRA Financial Statements.pdf](#)

7. [21-0875](#) Joint Alachua County / City of Gainesville Zero Waste Strategy Report and Implementation Plan Presentation

Fiscal Consideration: There is not fiscal impact to hear presentation but depending on Board direction there could be future fiscal impact to all parts of the Solid Waste System.

Recommended Action: 1) Hear the Joint Alachua County / City of Gainesville Zero Waste Strategy Report and Implementation Plan Presentation and provide feedback; and

2) Accept the Joint Alachua County / City of Gainesville Zero Waste Strategy Report and Implementation Plan

[Proposed Alachua ZW Strategy Report with Appendix.pdf](#)
[Zero Waste Plan Presentation 9.28.21.pdf](#)

8. [21-0835](#) U.S. Treasury Dept. Emergency Rental Assistance Program Updates and Neighborly Software Agreement

Fiscal Consideration: 230.00.0060.525.52.31-\$87,315 Available for Neighborly Amendment

Recommended Action: Hear the program updates
Approve Neighborly agreement
Approve Programmatic Policies
Provide Staff Direction

[Alachua County ERAP 09.28.21.pptx](#)
[ERAP Policies 09-28-21 v4.docx](#)
[Third Amendment Benevatelnc AlachuaCountyFL ATF by CAO.pdf](#)

9. [21-0859](#) Residential Rental Unit Permit and Inspection Program

Fiscal Consideration: For unincorporated County only, begin with 4FTE Codes Officers and 1 licensing clerk/staff assistant. First year budget \$454,000, 2nd year \$345,000. This does not include the cost of energy ratings if handled by outsourcing. Could be done by trained Codes Officers. This is part of the FY22 budget development process- Budget

proposal PSC-CE3. Costs associated with this program will be funded from 008.65.6510.524, if approved with the budget
Costs for advertising the public hearing will be funded from the budget in 008.65.6510.524.49.00.

Recommended Action: Approve the request to advertise and provide direction to staff on timing, amendments to the draft ordinance and the stakeholder engagement process.

[PSC-CE3 - 5.0 FTEs Codes Enforce - Staff Assist.](#)
[Draft Ordinance - Residential Rental Unit Permits County 9-28-21.pdf](#)
[Presentation - Residential Rental Permit Program](#)
[Tenant Rights within the City of Gainesville.pdf](#)

N. Action Items

O. Public Hearing

- 10. [21-0708](#)** Public Hearing on Unified Land Development Code Amendments Relating to the County Growth Management Area Charter Provisions

Fiscal Consideration: The proposed amendments to the Unified Land Development Code will not have an impact on the Alachua County budget or result in additional costs to the County.

Costs to cover advertising the public hearing is covered in 008.65.6500.554, sufficient budget exists to cover costs.

Recommended Action: That the Board of County Commissioners:

1. Convene as the Land Development Regulation Commission, and find the proposed ULDC amendments consistent with the Alachua County Comprehensive Plan.
2. Reconvene as the Board of County Commissioners and adopt the ordinance amending the Unified Land Development Code.

[21-0708 Presentation ULDC Growth Management Area September 28 2021 BoCC.](#)
[Ordinance ULDC GMA Revisions 9-28-2021 continuation.pdf](#)
[Staff Report ULDC Amendments GMA 9-28-2021.pdf](#)

- 11. [21-0871](#)** Celebration Pointe TOD Revised Preliminary Development Plan

Fiscal Consideration: N/A

Recommended Action: Approve the proposed Revised Preliminary Development Plan and Resolution DR-21-36 based on a finding of consistency with the Alachua County Comprehensive Plan, and the Alachua County Unified Land Development Code.

[Staff Report Celebration Pointe 7th RPDP.pdf](#)
[CP RPDP C0.00 Cover.pdf](#)
[CP RPDP SP0.00 Master Plan Development Notes.pdf](#)
[CP RPDP SP0.10 Legal Description.pdf](#)
[CP RPDP SP1.00 TOD Master Plan.pdf](#)
[CP RPDP SP1.10 TOD Phasing Plan.pdf](#)
[CP RPDP SP1.20 Master Block Plan.pdf](#)
[CP RPDP SP2.00 Open Space Plan.pdf](#)
[CP RPDP SP3.00 Transportation Network Plan.pdf](#)
[CP RPDP SP4.00 Stormwater Plan.pdf](#)
[CP RPDP SP5.00 Existing Flood Zone Map.pdf](#)
[Celebration Pointe Presentation.pdf](#)
[Celebration Pointe Presentation.pptx](#)
[DRAFT DR 21 36 CP RPDP Parcel Entitlements Resolution.pdf](#)

P. Public Comment

Q. Reports and Comments

County Attorney Report

County Manager Report

Board Reports and Commission Comment

NOTE: This meeting will reconvene at 5:01 PM

R. Public Comments - 5:30 PM

S. Commission Response to Public Comment

T. Public Hearing

12. [21-0689](#) Adopt the FY22 Final Millage Rates and Final Budget

Fiscal Consideration: County Millage Rate of 7.8622
MSTU Law Enforcement Millage Rate of 3.5678
General Fund budget including all revenues - \$203,524,078. The total budget is \$568,936,272.

