

Tuesday, January 3, 2017 – 1:30 P.M.
County Administration Building
Jack Durrance Auditorium
12 Southeast First Street
Gainesville, Florida

The Alachua County Commission met for the Policy Meeting.

PRESENT: Chair Ken Cornell presiding; Vice Chair Lee Pinkoson Commissioners Mike Byerly, Chuck Chestnut, and Hutch Hutchinson

ALSO PRESENT: County Manager Lee Niblock, Assistant County Manager Jim Harriot, County Attorney Michele Lieberman, Clerk of Court J.K. Irby and Deputy Clerk Steve Donahey

Approval of Agenda

1. Approve the agenda

Fiscal Consideration: N/A

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

Commissioner Pinkoson moved adoption of the agenda as printed. The motion carried 4-0 with Commissioner Byerly out of room.

(Approval of items on the Consent Agenda are generally considered to be routine and the motion to adopt the Agenda approves all items on the Consent Agenda and is the first action taken by the Board at the beginning of the meeting. There will be no discussion on these items unless requested. Anyone wishing to speak to an item on the Consent Agenda may come forward and request the item be moved to the Regular Agenda prior to the approval of the agenda.)

Commissioner Proposed Items for Discussion

2. Fairgrounds presentation

Fiscal Consideration: Current funds are available and budgeted within the Economic Development Capital Fund to begin the planning and engineering stages. Potential and dedicated revenue sources for bonding include 2 Cents of the Tourist Development Tax currently being used to retire the Nations Park Debt (70%), General Fund (30%). Additional revenue is being sought in the form of a State of Florida grant (applied for, unknown if funded). To offset capital and

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ongoing operating expenses, reinvesting the revenue generated at the facility is expected to be used once operational.

Recommended Action: (1) Hear the Fairgrounds presentation (2) direct staff on the size, configuration and financing of the project (3) direct Purchasing to advertise the RFQ/RFP scope of services for the Construction Manager at Risk

County Manager Lee Niblock presented the above item.

Chair Cornell, Assistant County Manager Gina Peebles, Commissioner Hutchison, Finance Director Todd Hutchison, Commissioner Pinkoson, Todd Hutchison, County Manager Lee Niblock, Commissioner Pinkoson, Todd Hutchison, Commissioner Pinkoson, Lee Niblock, Commissioner Pinkoson, Chair Cornell, County Attorney Sylvia Torres, Commissioner Byerly, Lee Niblock, Gina Peebles, Commissioner Byerly, Lee Niblock, Gina Peebles, Chair Cornell, Commissioner Byerly, Gina Peebles, Lee Niblock, Commissioner Byerly, Public Works Director Michael Faye, Commissioner Byerly, Michael Faye, Chair Cornell, Commissioner Pinkoson, Joleen Cacciatore-Miller, Commissioner Byerly, Joleen Cacciatore-Miller, Commissioner Byerly, Commissioner Pinkoson, Joleen Cacciatore-Miller, Commissioner Pinkoson, Joleen Cacciatore-Miller, Commissioner Pinkoson, Joleen Cacciatore-Miller, Commissioner Byerly, Lee Niblock, Chair Cornell, Commissioner Hutchison, Gina Peebles, Commissioner Hutchison, and Lee Niblock presented comments.

Commissioner Hutchison moved the following:

1. To direct staff to provide a request for proposal(RFP)or request for qualifications (RFQ) for a construction manager at risk for the facility at the fairgrounds for Option B, request that the draft RFP/RFQ be brought back to the commission for review prior to releasing it.
2. Direct staff to investigate public/private partnerships for funding.
3. Staff to provide more detailed funding options that can include public/private partnerships.
4. Direct staff to add a funding request for the facility to the County's Legislative Agenda.

Chair Cornell, Commissioner Byerly, and Chair Cornell presented comments.

Public Comments:

Commissioner Cornell recognized Nick Patel, Finance Director Todd Hutchison, Nick Patel, Ron Grummel, Elaine Young, Perry McGriff, Anisha Patel, Gina Peebles,

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Megan Ecto, Larry Hosley, Commissioner Pinkoson, David Stirt, Daniel Ouko, Frank Sayer, Bob Nickels, Mike Powell, and Joleen Cacciatore-Miller presented comments.

