

Tuesday, March 2, 2021 – 1:30 P.M.
John R. "Jack" Durrance Auditorium
County Administration Building
12 Southeast First Street
Gainesville, Florida

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

PRESENT: Chair Ken Cornell; Vice Chair Marihelen Wheeler, Commissioner Mary Alford, Commissioner Charles S. Chestnut IV and Commissioner Anna Prizzia

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

Approval of Agenda

Commissioner Alford moved adoption of the agenda as amended. The motion carried 5-0.

Items for Discussion

1. Zero Waste Strategy Report Update 21-0183

Fiscal Consideration: None

Recommended Action: Receive update

Interim Solid Waste Director Gus Olmos presented the above item.

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

By consensus, the Board requested a report on what work has been done to reduce the carbon foot print of the County's fleet.

Commissioner Alford presented comments.

Public Comments

Chair Cornell recognized Anthony Johnson who presented comments to the Board.

Commissioner Alford and Interim Waste Director Olmos presented comments.

2. Residential Rental Unit Permit and Inspection Program 21-0175

Fiscal Consideration: Funding for this program will depend on whether the program is contracted to a third party or implemented in house. In house first year expenses would be approximately \$454,000. On-going yearly expenses would be

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approximately \$345,000. Revenues will be based on the fees collected for the permit.

Recommended Action: Provide Direction to Staff

Growth Management Director Missy Daniels presented the above item.

Commissioner Alford, Commissioner Prizzia, Commissioner Alford, Commissioner Wheeler, Commissioner Prizzia, Commissioner Chestnut, Assistant County Attorney Corbin Hanson, Commissioner Alford, Claudia Tuck, Commissioner Prizzia, Assistant County Manager Carl Smart, Commissioner Wheeler, Chair Cornell, Commissioner Prizzia, Commissioner Chestnut, Commissioner Wheeler, and Commissioner Prizzia presented comments.

Commissioner Alford moved the following:

1. Ask staff to create a Countywide Ordinance similar to or the same as the City of Gainesville.
2. Begin implementation of the program before the end of 2021.
3. The service is to be provided in house with the exception of any energy modeling and ratings which would be contracted out or use a community organization.
4. Make an option for larger complexes to opt in.
5. Create a local recognition for properties that are especially energy efficient.

After discussion by the Board:

Commissioner Alford moved the following amended motion:

1. Ask staff to create a draft Countywide Ordinance similar to or the same as the City of Gainesville and return to the Board for a policy discussion prior to advertisement.
2. Begin implementation of the program before the end of 2021.
3. The service is to be provided in house with the exception of any energy modeling and ratings which would be contracted out or use a community organization.
4. Make an option for larger complexes to opt in.
5. Create a local recognition for properties that are especially energy efficient.

Commissioner Prizzia presented comments.

Public Comments

Chair Cornell recognized Jennifer Lyons, Sheila Payne, Darlene Pifalo, Jeremiah Tattersall, Anthony Johnson, and Nathan Skop who presented comments.

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Commissioner Alford, Commissioner Prizzia, Commissioner Chestnut, Chair Cornell, Housing Director Stephen Weeks, and Commissioner Prizzia presented comments.

By consensus, the Board requested to add the Residential Rental Unit Permit and Inspection Program to the Joint Meetings with the municipalities.

The motion carried 5-0.

3. Discussion of purchase of Fellowship Baptist Church in High Springs 21-0187
Fiscal Consideration: Asking price for the church and surrounding 9 acres: \$3,300,000

ESTIMATES of the cost of acquisition will include:

Two appraisals \$20,000

Building condition due diligence report \$33,000

Phase I Environmental Audit \$3,000

Survey and other Public Works Charges \$10,000

Estimated (will invoice actual expenses)

Title insurance premium and search fee \$11,000

Attorney's fees \$5,000

Recording costs \$100

Post-closing costs will include upgrading and conversion of structures to the County's intended uses, ongoing maintenance and operation of the property and facilities.

Funding sources could include the General Fund, Solid Waste and Wild Spaces & Public Places, depending on the final uses determined for the site.

Recommended Action: Direct staff on whether to proceed with the investigation of, and possible option contract for the Fellowship Baptist Church as a potential location for County offices and facilities.

Deputy County Manager Harriot and Community Support Services Director Claudia Tuck presented the above item.

Public Works Director Ramon Gavarrete, Commissioner Alford, Commissioner Prizzia, Commissioner Wheeler, Assistant County Manager Tommy Crosby, Commissioner Chestnut, Claudia Tuck, Former Commissioner Levin, Chair Cornell, Commissioner Alford, and Commissioner Wheeler presented comments.

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Commissioner Wheeler moved to authorize staff to proceed with the 90 day option contract for the Fellowship Baptist Church as a potential location for County/City/Community offices and facilities. Engage the elected city officials of Alachua, High Springs, and Newberry/City Managers on what level of involvement they would have in the endeavor.

Commissioner Alford presented comments.

Joy Glanzer, Anthony Johnson, Mary Lou Hildreth, and Mona Gil de Gibaja presented comments.

The motion carried 5-0.

ADDED ITEM:

County Manager Comments

School Board letter

County Manager Lieberman stated that she received a letter from the School Board Chair requesting that the County explore the possibility of a Joint School Board/County Administration Building. She stated since both agencies operate countywide this may be an excellent opportunity to develop a mutually beneficial relationship.

Commissioner Prizzia moved to add the School Board properties and discussion of their needs into the scope of services for the consultant on a new County Administration Building for consolidation of facilities.

Commissioner Alford, Commissioner Prizzia, Chair Cornell, County Manager Lieberman,

The motion carried 5-0.

Closing Comments

Public Comment

There were no comments offered.

Commission Comment

Commissioner Alford stated that a few weeks ago she made a motion regarding modifications to affordable housing to increase efficiency as well as carbon offsets for the County. The Board requested she take it to the Joint Water/Climate Board and she

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received unanimous support. She would like to give the presentation to the Board during a March Agenda.

Commissioner Alford moved add the item to a March Agenda as soon as staff is ready.

Hawthorne Youth Fair Donation

Commissioner Wheeler stated that Mayor Surrency is trying to raise funds for students to participate in the Youth Fair that have financial difficulties. She requested that if anyone is inclined to help contact Mayor Surrency.

Communications Coordinator Mark Sexton stated that the County will be promoting the fundraiser on the County's Social Media to assist in the fundraiser.

Turkey Creek Preserve

Chair Cornell stated that at the opening ceremony he was approached by a citizen regarding the Florida Trails Passport Promotion. He stated that he thought it would be a great promotion for the Tourist Development Council and stated that he will give the information to Commissioner Wheeler who serves on that Board.

County Strategic Planning Session

Chair Cornell stated that on Thursday the County will have an excellent facilitator to assist with the meeting. He encouraged the public to attend and participate.

There being no further business before the Board the meeting was adjourned at 5:15 P.M.