Recommended Action: Conduct public hearing and adopt the resolutions to approve the final FY22 millage rates for the General County and MSTU-Law Enforcement budgets, approve FY22 Budget Amendment and adopt the FY22 Final Budget.

[FY22 Budget Calendar 07142021.pdf](#)
[FY22 Millage Chart.pdf](#)
[2021-108 General County Millage Resolution Final.pdf](#)
[2021-109 General County Budget Resolution Final.pdf](#)
[2021-110 MSTU LE Millage Resolution Final.pdf](#)
[NOTICE OF TAX INCREASE ADVERTISEMENT.pdf](#)
[2021-111 MSTU LE Budget Resolution Final.pdf](#)
[FY22 Adopted Budget Ad for 9-28 meeting.pdf](#)

U. Action Items

13. [21-0802](#) Teen Violence and Perspectives Discussion

Fiscal Consideration: N/A

Recommended Action: Hear concerns from Alachua County teens on violence

14. [21-0853](#) Santa Fe River - Hitchcock and Sons Inc. and Hitchcocks Ranch LLC. Option Contracts to Purchase Conservation Easements

Fiscal Consideration: The amount of the option payments are a non-refundable \$1,000.00/each. However, if the options are exercised, the \$1,000.00 will be applied to the final purchase price of each contract.

Total acquisition costs are estimated to be \$5,568,941 for the land plus \$370,605 for due diligence and closing services. The bases for these estimates are detailed below.

The final purchase price shall be based on the final surveyed acreage times the following:

- \$2,598.42 per/acre for the Hitchcocks Ranch LLC ownership,
- \$2,598.42 per/acre for that portion of the Hitchcock and Sons, Inc. ownership known as Valley View, and
- \$1,307.67 per/acre for that portion of the Hitchcock and Sons, Inc. ownership known as the James Addition. The ±200.5 acre James Addition was appraised at \$2,615.33/acre, but the seller will be donating 50% of the value.

A precise determination of the acreage in each parcel will be determined after a survey of the property.

In order to provide sufficient spending authority to cover an unanticipated change in acreage or other acquisition costs, staff is requesting authorization to expend an amount equal to the estimated acquisition and due diligence costs, plus 10%.

Summary of Estimated Costs

- Combined Estimated Purchase Price: \$5,568,941
 1. Hitchcocks Ranch LLC: \$4,302,983 (1,656 ac x \$2,598.42/ac.)
 2. Hitchcock and Sons Inc: \$1,265,957 (\$1,003,769.65 + \$262,187.84)
 - Original "Valley View": \$1,003,769.65 (386.3 ac x \$2,598.42/ac.)
 - "James Addition": \$262,187.84 (200.5 ac x \$1,307.67/ac.)

- Survey & perimeter boundary marking: \$233,755 (NV5)
- Survey/CE Zone & Preservation Zone Signs & Posts: \$8,500
- Phase I ESA: \$8,262
- Baseline Documentation Report & interior Preservation Zone marking: \$23,432
- Attorney's fees and closing costs: \$96,656
- 10% contingency on purchase price & due diligence: \$593,955

TOTAL EXPENDITURE AUTHORITY REQUESTED: \$6,533,501

WSPP - Land Acquisition (Capital Expense)

Fund#: 021.41.4160.537.61.00 - 6194101 Santa Fe River - Hitchcock

The landowner will continue to pay Alachua County property tax revenues after the Conservation Easement conveyed. Under Section 196.26, Florida Statutes, land dedicated in perpetuity for conservation purposes but used for commercial purposes (e.g., silviculture) is eligible for a 50% exemption from ad valorem taxation. Since certain portions of the property are excluded from the conservation easement, and the assessment may change on the excluded portions, the potential impact of this transaction on the county tax base cannot be accurately estimated at this time.

\$1,000 : Annual Alachua County Forever Management Costs (CE Monitoring)

Recommended Action:

1. Approve and authorize the Chair to exercise Option Contracts to Purchase a Conservation Easement.
 - a. Hitchcock and Sons Inc. Option Contract
 - b. Hitchcocks Ranch LLC. Option Contract
2. Approve and authorize the acceptance of title subject to the title exceptions that staff is recommending the Board to accept as listed below in the background section.
3. Authorize staff to execute additional documents as necessary to close the transaction; and
4. Approve the attached budget amendment authorizing the expenditure of funds for due diligence and associated closing costs.