Commissioner Hutchinson moved the amended motion:

1. To direct staff to provide a request for proposal(RFP)or request for qualifications (RFQ) for a construction manager at risk for the facility at the fairgrounds for Option B, request that the draft RFP/RFQ be brought back to the commission for review prior to releasing it.
2. Direct staff to investigate public/private partnerships for funding.
3. Staff to provide more detailed funding options that can include public/private partnerships.
4. Direct staff to add a funding request for the facility to the County's Legislative Agenda.
5. Direct the Planning staff to return to the Board in a workshop setting with recommendations for mitigation strategy with adjacent property owners such as lighting, sound, traffic, and security.
6. Staff to develop policies with assistance from the appropriate advisory boards for use and rental of the fairgrounds.

Chair Cornell, Commissioner Byerly, Commissioner Hutchison, Chair Cornell, Commissioner Byerly, Elaine Young, Commissioner Byerly, Public Works Michael Faye, Commissioner Byerly, Deputy County Manager Jim Harriot, and Chair Cornell presented comments.

The motion carried 5-0.

Fair Ground Swap

Deputy County Manager Jim Harriot presented the above item.

Commissioner Byerly, Jim Harriot, County Manager Lee Niblock, Chair Cornell, Jim Harriot, Chair Cornell, Jim Harriot, County Manager Niblock, Jim Harriot, Commissioner Pink, Jim Harriot, Assistant County Attorney Sylvia Torres, Commissioner Pinkoson, Assistant County Attorney Torres, Commissioner Pinkoson, County Manager

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Niblock, Jim Harriot, Commissioner Pinkoson, Lee Niblock, Jim Harriot, County Manager Niblock, Chair Cornell, and Deputy County Manager Harriot presented comments.

Commissioner Hutchison moved the following:

1. To draft a declaration of public purpose for the land swap based on the reasons provided by staff.
2. Perform a timber inspection and negotiate for an amount to be harvested that balances the County's conservation needs with the seller's financial needs. 2
3. Direct that the County Manager and County Attorney to finalize the land swap for the Board's consideration.
4. To add the acquired Parcel E to Registry of Protected Places.

The motion carried 5-0.

3. Development incentives and home based businesses

Fiscal Consideration: If BoCC approves reduction in building permit fees per staff recommendation, then approximately \$10,000 impact to MSTU. The County Attorney's Office confirmed that MSTU could be used.

Recommended Action:

1. Direct staff to return with ordinance:
 - a. To adopt map areas for land use/zoning/development review fee reduction.
 - b. Revise fee schedule to reduce land use/zoning/development review application fee by 50 percent in adopted map areas.
 - c. Revise fee schedule to reduce building permit fees for homestead properties with assessed value less than \$50,000 within unincorporated County. (The reduced fees will need to be supplanted, which can be with MSTU funds).
2. Direct staff to return with ordinance to allow general home based businesses to operate in accessory structures and attached garages.

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3. Direct staff to return with ordinance to allow rural home based standards to be used in the urban cluster for 3 acre lots located on a paved publicly maintained roadway.

Building Permit Fee Reduction

Planner Leslie McClendon presented the above item.

Commissioner Hutchinson, Commissioner Byerly, Planner Leslie McClendon, Commissioner Pinkoson, Planner McClendon, Commissioner Pinkoson, Growth Manager Director Steve Lachnicht, Planner Leslie McClendon, Commissioner Byerly, Planner Leslie McClendon, Commissioner Byerly, Growth Management Director Lachnicht, Commissioner Byerly, Growth Management Director Lachnicht, Commissioner Byerly, Growth Management Director Lachnicht, Commissioner Hutchinson, Growth Management Director Lachnicht, and Planner McClendon presented comments.

