

Tuesday, September 28, 2021 – 11:30 A.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 Regular 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

**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**

**Chair Cornell called meeting to order at 11:30am**

**D. Approval of Consent Agenda**

**E. Approval of Regular Agenda**

County Manager Lieberman announced the following amendments to the agenda:

Items moved to the Regular Agenda

27. Addition of the Property of Limerock Mines LLC, et al to the Active Acquisition List 21-0884

30. Regional Transit System Age Based Fare Free Transit Pilot Service Agreement 21-0878

31. Community Support Services request to add 2 Grant Funded 1.00 FTE's to support Emergency Rental Assistance Program (ERAP) 21-0846
42. Renewal of Property Assessed Clean Energy Interlocal Agreements 21-0870

**Commissioner Prizzia moved** approval of consent/regular agenda as amended. The motion carried 5-0.

2<sup>nd</sup> Commissioner Wheeler

**F. Announcements / Legislative Update**

Communications Coordinator presented the "What's Good Visitor Guide" and is a comprehensive guide for visitors and residents to see all the events that are occurring in Alachua County.

**G. Recognitions**

1. Approval of a Proclamation Declaring October 3rd through October 9th, 2021 as "National 4-H Week" in Alachua County, Florida 21-0891  
**Fiscal Consideration:** N/A  
**Recommended Action:** Proclaim October 3rd through October 9th, 2021 as "National 4-H Week" in Alachua County, Florida

Commissioner Prizzia read and presented the Proclamation Benjamin Wolking who accepted it with gratitude.

**H. Advisory Board Items**

2. Appointment of one (1) member to the Alachua County Historical Commission 21-0851  
**Fiscal Consideration:** N/A  
**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.

Deputy Clerk Donahey called on each Commissioner for their one nomination for the Citizen-at-Large Representative.

Commissioners Alford and Prizzia nominated Kaitlyn Hof-Mahoney.

Commissioner Chestnut, Cornell, and Wheeler nominated Mike O'loughlin.

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Deputy Clerk Donahey called on each Commissioner for their one nomination for the Alternate Representative.

Commissioners Alford, Chestnut Cornell, Prizzia, and Wheeler nominated Kaitlyn Hof-Mahoney.

**Commissioner Prizzia moved** appointment of Mike O'loughlin as the Citizen-at-Large Representative to a term ending April 30, 2023 and Kaitlyn Hof-Mahoney as the Alternate Representative to a term ending April 30, 2023. The motion carried 5-0.

2<sup>nd</sup> Commissioner Wheeler

3. Appointment of Two Positions to the Alachua County Local Planning Agency/Planning Commission 21-0809

**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.

Chair Cornell recognized Brandon Walsh who expressed his desire to serve on the Local Planning Agency.

Deputy Clerk Donahey called on each Commissioner for their two nominations for the Citizen-at-Large Representatives.

Commissioners Alford, Chestnut, Cornell, Prizzia, and Wheeler nominated Trista Brophy-Duron and Raymond Walsh.

**Commissioner Prizzia moved** appointment of Trista Brophy-Duron as the Representative to a full term ending July 31, 2025 and Raymond Walsh as the Representative to a partial term ending July 31, 2024. The motion carried 5-0.

2<sup>nd</sup> Commissioner Wheeler

## **I. COVID 19 Items**

4. COVID 19 Discussion 21-0912

**Fiscal Consideration:** N/A

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

- Health Department Update

Health Department Director Paul D Myers presented updated data

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· Emergency Action

Commissioner Alford presented comments.

Assistant County Manager Tommy Crosby stated that \$4,300,000 is the total impact of COVID on the self-insurance fund. He stated that the BOCC employees are at an 80% vaccination rate.

Commissioner Prizzia and Chair Cornell presented comments.

Chair Cornell, Commissioner Alford, County Attorney Torres, and Chair Cornell presented comments.

**Commissioner Wheeler moved** the following:

1. Discontinue the local emergency action
2. Continue gift cards incentive through the end of October 2021
3. Recommend business to encourage mask use inside
4. Direct the County Manager to bring back recommendations for County Building in the future.
5. Continue employee weekly screenings for unvaccinated.
6. Make the mask signage language change to voluntary and make signage available for download should a business wish to use it.