[Exhibit 1 - Executed Hitchcock Ranch LLC. Option Contract 9-2-2021.pdf](#)
[Exhibit 2 - Executed Hitchcock & Son Inc. Option Contract 9-2-2021.pdf](#)
[Exhibit 3 - Hitchcock Ranch LLC. Conservation Easement.pdf](#)
[Exhibit 4 - Hitchcock & Son Inc. Conservation Easement.pdf](#)
[Exhibit 5 - Notice of Exercise of Option - Hitchcock Ranch LLC.pdf](#)
[Exhibit 6 - Notice of Exercise of Option - Hitchcock & Sons, Inc.pdf](#)
[Exhibit 7 - Santa Fe River - Hitchcock Evaluation 2-14-2018.pdf](#)
[Exhibit 8 - Mill Creek - Hitchcock Addition \(James\) Evaluation 12-7-2005.pdf](#)
[Exhibit 9 - Combined Location Parcel Maps.pdf](#)
[Exhibit 10 - Hitchcock CE Zone Map.pdf](#)
[Exhibit 11- Hitchcock Budget Amendment 2021-3733.pdf](#)
[Exhibit 12 - Pre-Contract Stewardship Cost Estimates - Hitchcock.pdf](#)
[Exhibit 13 - Hitchcock Ranch LLC Title Commitment.pdf](#)
[Exhibit 14 - Hitchcock Sons Inc Title Commitment.pdf](#)
[Exhibit 15 - PPT Santa Fe River - Hitchcock CE Acquisition.pdf](#)

V. Public Comment

W. Commission Comment

X. Adjournment

Y. CONSENT ITEMS

Budget & Fiscal Services

- 15. [21-0818](#)** Health Facilities Authority - approval of resolution to allow issuance of bonds for Oak Hammock

Fiscal Consideration: There is no liability to the County by issuing these bonds.

Recommended Action: Approve the resolution to approve issuance of bonds by the Alachua County Health Facilities Authority for Oak Hammock and authorize Finance & Accounting's issuance of an invoice to Oak Hammock for processing the application for issuance of tax exempt bonds.

[Resolution 2021-1 HFA.pdf](#)
[HFA Ad.pdf](#)
[Draft HFA Minutes - Sept 16 2021.doc](#)

- 16. [21-0892](#)** Trunk Radio System GRU extension

Fiscal Consideration: Funds are available in the FY22 budget to cover the operational cost.

Recommended Action: Approve contract extension

[RESOLUTION NO. 2021-49.pdf](#)
[COG Resolution 201152.pdf](#)

Clerk of Court

- 17. [21-0821](#)** Approve BoCC Meeting Minutes

Fiscal Consideration: None

Recommended Action: Approve BoCC minutes

[BOCC 08-03-21A - ADA](#)
[BOCC 08-03-21B - ADA](#)
[BOCC 08-10-21 - ADA](#)
[BOCC 08-12-21A - ADA](#)
[BOCC 08-16-21 - ADA](#)
[BOCC 08-17-21A - ADA](#)
[BOCC 08-17-21B - ADA](#)
[BOCC 08-18-21EM - ADA](#)

Community Support Services

18. [21-0864](#) Contract with the State of Florida Department of Health for the Operation of the Alachua County Health Department for FY 2021-22

Fiscal Consideration: 001.29.2908.562.34.00

Recommended Action: Approve the FY2021-22 State of Florida Alachua County Health Department Contract for operation of the Alachua County Health Department.

[DOH Contract Cover Letter.pdf](#)
[20210928_BoCC_21-0864_Contract_with_the_State_of_Florida_Department_of_for_the_Operation_ATF_by_CAO_.pdf](#)

19. [21-0876](#) Agreement between State Housing Initiative Partnership and Rebuilding Together North Central Florida

Fiscal Consideration: GL Account:
251.29.2975.554.34.63
FY22 Tentative Budget \$142,429.00

Recommended Action: Approve Rebuilding Together North Central Florida Agreement

[GH059242 AFFIDAVIT, Guardian 04-01-21.pdf](#)
[12019 STATE HOUSING INITIATIVES PARTNERSHIP \(SHIP\) between A RTNCF for owner occupied rehab ATF by CAO \(5\).pdf](#)

20. [21-0888](#) U.S Dept. of Treasury Emergency Rental Assistance 2 Program (ERAP-2)

Fiscal Consideration: \$9,701,662 is the total award
\$3,880,664 has been received and balance is \$5,820,997.00
Fund 230.00.0060.331.2000
Fund 230.00.0060.525.XX.XX Various accounts

Recommended Action: Approve the Unanticipated Revenue Resolution and attached budget amendment.

[Journal #2022-50.pdf](#)
[ERA2 Acceptance Of Award Terms Completed Alachua County countersigned.1](#)
[ERA2 Allocations Eligible Entities 572021.pdf](#)
[Resolution - Department of Treasury Rental Assistance Program 9-28-2021.pdf](#)

County Attorney's Office

21. [21-0842](#) Third Amendment to the Interlocal Agreement #11501 between the Children's Trust of Alachua County (CTAC), the Clerk of the Court, and the Alachua County Board of County Commissioners for FY2021-22

Fiscal Consideration: 001.29.1500.346.9000
001.29.1500.569.30.00

Recommended Action: Approve Interlocal Agreement

[FY 21 Interlocal - CTAC County 9.7.21 \(CM Comments-CLEAN\) ADA.pdf](#)
[541-ALA20180306 Ordinance2018 08 \(1\).pdf](#)

22. [21-0848](#) County Attorney request to initiate or defend cases.

