

Tuesday, January 10, 2017 – 9:00 A.M.
County Administration Building
Grace Knight Conference Room
12 Southeast First Street
Gainesville, Florida

The Alachua County Commission met in regular session.

PRESENT: Chair Ken Cornell presiding; Vice Chair Lee Pinkoson; Commissioners Mike Byerly, Chuck Chestnut and Robert “Hutch” Hutchison

ABSENT:

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

The meeting was televised live on Cox Cable Channel 12.

Approval of Public Hearing Agenda

1. Approve the agenda

Fiscal Consideration: N/A

Recommended Action: A Motion to Approve the Agenda: (a) approve any amendments to the Regular and Consent Agenda; (b) adopt the Regular Agenda; and (c) approve all items on the Consent Agenda

County Manager Niblock presented the following amendments to the agenda:

Item # 16, Public Improvement Revenue Note, Series 2017 has added backup of an amended Resolution for Board consideration.

Item #18 Calendar for FY18 Budget Meetings has been moved to the Regular Agenda for consideration.

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

2. Announcements

Fiscal Consideration: N/A

Recommended Action: Hear Announcements by Mark Sexton Communications and Legislative Affairs Director

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Communications Coordinator Mark Sexton presented the following announcements:

1. Mr. Sexton stated that if citizens wish to be advised on matters that impact the County following the County on Facebook and/or Twitter is the quickest way to receive up to date information.
2. Mr. Sexton stated that there was an excellent article in the Gainesville regarding the proposed Fairgrounds property swap. However, there was an error in the article. The new Fairgrounds is not going to be constructed on the Weyerhaeuser property. That property is intended to be used for conservation land.
3. Length of Service Milestone Recipients
Fiscal Consideration: N/A
Recommended Action: Request to recognize County Employees, who have reached a Length of Service or Career Milestone in November and December 2016.

Human Resources Director Karen Gerding presented the above item.

4. Affordable Housing Advisory Committee SHIP Incentive Strategies Report
Fiscal Consideration: No budgetary impact
Recommended Action: Accept the FY 2017-2020 Affordable Housing Advisory Committee SHIP Affordable Housing Incentive Strategies Report.

Housing Program Manager Ralston Reodica presented the above item.

Commissioner Pinkoson presented comments.

Commissioner Byerly moved to accept the report with gratitude. The motion carried 5-0.

5. Public Comments
Fiscal Consideration: N/A
Recommended Action: Hear the Public Comments

Chair Cornell recognized Jim Konish, Bruce Borders, and Irena Melvin who presented comments.

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6. Provide direction on projected Wild Spaces Public Places revenue including bonding options

Fiscal Consideration: An estimated \$9+ million is anticipated per year for eight years as the County's State default formula share. Direction is needed on how the Commission would like to manage the proceeds to initiate the projects identified on the County's approved project list.

Recommended Action: Discuss how the Commission would like to manage the Wild Spaces Public Places ballot initiative (i.e. multiple smaller bonds over a certain period of time) and direct staff to develop the corresponding documents (bond resolution(s) and other documents) to allow staff to initiate projects identified on the County's project list, including \$3 million for joint City of Gainesville projects and \$3 million for a competitive grant program for municipalities.

Finance Director Todd Hutchison and County Manager Niblock presented comments.

Commissioner Byerly moved to direct staff to go forward working with Clerk's Office Finance Department, Office of Management and Budget, and the Legal Department to create an optimum borrowing schedule for the acquisition of land so that County is not paying interest rather than purchasing lands or making improvements while being mindful of the current interest rate market.

County Manager Niblock presented comments.

The motion carried 5-0.

7. Wild Spaces Public Places Joint Project Grant

Fiscal Consideration: N/A

Recommended Action: (1) Approve the Wild Spaces Public Places Joint Project Grant Application as presented (2) direct Purchasing to oversee the competitive grant application process (3) task a subset of the Land Conservation Board and Recreation and Open Space Advisory Board to review the application and make a funding recommendation to the Board (4) determine if Kanapaha Botanical Gardens can apply for this grant.