2<sup>nd</sup> Commissioner Chestnut

Communications Coordinator Mark Sexton, Commissioner Prizzia, Assistant County Manager Crosby, presented comments.

Chair Cornell recognized Public Eduardo Mortiovich, Anthony Johnson, Nancy Darren, Tania Silva, and Amanda Donahoe who presented comments.

**The motion carried 5-0.**

· Staff Vaccine Update

Assistant Risk Manager Amy Childs presented update on employee weekly screening and vaccine update.

County Manager Lieberman, County Attorney Torres, Communications Coordinator Sexton, and Chair Cornell presented comments.

**Added Item – CD Landfill**

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Health Department Director Paul Myers and Environmental Protection Department Director Stephen Hofstetter presented the above item.

Mr. Myers stated that the Health Department has 20 years of water monitoring data for this site. He stated that to date they have detected no violations/offsite contamination.

Mr. Hofstetter stated that EPD has 66 reports on the facility. This site is a Construction and Demolition Site which is not considered a hazardous waste site. He advised that staff will try to visit the site when dust maybe an issue. The site is required to do quarterly reports to the State and County EPD which are reviewed. No offsite contamination has been detected in water samples but staff will make an effort to take new samples.

Commissioner Alford and Commissioner Wheeler presented comments.

#### **Added Item – Eastside Clinic**

Health Department Director Paul Myers presented the above item.

Mr. Myers presented a proposal stated that three of the zip codes on the eastside have the highest death rate in the County. He advised that 8 of the 10 highest causes of death can be addressed with primary care such as diabetes. He stated that for \$500,000 a year the department could generate another 4,000 visits to address the needs in the area.

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

**Commissioner Alford moved** to fund the extension of the Health Department hours from 7:00 a.m. to 7:00 p.m. Monday through Friday and 9:00 a.m. though 2:00 p.m. on Saturday and Sunday at a cost of \$500,000. Data is to be tracked to demonstrate the return on investment. Through the Healthcare Advisory Board explore a multifaceted approach to achieve health equity that brings community partners together to integrate physical and potential financial assets to involve multiple healthcare providers. Also explore issues related to health as well such as transportation, insurance, and other outreach potential. Staff is to return to the Board with a funding recommendation.

2<sup>nd</sup> Commissioner Wheeler

Commissioner Prizzia, Health Department Director Myers, and Commissioner Alford presented comments.

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

**The motion carried 5-0.**

- 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.**

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

- K. Commission Response to Public Comment**

- L. Items Pulled From Consent**

- M. Presentations**

5. Children’s Trust Presentation 21-0857  
**Fiscal Consideration:** N/A  
**Recommended Action:** Hear Presentation

Executive Director of the Children’s Trust Colin Murphy presented the above.  
Chair Cornell and Commissioner Prizzia presented comments.

Children’s Trust Chair Lee Pinkoson presented comments.

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

6. High Springs Community Redevelopment Agency Presentation 21-0587  
**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

Strategic Initiatives Manager Sean McLendon presented comments.

High Springs CRA Director Thomas Kohler and City Chair Ross Ambrose presented the above item.

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

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

**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

Solid Waste Director Gus Olmos and Chas Jordan, Kessler Consulting Inc. presented the above item.

Strategic Initiatives Manager Sean McLendon, Commissioner Alford, Commissioner Wheeler, County Manager Lieberman, and Chair Cornell presented comments.

Marcy LaHart and Leven Gaspen presented comments.

**Commissioner Prizzia moved** accept the Zero Waste Plan as presented, to move forward with developing the grant program as presented, and move forward with the Eco Industrial Park as presented.

2<sup>nd</sup> Commissioner Alford

**The motion carried 5-0.**

#### Sustainability

42. Renewal of Property Assessed Clean Energy Interlocal Agreements 21-0870

**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."

Commissioner Prizzia, Commissioner Alford presented comments.