Fiscal Consideration: While the exact amount is not known at this time, it is expected that Alachua County will incur costs associated with: (1) retaining a Special Magistrate/Mediator, and (2) Notice requirements, per Florida Statute §70.51.

Costs associated with retaining a Special Magistrate/Mediator and noticing are budgeted within the County Attorney's budget. If costs exceed the departmental budget, then a budget exists in Special Expense to cover the costs.

Recommended Action: Approve the County Attorney's authority to initiate or defend the case in the attached Litigation Report.

[9-28-21 Litigation Report.pdf](#)

County Manager's Office

23. [21-0805](#) Request Approval of Public Art Loan and Display Agreements

Fiscal Consideration: N/A

Recommended Action: Approve Public Art Loan and Display Agreements with Robert Dornberg and Leira Cruz Caliz, authorizing the Chair and Clerk to execute.

[19-45 Resolution Art in Jack Durrance.pdf](#)
[12131 PUBLIC ART LOAN AND DISPLAY AGREEMENT with Dornberg A](#)
[CAO2.pdf](#)
[12135 PUBLIC ART LOAN AND DISPLAY AGREEMENT with Cruz -Caliz](#)
[CAO2.pdf](#)

24. [21-0880](#) Request to Approve Recommended Mini and Matching Grant Funding Awards

Fiscal Consideration: Not to exceed the \$7,000 budgeted.
Fund 118: 118.18.1815.573.81.00 and 118.18.1815.573.82.00

Recommended Action: Approve Recommended Mini and Matching Grant Funding Awards as recommended by the Alachua County Arts Council and

authorize the issuance of purchase orders.

[Applications](#)

[20-41 Establishing Grant Program for Artists.pdf](#)

[Grant Scoring Rubric.pdf](#)

[091321 Meeting Minutes.docx](#)

- 25. [21-0830](#)** Request Approval of Extension Office Lease Agreement with Florida Department of Agriculture & Consumer Sciences

Fiscal Consideration: Revenue Generating - \$100 per month

Fund: 001.29.2920.362.1100

Recommended Action: Approve Extension Office Lease Agreement with Florida Department of Agriculture & Consumer Sciences and Authorize the Clerk and Chair to Sign

[20210928 BoCC #21-0830 Extension Office Lease Agreement with Florida Department of Agriculture & Consumer Sciences ATF by CAO2.pdf](#)

[SIGNED_FDAC Disclosure ATF by CAO.pdf](#)

Environmental Protection

- 26. [21-0881](#)** Addition of land conservation projects, Barr Hammock - Carr Farms & McNab, to the Alachua County Forever Active Acquisition List.

Fiscal Consideration: Carr & McNab- Cost Estimates:

- \$49,500 :Acquisition Pre-Contract & Due Diligence
- \$135,660 :Stewardship - initial 10yrs.

Due Diligence - Operation: 021.41.4160.537.31.00 - 6184160 (Exhibit 4)

Recommended Action: 1. Approve the reconfiguration of the Barr Hammock - Carr Family project for the Active Acquisition list (Full Price List); and

2. Approve the addition of the Barr Hammock - McNab property to the Active Acquisition List (Full Price List) with the condition that the purchase of said property be contingent on the purchase of the adjacent Carr Family property.

[Exhibit 1 - Barr Hammock - Carr Family Evaluation 5-9-2013.pdf](#)

[Exhibit 2 - Carr & McNab Overview Map 2021.pdf](#)

[Exhibit 3 - Barr Hammock - McNab Evaluation 5-9-2013.pdf](#)

[Exhibit 4 - Pre-Contract Due Diligence Stewardship Cost Estimates - Carr & McNab](#)

- 27. [21-0884](#)** Addition of the Property of Limerock Mines LLC, et al to the Active Acquisition List

Fiscal Consideration: Limerock Mines - Cost Estimates:

- \$84,500 :Acquisition Pre-Contract & Due Diligence
- **Tier 1 Stewardship:** (No Public Access & No Restoration - only site security)
 - 10-year stewardship costs are estimated to be \$371,500
 - Initial improvements: \$231,000
 - Operating costs: \$14,050/year (\$140,500/10 years)
- **Tier 2 Stewardship:** (Public Access to water, by appointment - no land improvements)
 - 10-year stewardship costs are estimated to be \$926,500
 - Physical improvements: \$266,000
 - Operating costs: \$66,050/year (\$660,500/10 years)
- **Tier 3 Stewardship:** (Full Public Access - Costs provided by Parks & Open Space staff)
 - 10-year stewardship costs are estimated to be \$5,444,962
 - Physical improvements: \$1,349,712
 - Operating costs: \$409,525/year (\$4,095,250/10 years)

Due Diligence - Operation: 021.41.4160.537.31.00 - 6184160
(Exhibit 2 - Provides detail for Tier 1, Tier 2, and Tier 3 stewardship scenarios)

Recommended Action: Approve the addition of property owned by Limerock Mines LLC, et al to the Active Acquisition List as a Bargain/Share project.