Assistant County Manager Gina Peebles presented the above item.

Commissioner Hutchinson, County Manager Niblock, Commissioner Hutchinson, Commissioner Byerly, County Attorney Lieberman, Commissioner Pinkoson, Commissioner Byerly, Commissioner Chestnut, Commissioner Byerly, County Attorney Lieberman, Commissioner Chestnut, Commissioner Pinkoson, and County Manager Niblock presented comments.

Commissioner Pinkoson moved the following:

Eligibility

Examples of PRIMARY eligible items are construction of courts, ballfields, recreational lighting, playground equipment/safety surface, picnic facilities, fishing piers, conservation lands, trail acquisition, and other recreation oriented facilities.

Examples of Support eligible items are restrooms, parking signage, water systems, irrigation and drinking fountains. Professional services such as environmental permitting and engineering services are also eligible. (Merge with Primary Eligible items)

6. All facilities must be open to all County residents with an equal fee structure to Unincorporated Resident users.
7. Upon project completion, on-site signage must recognize the contribution of the Alachua County ~~Board of County Commissioners~~ Citizens.
8. All projects must meet current ADA access requirements for the intended project.
4. Deadline of end of July consistent with the budgeting process.

Commissioner Byerly moved the following substitute motion:

Eligibility

1.

Examples of PRIMARY eligible items are construction of courts, ballfields, recreational lighting, playground equipment/safety surface, picnic facilities, fishing piers, conservation projects, linear parks, projects that connect to or have the potential to connect recreational areas inside and outside the municipalities, trail acquisition, and other recreation oriented facilities.

Examples of Support eligible items are restrooms, parking signage, water systems, irrigation and drinking fountains. Professional services such as environmental permitting and engineering services are also eligible. (Merge with Primary Eligible items above)

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2.
 3. Assistance provided by the County will be on a reimbursement basis, not to exceed 50 percent of the approval grant element(s), however other funding formulas will be considered during the review of the application.
 6. All facilities must be open to all County residents with an equal fee structure to Unincorporated Resident users.
3.
 7. Upon project completion, on-site signage must recognize the contribution of the Alachua County ~~Board of County Commissioners~~ Citizens.
 8. All projects must meet current ADA access requirements for the intended project.
4.
 4. The County Manager is to establish a schedule for grants working with the Land Conservation Board, Open Space Recreation Advisory Board, and Bicycle/Pedestrian Advisory Board on a Deadline of end of July consistent with the budgeting process.

The motion carried 5-0.

Commissioner Hutchinson moved that Kanapaha Botanical Gardens be invited to submit a proposal for Wild Spaces Public Places or other County funds to purchase adjacent lands or make capital improvements to their facilities with an emphasis on public access and direct staff to provide a list of all current lands on list for the Board to consider.

The motion was withdrawn.

Commissioner Hutchinson moved to direct the County Manager to add the Kanapaha Botanical Gardens to the list of eligible facilities and return to the Board with any other public facilities he feels are eligible.

Chair Cornell recognized Alexi Capri who presented comments to the Board.

The motion carried 5-0.

8. Annual performance review for County Manager and County Attorney
Fiscal Consideration: N/A

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Recommended Action: Assign a FY16 final rating for the County Manager's and the County Attorney's performance reviews.

Commissioner Byerly, Commissioner Hutchinson, Commissioner Pinkoson, Commissioner Chestnut, and Chair Cornell presented comments.

Commissioner Hutchinson moved to declare that the County Manager and County Attorney are outstanding and place the recommendation in their employment file.

Human Resources Director Karen Gerding, County Attorney Lieberman, and County Manager Niblock presented comments.

The motion carried 5-0.

Commissioner Hutchinson moved to direct the County Manager and County Attorney meet with the Chair to review their contracts to make sure that they are up to date and at current market. The motion carried 5-0.