**Commissioner Prizzia moved** the following:

1. Refer to staff to come back with enhanced truth in lending criteria for any lending program the County offers.
2. Independent energy audits to identify low cost and no cost energy efficiency improvements and share that information.
3. Explore other financing mechanisms.
4. Local components for vendors, for audits, constructions, and energy efficiency upgrades.
5. Banning any deceptive tactics.

2<sup>nd</sup> Commissioner Alford

Chair Cornell recognized Eddie Metzgar and Rachel Hobbs who presented comments to the Board.

**The motion carried 5-0.**

8. U.S. Treasury Dept. Emergency Rental Assistance Program Updates and Neighborly Software Agreement 21-0835  
**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

CRI Representative April Shuping presented the above item

Commissioner Prizzia presented comments.

**Commissioner Prizzia moved** to approve the Neighborly agreement, approve Programmatic Policies changes, and approve the addition of two FTE Case Managers I in support of ERAP.



(This motion addresses item #8 and #31.)

**The motion carried 5-0.**

31. Community Support Services request to add 2 Grant Funded 1.00 FTE's to support Emergency Rental Assistance Program (ERAP) 21-0846  
**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
9. Residential Rental Unit Permit and Inspection Program 21-0859  
**Fiscal Consideration:** For unincorporated County only, begin with 4 FTE 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.

Growth Management Director Missy Daniels presented the above item.

County Attorney Torres, Commissioner Alford, Chair Cornell, Commissioner Prizzia and Deputy County Manager Smart presented comments.

By consensus, the Board choose not to advertise the Ordinance Hearing with a goal of adopting an Ordinance in December/January.

**COMMISSION RECESSED AT: 4:59 P.M.**

**COMMISSION RECONVENED: 5:09 P.M.**

**T. Public Hearing**

12. Adopt the FY22 Final Millage Rates and Final Budget 21-0689  
**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.

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**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.

Chair Cornell recognized Anthony Johnson who presented comments.

**Commissioner Chestnut moved** adoption of 2021-108 establishing FY22 final General County Millage Rate. The motion carried 5-0.

2<sup>nd</sup> Commissioner Alford

**Commissioner Prizzia moved** adoption of the 2021-109 adopting revenue estimates for the FY22 Final General County Budget. The motion carried 5-0.

2<sup>nd</sup> Commissioner Alford

**Commissioner Alford moved** adoption of 2021-110 establishing FY 22 Final Municipal Services Taxing Unit Law Enforcement Millage Rate. The motion carried 5-0.

2<sup>nd</sup> Commissioner Chestnut

**Commissioner Wheeler moved** adoption of the 2021-111 adopting revenue estimates for the FY22 Final Municipal Services Taxing Unit Law Enforcement Budget. The motion carried 5-0.

2<sup>nd</sup> Commissioner Chestnut

13. Teen Violence and Perspectives Discussion 21-0802

**Fiscal Consideration:** N/A

**Recommended Action:** Hear concerns from Alachua County teens on violence

NKwanda Jah presented the above item.

By consensus, the Board referred to staff to create youth representative positions on County Advisory Board such as the Recreation and Open Space Board, Arts Council, Climate Advisory Board, Citizen Disability Advisory Board, Environmental Protection Advisory Board and possibly others.

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

**N. Action Items**

**O. Public Hearing**

10. Public Hearing on Unified Land Development Code Amendments Relating to the County Growth Management Area Charter Provisions 21-0708

**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. Recommended Action:

Senior Planner Ben Chumley presented the above item.

County Attorney Torres, Chair Cornell, and Commissioner Alford presented comments.

The Board of County Commissioners recessed and convened as the LDR Commission at 6:14 p.m.

**Commissioner Prizzia moved** to Convene as the Land Development Regulation Commission, and find the proposed ULDC amendments consistent with the Alachua County Comprehensive Plan.

County Manager Lieberman presented comments.

**The motion carried 5-0.**

The LDR Board adjourned and the County Commission reconvened at 6:17 p.m.

**Commissioner Chestnut moved** to adopt the Ordinance amending the Unified Land Development Code with the County Attorney's recommended language.

2<sup>nd</sup> Commissioner Alford

Chair Cornell recognized Anthony Johnson who presented comments.