[Exhibit 1 - High Springs - Lime Rock Mines LLC Property Evaluation.pdf](#)

[Exhibit 2 - Pre-Contract & Stewardship Cost Estimates - Limerock Mines.pdf](#)

Fire Rescue

28. [21-0854](#) Transfer from MSBU-Fire Reserves to cover the estimated Personal Services over budget due to additional overtime, staffing issues, and retirement payouts

Fiscal Consideration: The Staff recommends transferring \$433,000.00 from MSBU-Fire Reserves to cover personal services overtime and fringe benefits (\$100,000.00 011.54.5480.522.14.00; \$333,000.00 011.54.5480.522.22.00). This transfer would reduce the MSBU-Reserves balance from \$3,291,825.00 to \$2,858,825.00.

This balance exceeds the amount required in the financial policies and will not require reimbursement

Recommended Action: Approve the budget amendment

[FY21 Personal Services Projections 011 5480 Backup Summary 09282021.pdf](#)
[MSBU Fire Personal Services BA Trsf from Reserves 09282021.pdf](#)
[FY21 Reserves and Adjustments - Fire-ADA.pdf](#)

Growth Management

29. [21-0827](#) Regional Transit System Fiscal Year 2022 and 2023 Annual Transit Service Agreement

Fiscal Consideration: The Transit Services Agreement will require the County to pay a total of \$1,086,501 to the City in quarterly payments for Fiscal Year 2022. The Transit Services Agreement will require the County to pay a total of \$1,140,644 to the City in quarterly payments for Fiscal Year 2023. There is sufficient budget in Account: 008.79.7940.544.34.00 in the proposed FY2022 tentative budget.

Recommended Action: Approve and authorize the Chair's signature on the Fiscal Year 21/22 and 22/23 Regional Transit Service Agreements for the transit service provided to the County.

[20210928 BoCC #21-0827 Regional Transit System Fiscal Year 2022 and 2023 A Transit Service Agre ATF by CAO2.pdf](#)

30. [21-0878](#) Regional Transit System Age Based Fare Free Transit Pilot Service Agreement

Fiscal Consideration: The Age Based Fare Free Transit Pilot Service Agreement will require the County to pay a total of \$115,000 to the City in quarterly payments for Fiscal Year 2022. This was part of the FY22 budget discussions and budget will be available as of October 1 to cover this contract in Account: 008.79.7940.544.34.00.

Recommended Action: Approve and authorize the Chair's signature on the Age Based Fare Free Transit Pilot Service Agreement

[FY22 Age Based Unlimited Access Pilot Agreement with Exhibit A ATF by C](#)

Human Resources

31. [21-0846](#) Community Support Services request to add 2 Grant Funded 1.00 FTE's to support Emergency Rental Assistance Program (ERAP)

Fiscal Consideration: 230.00.0060.525.12.00-\$270,768;
230.00.0060.525.14.00-\$20,000; 230.00.0065.525.21.00-\$30,000;
Personal Services Total-\$320,768

Recommended Action: Approve the addition of two FTE Case Managers I in support of ERAP

Procurement

- 32. [21-0723](#)** FY 2022 New World Report of Annual Blanket Purchase Orders over \$50,000.01, to continue county-wide operations.

Fiscal Consideration: Sufficient funds exist to cover the issuance of the FY 2022 Annual Blanket Purchase Orders over \$50,000.01, provided in the financial report. The amount budgeted, accounts and funds all varies.

Recommended Action: Approve the issuance of FY 2022 New World Report of Annual Blanket Purchase Orders over \$50,000.01, to continue county-wide operations.

[FY22 POR \\$50K and Over \(New World Report\).xlsx](#)

- 33. [21-0725](#)** FY 2022 New World Report of Annual Single-Sole Source Certification Form and Annual Blanket Purchase Order over \$50,000.01, for Single-Sole Source purchases to continue county-wide operations.

Fiscal Consideration: Sufficient funds exist to cover the issuance of the FY 2022 Annual Blanket Purchase Order. The amount budgeted, accounts and funds all varies.

Recommended Action: Approve the Single-Sole Source Certification Form and the issuance of the FY22 Annual Blanket Purchase Order on the attached report.