Commissioner Hutchinson moved the following:

1. Direct staff to return with an ordinance:
 - a. To adopt map areas for land use/zoning/development review fee reduction.
 - b. Revise fee schedule to reduce land use/zoning/development review application fee by 50 percent in adopted map areas.
 - c. Revise fee schedule to reduce building permit fees for homestead properties with assessed value less than \$50,000 within unincorporated County. (The reduced fees will need to be supplanted, ~~which can be~~ shall be with MSTU funds).

Commissioner Byerly, Growth Manager Director Steve Lachnicht, Commissioner Pinkoson, Commissioner Chestnut, and Assistant County Attorney Torres, David Wall, Commissioner Pinkoson, Commissioner Cornell, and Commissioner Hutchinson presented comments.

The motion carried 5-0.

Impact Fee Assistance Program

Planner Leslie McClendon presented the above item.

Commissioner Chestnut, Growth Management Director Steve Lachnicht, Commissioner Byerly, Commissioner Pinkoson, Commissioner Chestnut, and Chair Cornell presented comments.

Home Based Business

Planner Leslie McLendon presented the above item.

Commissioner Hutchison moved the following:

1. Direct staff to return with an ordinance to allow general home based businesses to operate in accessory structures and attached garages.
2. Direct staff to return with ordinance to allow rural home based standards to be used in the urban cluster for 3 acre lots located on a paved publicly maintained roadway.

Commissioner Chestnut, Growth Management Director Lachnicht, Chair Cornell, Commissioner Hutchison, Commissioner Byerly, Growth Management Director Lachnicht, Commissioner Byerly, Growth Management Director Lachnicht, Commissioner Byerly, Planner McClendon, Assistant County Attorney Torres, Commissioner Byerly, Commissioner Hutchison, Commissioner Chestnut, Planner McClendon, Growth Management Director Lachnicht, Commissioner Chestnut, Growth Management Director Lachnicht, Commissioner Pinkoson, Growth Management Director Lachnicht, Commissioner Pinkoson, Commissioner Hutchison, Commissioner Pinkoson, Commissioner Byerly, Assistant County Attorney Torres, Chair Cornell, Commissioner Byerly, Commissioner Pinkoson, Commissioner Hutchison, Commissioner Byerly, Commissioner Pinkoson, Commissioner Byerly, Commissioner Pinkoson, and Growth Management Director Lachnicht presented comments.

Commissioner Pinkoson moved the substitute motion to not change the code with regard to home based businesses.

Commissioner Hutchison, Chair Cornell, and Growth Management Director Lachnicht presented comments.

The motion carried 3-2 with Commissioners Cornell and Hutchinson voting "Nay".

4. Update on County water quality protection strategies

Fiscal Consideration: N/A

Recommended Action: Receive the update and provide direction.

EPD Director Chris Bird presented the above item.

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Commissioner Byerly, Commissioner Pinkoson, Commissioner Byerly, Chair Cornell, Chris Bird, Natural Resources Program Supervisor Stephen Hofstetter, EPD Director Bird, Commissioner Byerly, Chris Bird, Commissioner Byerly, Chris Bird, Commissioner Hutchison, Commissioner Byerly, Commissioner Hutchison, Commissioner Byerly, Commissioner Hutchison, Commissioner Byerly, Chris Bird, Commissioner Byerly, EPD Director Bird, Commissioner Byerly, Chris Bird, Commissioner Chestnut, Commissioner Hutchison, Commissioner Chestnut, County Manager Niblock, Commissioner Byerly, Commissioner Byerly, County Manager Niblock, Commissioner Byerly, Chris Bird, Commissioner Byerly, EPD Director Bird, Commissioner Byerly, Commissioner Byerly, Chair Cornell, Commissioner Byerly, Commissioner Byerly, EPD Director Bird, County Manager Niblock, Chair Cornell, Commissioner Byerly, County Manager Niblock, Commissioner Byerly presented comments.

Commissioner Byerly motioned to direct the County Manager to draft a letter to communicate with the municipalities to clarify that although there are two different discussions they are linked and the intent at the Public Hearing when they are discussed is to receive feedback. The motion carried 5-0.