9. Mr. Ronnie Everett Property access discussion

Fiscal Consideration: The following can be found in the Power Point Presentation. Mr. Everett would be responsible for all expenses. See slide number 7, bullet number 7. "All improvements and maintenance shall be the responsibility of Mr. Everett" and no revenue is expected to be received.

Recommended Action: Accept staff's recommendation that Mr. Everett use the legal route.

County Manager Niblock and County Surveyor Jeff Hattendorf presented the above item.

Commissioner Hutchinson moved to direct the County Manager and County Attorney negotiate an arrangement with Mr. Everett where the County swaps permanent access easement to Mr. Everett in return for assigned perpetual right to first refusal from him and his successors and that the easement route selected should minimize the inconvenience to the County's Solid Waste Operation and minimize the environmental impacts.

Commissioner Pinkoson Mr. Everett County Attorney Lieberman Commissioner Hutchinson County Attorney Lieberman Commissioner Byerly Commissioner Chestnut Commissioner Pinkoson County Attorney Lieberman

Commissioner Pinkoson moved the substitute motion to refer this matter to the County Manager and County Attorney to comeback with some sort of License Agreement that includes transferability for the Board to consider with the preferred

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route to be the staff recommended route. Further staff should have discussions with Mr. Everett regarding the feasibility of a sale of the property.

Commissioner Chestnut and Deputy County Manager Jim Harriott presented comments.

The motion carried 5-0.

10. Sustainability Council quarterly update

Fiscal Consideration: Initiatives that have fiscal considerations will be brought back to the Board as standalone items, separate from the quarterly report.

Recommended Action: Accept staff report of accomplishments to date and next steps till the next Quarterly Report.

Strategic Initiatives Manager Sean McLendon presented the above item.

Waste Management Director Sally Palmi, Commissioner Pinkoson, and Commissioner Byerly presented comments.

Commissioner Pinkoson moved to accept the staff report and direct that a cost analysis be provided in the next quarterly report. The motion carried 5-0.

18. Calendar for FY18 Budget Meetings

Fiscal Consideration: Funding for the entire County's operations, as well as Constitutional and Judicial Officers will be addressed in the budget process.

FY17 adopted budget was approximately \$366 Million.

Recommended Action: Adopt the Resolution to accelerate Constitutional Officers' Certified Budget Request to May 1st, 2017 and the FY18 Budget Calendar

The Board by consensus canceled the January 17, 2017 meeting and combined it with the January 19, 2017 at 10:00 a.m. meeting that will be held in the Grace Knight Conference Room.

Corrections to Meetings List

February 23, 2017 meeting – 1:30 p.m. and correct day from Tuesday to Thursday

March 23, 2017 meeting - 1:30 p.m. and correct day from Tuesday to Thursday

Commissioner Pinkoson moved Adopt the Resolution to accelerate Constitutional Officers' Certified Budget Request to May 1st, 2017 and the FY18 Budget

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Calendar with the corrections listed above. The motion carried 4-0 with Commissioner Hutchinson out of the room.

11. Closing comments from the public

Fiscal Consideration: N/A

Recommended Action: Hear closing comments from the public.

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

12. County Attorney comments

Fiscal Consideration: N/A

Recommended Action: Hear County Attorney Comments

(There were no items submitted.)

13. County Manager comments

Fiscal Consideration: N/A

Recommended Action: Hear County Manager Comments

Sheriff Darnell Letter

County Manager Niblock stated that a letter from the Sheriff indicated that leaks in the plumbing at Emergency Management Building and at the Work Release buildings have been detected. He advised the Board that the leaks have been addressed as emergency work items. At the appropriate time he will provide the Board with the backup material to show the cost.

14. Commission Comments

Fiscal Consideration: N/A

Recommended Action: Hear Commission Comments

Commissioner Pinkoson moved to refer to the County Manager to address the concerns regarding utility billing raised by Jim Konish and report back to the Board their findings. The motion carried 4-0 with Commissioner Hutchinson out.