[Cumberland Int Single Source 8-27-2021.pdf](#)

[FY22 POR Single Sole \\$50K and Over \(New World Report\).xlsx](#)

- 34. [21-0795](#)** Award: Contract #12071 and BID 22-8 Annual Elevator Services to Oracle Elevator to Holdco, Inc. in an amount not to exceed (NTE) \$84,835.00 for the Facilities Management Department

Fiscal Consideration: The Contract for the annual elevator services is budgeted in repairs and maintenance (001.19.1912.519.46.80, 001.19.1912.529.46.80, 001.19.1912.712.46.80) for a total of \$84,835.00.

Recommended Action: Approve the solicitation award and contract for BID 22-8 Annual Elevator Services to Oracle Elevator Holdco, Inc. in an amount not to exceed (NTE) \$84,835.00, as the lowest responsible and responsive bidder meeting specifications, and authorize the Chair to execute these actions.

[Contractual Services Agreement 12071 - Oracle Elevator Holdco, Inc. - Annual E](#)
[Services.ATF by CAO.pdf](#)
[BID 22-8 Annual Elevator Services.pdf](#)
[BT 22-8 Annual Elevator Services.pdf](#)
[DemandStar Recap 22-8.pdf](#)
[DR 22-8 Annual Elevator Services.pdf](#)
[PAD 22-8 Annual Elevator Services Signed.pdf](#)
[SIS 22-8 Annual Elevator Services.pdf](#)
[Supplier-Mowrey Elevator Company of Florida, Inc R.pdf](#)
[Supplier-Oracle Elevator Holdco Inc.PDF](#)
[Supplier-TK Elevator.PDF](#)
[BR 22-8 Annual Elevator Services.xls](#)

- 35. [21-0836](#)** Purchase Order 2021-2128 in the amount of \$124,900.00, to Leesburg Concrete Co., Inc. for the Purchase of one (1) Pre-Cast Concrete Restroom for Santa Fe Lake Park.

Approve Budget Amendment in the amount of \$325,661.00

Fiscal Consideration: Sufficient funds exist in the Boating Improvement Fund to cover the total cost of this project \$325,661.00.

Fund 043.41.4100.572.62.00, project #6194107 Santa Fe Lake Park - New Construction - Restrooms

Recommended Action: Approve the Budget Amendment in the amount of \$325,661.00 and approve the issuance of Purchase Order 2021-2128, to Leesburg Concrete Co. Inc. for the Purchase of one (1) Pre-Cast Concrete Restroom for Santa Fe Lake Park. Pricing per Lake County Florida Contract 16-0214.

[Quote Leesburg Concrete SFLP RR.pdf](#)
[Term Ext, ADM to Contract.pdf](#)
[Leesburg Concrete FL Storage Unit Building Certification](#)
[Lake BT 16-0214 Tabulation of Bids.pdf](#)
[Lake RFP 16-0214 Lake County Precast Building Contract w Extensions 1 2 &.pd](#)
[Lake RFP 16-0214 Addendum 1.pdf](#)
[Lake RFP 16-0214 Addendum 2.pdf](#)
[Lake RFP 16-0214 Request for Proposals.pdf](#)
[OMB Budget Amendment.pdf](#)

- 36. [21-0862](#)** Approve: CCNA RFP Ranking for RFP 22-35 Annual A & E Services for Building Construction Projects for the Facility Management Department.

Fiscal Consideration: There is funding in allocated budget in Account 001.19.1919, General Fund, for A&E Services.

Recommended Action: Approve the RFP Ranking for RFP 22-35 Annual A & E Services for Building Construction [vertical] Projects as follows:

1. Walker Architects, Inc.
2. The Lunz Group, Inc.

3. Paul Stresing Associates
4. Brame Heck Architects, Inc

Approve the above RFP Ranking and authorize staff to negotiate contracts for **RFP 22-35 Annual A & E Services for Building Construction Projects** with these 4 (four) firms until a contract is reached; or, negotiations are terminated.

[BR 22-35 Annual A & E Services for Building Construction Projects.xlsx](#)
[RFP 22-35 Annual Architectural & Engineering Services for Capital Construction I Than \\$4 Million.pdf](#)

[ADM 1 22-35 Annual A & E Services for Building Construction Projects.pdf](#)
[DemandStar Recap.pdf](#)

[PM Notice 22-35.pdf](#)

[PM Notice RFP 22-35.pdf](#)

[Supplier - Architecture Studio, Inc R.pdf](#)

[Supplier - Brame Heck Architects, Inc R.pdf](#)

[Supplier - DRMP, Inc R.pdf](#)

[Supplier - Graef-USA, Inc.PDF](#)

[Supplier - Level Architecture + Interiors, LLC.PDF](#)

[Supplier - Mitchell Gullledge Engineering Inc R.pdf](#)

[Supplier - Monarch R.pdf](#)

[Supplier - Partin Architecture R.pdf](#)

[Supplier - Paul Stresing Associates R.pdf](#)

[Supplier - The Lunz Group, Inc.PDF](#)

[Supplier - Walker Architects, Inc R.pdf](#)

37. [21-0867](#) Approve: CCNA RFP Ranking for RFP 21-989 Impact and Mobility Fee Update for the Growth Management Department.