**The motion carried 5-0.**

11. Celebration Pointe TOD Revised Preliminary Development Plan 21-0871

**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.

There were no ex-parte communications disclosed.

Deputy Clerk Donahey issued the oath to all those who wished to address this item.

Development Review Manager Christine Berish presented the above item.

Commissioner Prizzia presented comments.

**Commissioner Prizzia moved** to 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 with the proposed conditions.

2<sup>nd</sup> Commissioner Alford

Transportation Planning Manager Chris Dawson, Commissioner Alford, Jonathan Paul, Anthony Johnson, and Mr. Dawson presented comments.

**The motion carried 5-0.**

27. Addition of the Property of Limerock Mines LLC, et al to the Active Acquisition List 21-0884

**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)

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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.

Parks and Conservation Lands Manager Charlie Houder presented the above item.

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

**Commissioner Wheeler moved** to approve the addition of property owned by Limerock Mines LLC, et al to the Active Acquisition List as a Bargain/Share project.

2<sup>nd</sup> Commissioner Alford

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

**The motion carried 5-0.**

30. Regional Transit System Age Based Fare Free Transit Pilot Service Agreement 21-0878

**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

**Commissioner Prizzia moved** to approve and authorize the Chair's signature on the Age Based Fare Free Transit Pilot Service Agreement. The motion carried 5-0.

**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**

Chair Cornell recognized Anthony Johnson, Kali Blount, Mark van Soestbergen, and Jennifer Muir presented comments.

**S. Commission Response to Public Comment**

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

**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.

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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.

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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.

Parks and Conservation Manager Charlie Houder presented the above item.

Commissioner Alford presented comments.

**Commissioner Alford moved** the following:

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.

2<sup>nd</sup> Commissioner Chestnut

Commissioner Prizzia, Chair Cornell, Byron Flag, Anthony Johnson, Bruce Blackwell, and Commissioner Prizzia presented comments.

**The motion carried 5-0.**

## **V. Public Comment**

Chair Cornell recognized Anthony Johnson, Kristen Young, and County Manager Lieberman who presented comments.

County Manager Report



## Sports Venue

County Manager Lieberman stated that there is a donation of land as part of the arrangement for the Sports Venue. There is an issue of use restrictions that the operator will have to contend with. The restrictions come from covenants with the current leases of Viking Property.

Sven Dyrkolbotn stated that current tenants are demanding these restrictions in order to protect their businesses. Things such as Regal Cinema is demanding to be the only movie theater in the development. He feels the restrictions will not affect the ability to operate the facility.

**Commissioner Alford moved** to approve the event center use restrictions and authorize the County Manager to approve and execute a closing agreement that will impose said use restrictions on the event center property.

2<sup>nd</sup> Commissioner Wheeler

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

**The motion carried 5-0.**

## **W. Commission Comment**

### Arts Committee

Commissioner Wheeler stated that the Arts Committee is having serious concerns regarding the selection of a statue for the County Administration location.

Commissioner Alford and Commissioner Chestnut presented comments.

### FEMA Funding request

Commissioner Wheeler inquired regarding a FEMA funding request.

County Manager Lieberman stated that the County did not sustain enough in damages to qualify for FEMA funding.

### Micanopy Play

Commissioner Wheeler stated that the Town of Micanopy is hosting a play for their bicentennial and she inquired if the County can help sponsor the event.

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County Manager Lieberman stated that they need to get in touch with the Tourist Development Director as there is a process for sponsoring events.

Commissioner Prizzia exited at 8:17 P.M.

#### Broadband Champion

Commissioner Alford discussed the possibility of the county purchasing of GRUCom. She stated that she would like staff to investigate the idea of purchasing the entity and discuss the assets they have.

County Manager Lieberman stated that staff has already considered this option and talks are already underway.

#### Legal Council

Commissioner Alford stated that she would like to see a similar process for security deposits as the County has with wage theft.

County Attorney Torres believes the State has pre-empted the County in this matter but her office would be happy to look into the matter.

By consensus, the Board referred to the County Attorney's Office the use of the Wage Theft model for security deposits.