Public Comments

5. Public comments

Fiscal Consideration: N/A

Recommended Action: Hear Public Comments

Chair Hutchinson recognized Kali Blount who presented comments to the Board.

Commission Comments

6. Commission comments

Fiscal Consideration: N/A

Recommended Action: Hear Commission comments

Commissioner Hutchinson stated that there is a piece of property in City of Archer and that the ownership is in a legal limbo. He advised the Board that the property could be useful for the Archer Braid Trail and he feels it would benefit the County to purchase the property at a tax deed sale.

Commissioner Hutchison moved to direct the County Attorney's Office to come back with a recommendation for the acquisition of the property at a tax deed sale for a part of the Archer Braid Trail. The motion carried 5-0.

Commissioner Pinkoson stated that the Board received a letter from Builders Association of North Central Florida comparing the cost of the unincorporated area to

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the cost in the municipalities. He would like to have the County Manager and staff to review the information to see if there is anything that can be done to bring the County's cost inline.

Commissioner Pinkoson moved to refer to the County Manager the letter from Builders Association of North Central Florida to review the information to see if there is anything that can be done to bring the County's cost inline. The motion carried 5-0.

Commissioner Pinkoson stated that Santa Fe Hills which is having water treatment issues has no Homeowners Association (HOA). He inquired if the County can start an HOA to collect the cost of running the treatment plant so that the citizens are not subsidizing the complex.

Commissioner Pinkoson moved to refer the County Manager to come back with recommendations on how to pay for the cost of the water treatment plant. The motion carried 5-0.

Commissioner Pinkoson stated that the Animal Services Department is having an issue with people from the surrounding Counties bringing their animals to the Alachua County Animal Services because it is a no kill facility. He stated that the surrounding Counties are advising citizens to do so and he would like to address the matter with the surrounding Counties and cover the cost burden to Alachua County citizens. He stated that perhaps some Interlocal Agreements could be worked out so the Counties cover the cost.

Commissioner Pinkoson moved to refer to the County Manager the matter of addressing the problem of the Alachua County Animal Services serving as a regional collection center. The motion carried 5-0.

Commissioner Chestnut stated that he had a conversation with the tenants of Phil Nick's Restaurant and they are requesting a month to month extension to allow time for them to get their equipment out of the building.

County Manager Niblock stated that he would not recommend fulfilling the request as they have stated it. He would like to work with them so that the County can market the property while accommodating their needs to get the equipment out of the facility.

Commissioner Chestnut moved to authorize the County Manager to proceed with a month to month lease with the condition of access to the property so that it may be marketed and sold. The motion carried 5-0.

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Commissioner Byerly requested an update on the charge for Occupational Licenses. He stated that the last he heard the County was no longer going to charge for it but he has not seen any action on the matter.

Assistant County Attorney Sylvia Torres stated that the County is working on getting rid of the charge however it will have to be a code change which will take time.

Chair Cornell stated that he will like to have a policy for a card that he can place each Commissioners signature on electronically. He stated that it is a card expressing condolences on behalf of the Board. He stated that any Commissioner can make a request for a Card to be sent through Latoya Gainey.

Commissioner Hutchison stated that he would like a similar system to offer congratulations to citizens as well.

Chair Cornell requested an update with the Children's Services matter and he thought it may be helpful to have a Special Meeting on the matter.

County Manager Niblock stated that staff is working with the council on the matter and that a lot of great work has been done. The matter is scheduled for the January 24, 2017 Regular Meeting but if the Board wished to have a Special Meeting on the matter that would be fine.

Chair Cornell stated that he would bring the matter up at the January 10, 2017 Regular Meeting to determine if a Special Meeting is necessary.

There being no further business before the Board the meeting was adjourned at 5:28 P.M.

Adjourn
Consent

7. Replat of Sterling Place Unit 3, Lot 67

Fiscal Consideration: N/A

Recommended Action: Approve the proposed Replat for Lot 67 of Sterling Place Unit 3 subdivision based on the recommendation by the Development Review Committee and a finding of consistency with Florida Statutes, the Alachua County Comprehensive Plan, and the Alachua County Unified land Development Code.