Fiscal Consideration: There is \$150,000 in allocated budget in Account 001.65.6509.549.3400, General Fund, for the Impact and Mobility Fee Update

Recommended Action: Approve the ranking of RFP 21-989 Impact and Mobility Fee Update as follows:

1. NUE Urban Concepts
2. Tindale Oliver & Associates, Inc.

Approve the above ranking and authorize staff to negotiate an agreement for RFP 21-989 Impact and Mobility Fee Update with the top ranked firm NUE Urban Concepts. Should the staff be unable to negotiate a satisfactory agreement with the top ranked firm, negotiations with that firm will be terminated and staff will then negotiate with the second ranked firm.

[Ranking Public Minutes RFP 21-989 Impact and Mobility Fee Update \(RFP\).pdf](#)
[BR RFP 21-989.xlsx](#)
[BT 21-989 Impact and Mobility Fee Update FINAL.pdf](#)
[RFP ADM 1 21-989 Impact and Mobility Fee Update.pdf](#)
[Submittal - NUE Urban Concepts.pdf](#)
[Submittal - Tindale-Oliver.pdf](#)

38. [21-0761](#) Purchase Order 2021-1992, to W. W. Gay Fire & Integrated System Inc., in the amount of \$97,920.00, for Purchase and Installation of the Card Reader System at the Alachua County Fire Rescue Headquarters and various Fire Rescue Stations project managed by the Public Works Department, Critical Facilities.

Fiscal Consideration: Sufficient budget exists in accounts:
001.19.1912.529.46.00=\$50,000, and
011.54.5480.522.46.00=\$50,000, in the General Fund and
MSBU-Fire Services Fund project #6215401.

Recommended Action: Approve the issuance of Purchase Order 2021-1992, to W. W. Gay Fire & Integrated System Inc., in the amount of \$97,920.00, for Purchase and Installation of the Card Reader System at the Alachua County Fire Rescue Headquarters and various Fire Rescue Stations project managed the Public Works Department, Critical Facilities. Prices, terms and conditions are per approved Sole Source.

[QUOTE Alachua County Fire Rescue Headquarters.pdf](#)
[QUOTE Alachua County Fire Rescue Stations.pdf](#)
[BCC 11.12.19 Chair Approved Sole Source Form for WW Gay Fire & Integrated Systems.pdf](#)

Solid Waste and Resource Recovery

39. [21-0837](#) Contract #10731 Second Amendment to Agreement for Contractual Services between Alachua County and Pritchett Trucking, Inc. for Annual Back-Up and Emergency Hauling Services (Bid #17-66)

Fiscal Consideration: Pending approval of the proposed FY22 budget, there will be sufficient funds in account: 400.76.7631.534.42.00 in Solid Waste Fund of \$400,000 for this agreement.

Recommended Action: Approve the Second Amendment to the Agreement and authorize the Chair to sign it.

[#10731 Pritchett Trucking, 2nd Amendment for Annual Back-up and Emergency Services ATF by CAO2.pdf](#)
[#10731 Pritchett Trucking 1st Amendment.pdf](#)
[#10731 Pritchett Trucking Original Agreement.PDF](#)

40. [21-0900](#) Approve: Contract #10066, 1st Amendment, Bid #17-46 Annual Office Recycling Services to Recycling Services of America, Inc. in the amount not to exceed \$74,000.00, annually.

Fiscal Consideration: Solid Waste Assessment Funds from account 405.76.7620.534.34.00 (\$74,000) are budgeted for FY 2022 for this contract.

Recommended Action: Approve the 1st amendment to Contract #10066 and authorize the chair to execute same.

[#10066 1st Amendment Recycling Services of America Annual Government Office Recycling ATF by CAO.pdf](#)

[#10066 Recycling Services of America Original Agreement.PDF](#)

41. [21-0873](#) Contract #11516, 1st Amendment, RFP #2-75 Annual Wood Waste Processing with Gaston Tree Debris Recycling LLC in an amount not to exceed (NTE) \$100,000.00.

Fiscal Consideration: Sufficient funds exist in fund 400.76.7630.534 to cover this agreement.

Recommended Action: Approve the First Amendment to contract #11516 and authorize the Chair to execute same

[#11516 1st Amendment Gaston p ATF\(1\).pdf](#)

[#11516 Gaston Tree Debris-Annual Wood Waste.pdf](#)

Sustainability

42. [21-0870](#) Renewal of Property Assessed Clean Energy Interlocal Agreements

Fiscal Consideration: There are no financial cost to the County.

Staff monitors but does not administer PACE programs. Any administrative oversight or pre/post assessment review will require additional resources.