#### Courthouse Renaming

Commissioner Alford stated that she has had discussion with Stephanie Mickle regarding the renaming of the Courthouse. She stated that they are requesting to have a County delegate attend their meetings to improve communications in this matter.

#### Quasi-Judicial Items

Commissioner Alford requested that Quasi-Judicial Items be flag on the Agenda so that everyone is aware of the matters.

By consensus, the Board requested that the Agenda be so modified.

#### Countywide Summit

Chair Cornell stated that the summit is scheduled for October 27, 2021 at 5:00 p.m. at the Senior Center.

## 2 Local Bills

Chair Cornell advised the Board regarding the possibility for two local bills. One would be to implement single member districts for the County Commission. It would also change the makeup of the Board to 5 single member districts and 2 at large representatives.

The second bill would consolidate the City of Gainesville and the County Government similar to what occurred with the City of Gainesville and Jacksonville.

There being no further business before the Board the meeting was adjourned at 8:32 P.M.

## **X. Adjournment**

## **Y. CONSENT ITEMS**

### Budget & Fiscal Services

15. Health Facilities Authority - approval of resolution to allow issuance of bonds for Oak Hammock 21-0818

**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.

16. Trunk Radio System GRU extension 21-0892

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

**Recommended Action:** Approve contract extension

### Clerk of Court

17. Approve BoCC Meeting Minutes 21-0821

**Fiscal Consideration:** None

**Recommended Action:** Approve BoCC minutes

### Community Support Services

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

**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.

19. Agreement between State Housing Initiative Partnership and Rebuilding Together North Central Florida 21-0876

**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

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

**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.

21. 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 21-0842

**Fiscal Consideration:** 001.29.1500.346.9000 001.29.1500.569.30.00

**Recommended Action:** Approve Interlocal Agreement

22. County Attorney request to initiate or defend cases. 21-0848

**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.

County Manager's Office

23. Request Approval of Public Art Loan and Display Agreements 21-0805

**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.

24. Request to Approve Recommended Mini and Matching Grant Funding Awards 21-0880

**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.

25. Request Approval of Extension Office Lease Agreement with Florida Department of Agriculture & Consumer Sciences 21-0830

**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

#### Environmental Protection

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

**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.

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

**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 Transfer from Reserves 09282021.pdf FY21 Reserves and Adjustments - Fire-ADA.pdf

#### Growth Management

29. Regional Transit System Fiscal Year 2022 and 2023 Annual Transit Service Agreement 21-0827

**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.

#### Human Resources

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

**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.

33. 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. 21-0725

**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.

34. 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 21-0795

**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.

35. 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. 21-0836

Approve Budget Amendment in the amount of \$325,661.00 21-0836

**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 Fiscal Consideration:

**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.

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

**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.

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

**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.

38. 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. 21-0761  
**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.

Solid Waste and Resource Recovery

39. 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) 21-0837  
**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.
40. 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. 21-0900  
**Fiscal Consideration:** Solid Waste Assessment Funds from account 405.76.7620.534.34.0 (\$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.
41. 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. 21-0873  
**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 Visitors & Convention Bureau
43. Request Approval of the FY22 Local Sports Destination Enhancement Grant Program Application\_21-0713



**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.

44. Request Approval for Carson Springs Wildlife Foundation to Extend Previously Awarded Grant Funding\_21-0883

**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.

45. Request Approval for Arts Association of Alachua County (Artwalk Gainesville) to Extend Previously Awarded Grant Funding\_21-0886

**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.

46. Request Approval for the Cultural Arts Coalition to Extend Previously Awarded Grant Funding 21-0887

**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.

Z. Notation for Record

47. Report: Contracts Approved by County Manager and Staff during the month of August 2021\_21-0879

**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

48. Arts Council of Alachua County - May 3, 2021; June 7, 2021; and August 2, 2021 Minutes 21-0879

**Fiscal Consideration:** N/A

**Recommended Action:** No action necessary

AA. Notice of Upcoming Meetings

49. Notice of Upcoming Meetings 21-0820

**Fiscal Consideration:** N/A

**Recommended Action:** N/A