Recommended Action: Approve the renewal of all existing PACE interlocal agreements with the same terms as the current agreements, with the addition of an "Ability to Pay" provision and for a term of five years and authorize the Chair to sign the interlocal agreements after the PACE programs have signed. The "Ability to Pay" provision will be added to each proposed agreement and read as follows:

"Ability to Pay for Residential PACE Assessments

Before final approval on a financing agreement on residential property, the third-party administrator must reasonably determine that the property owner has an ability to pay the estimated annual assessment. As part of this determination, a property owner's income may be confirmed using information gathered from reputable third-parties that provide reasonably reliable evidence of the property owner's household income. Income may not be confirmed solely from a property owner's statement."

[FL Pace Funding Agency 2018 -2021.pdf](#)
[Florida Green Finance Authority 2018-2021.pdf](#)
[Florida Resiliency and Energy District ILA 2018-2021.pdf](#)
[Green Corridor Property Assessment Clean Energy ILA 2018-2021.pdf](#)

Visitors & Convention Bureau

43. [21-0713](#) Request Approval of the FY22 Local Sports Destination Enhancement Grant Program Application

Fiscal Consideration: The total available award amount for the FY22 Local Sports Destination Enhancement Grant program is \$130,000.00 from the third penny. There is sufficient funding available to support this program.

Tourist Development Grants Fund# 005.45.4530.552.82.62

Recommended Action: Approve the FY22 Local Sports Destination Enhancement Grant application as presented. Qualifying applications will be scored by a County-appointed scoring committee and will be presented to the Board for final funding award consideration and a legislative determination that they serve a public purpose and are primarily related to the promotion of tourism in Alachua County.

[FY22-Local-Sports-Destination-Enhancement-Grant-Application FINAL.docx](#)

44. [21-0883](#) Request Approval for Carson Springs Wildlife Foundation to Extend Previously Awarded Grant Funding

Fiscal Consideration: Original FY21 award \$64,621.45; remaining balance on Purchase Order 2021-1278 is \$38,501.03 in the Nature and Culture Destination Enhancement Fund 006.45.4540.552.82.61.

Recommended Action: Approve the use of previously awarded grant funding to support the allowable marketing and operations expenses for Carson Springs Wildlife Foundation for their October 1, 2021-September 30, 2022 event schedule. Make the legislative factual determination that these funded events and activities are related to the advancement of tourism in Alachua County, and authorize staff to carry-forward funding originally awarded in FY21 to support activities into FY22.

[TDT PO Terms and Conditions.pdf](#)
[FY21 NCDE Grant Funding Awards.pdf](#)

45. [21-0886](#) Request Approval for Arts Association of Alachua County (Artwalk Gainesville) to Extend Previously Awarded Grant Funding

Fiscal Consideration: Original FY21 award \$5,602.76 Purchase Order 2021-1274; current balance is \$5,602.76 in the Nature and Culture Destination Enhancement Fund 006.45.4540.552.82.61.

Recommended Action: Approve the use of previously awarded grant funding to support the allowable marketing and operations expenses for the Arts Association of Alachua County for their October 1, 2021-September 30, 2022 event schedule. Make the legislative factual determination that these funded events and activities are related to the advancement of tourism in Alachua County, and authorize staff to carry-forward funding originally awarded in FY21 to support activities into FY22.

[TDT PO Terms and Conditions.pdf](#)
[FY21 NCDE Grant Funding Awards.pdf](#)

- 46. [21-0887](#)** Request Approval for the Cultural Arts Coalition to Extend Previously Awarded Grant Funding

Fiscal Consideration: Original FY21 award \$35,184.04 Purchase Order 2021-1279; balance is \$35,184.04 in the Nature and Culture Destination Enhancement Fund 006.45.4540.552.82.61.

Recommended Action: Approve the use of previously awarded grant funding to support the allowable marketing and operations expenses for the Cultural Arts Coalition for their October 1, 2021-September 30, 2022 event schedule. Make the legislative factual determination that these funded events and activities are related to the advancement of tourism in Alachua County, and authorize staff to carry-forward funding originally awarded in FY21 to support activities into FY22.

[TDT PO Terms and Conditions.pdf](#)
[FY21 NCDE Grant Funding Awards.pdf](#)

Z. Notation for Record

- 47. [21-0861](#)** Report: Contracts Approved by County Manager and Staff during the month of August 2021

Fiscal Consideration: N/A

Recommended Action: Accept the report and include a copy of the documents in the minutes of the Board of County Commissioners

[Report of Contracts August 2021.pdf](#)

- 48. [21-0879](#)** Arts Council of Alachua County - May 3, 2021; June 7, 2021; and August 2, 2021 Minutes

Fiscal Consideration: N/A

Recommended Action: No action necessary. For informational purposes only.

[050321 Meeting Minutes.docx](#)
[060721 Meeting Minutes.docx](#)
[080221 Meeting Minutes.docx](#)

AA. Notice of Upcoming Meetings

49. [21-0820](#) Notice of Upcoming Meetings*Fiscal Consideration:* N/A*Recommended Action:* N/A. For informational purposes only.[Notice_of_Upcoming_Meetings_092821.pdf](#)