Meeting with Union County Chair

Chair Cornell stated that he had a long meeting with the Chair from Union County Commission to discuss the proposed mining operation. He stated that they will consider extending the moratorium for another year. He stated that a letter from the Alachua County Commission in support of the extension would be helpful.

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Commissioner Byerly moved to authorize a Chair letter to support the moratorium on the proposed mining operation in Union County. The motion carried 4-0.

Bradford County Meeting

Chair Cornell stated that Bradford County has expressed a desire to meet with Alachua County Commission and are working on scheduling a date.

Living Wage Policy Discussion

Chair Cornell stated that he would like to discuss the Living Wage at the first Policy Discussion in February to get a sense of the Board's opinion on the matter.

Letters of Support for Fairgrounds Direction

Chair Cornell stated that he feels it would be helpful to obtain letters of support for the proposed complex at the new Fairgrounds site. He stated that if the Board is supportive of this then he would try to obtain letters from a diverse group of community organizations to present to the State with the Legislative Agenda. By consensus the Board agreed to the strategy.

County Manager Niblock stated that he feels having artist renderings of the facility would be helpful when presenting the proposal so under his authority he will pursue that avenue so that the County can present a professional proposal for State and private funding.

Commissioner Chestnut offered a closing prayer.

There being no further business before the Board the meeting was adjourned at 1:20 p.m.

Adjourn

Consent Items

15. Request approval of the attached Board of County Commission meeting minutes
Fiscal Consideration: N/A
Recommended Action: Approve the December 13, 2016 9:00 a.m. and 5:00 p.m. and December 6, 2016.
16. Public Improvement Revenue Note, Series 2017

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Fiscal Consideration: Adopt the resolution and budget amendment for the Public Improvement Revenue Note, Series 2017 (\$2,120,000), and authorize the County Attorney, Chair and Clerk to sign all closing documents.

Recommended Action: Adopt the resolution and budget amendment for the Public Improvement Revenue Note, Series 2017, and authorize the County Attorney, Chair and Clerk to sign all closing documents.

17. Request the Board ratify the Warrant List attached
Fiscal Consideration: N/A
Recommended Action: Ratify the attached Warrant List.

19. Land Use Restriction Agreement (LURA) with Alachua County Housing Authority for use of SHIP funds on Sunshine Inn renovation
Fiscal Consideration: No additional fiscal impact. This agreement is a restriction on the use of the land and has no fiscal impact on the County. The sub recipient agreement in the amount of \$40,000 between Alachua County and the Alachua County Housing Authority was approved on July 21, 2016.
Recommended Action: Approve the Land Use Restriction Agreement (LURA) with Alachua County Housing Authority and authorize the Chair to sign the agreement.

20. Agreement with Meridian Behavioral Healthcare, Inc., for the purpose of assuring effective outreach, treatment, and rehabilitative services
Fiscal Consideration: Approve agreement, budgeted for
FY2016/17 @ \$795,556
001.29.2904.563.34.40 @ \$595,556
010.29.2925.562.34.10 @ \$200,000
Recommended Action: Approve the FY2016/17 Meridian Behavioral Healthcare, Inc. Agreement and authorize the Chair to sign.

21. Affordable Housing Advisory Committee (AHAC) Appointment
Fiscal Consideration: No budgetary impact
Recommended Action: Appoint one citizen, Ardell Hannah, to the Affordable Housing Advisory Committee to represent as actively engaged as a for profit provider of affordable housing. The appointment will be a partial term ending June 30, 2018.

22. Advisory Board Resolution Amendments
Fiscal Consideration: N/A
Recommended Action: Approve the resolutions as presented.

23. 2017-2020 Workforce Service Plan Addendum
Fiscal Consideration: N/A

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Recommended Action: Approve 2017-2020 Workforce Service Plan Addendum and authorize Chair's signature

24. Chair letter to municipalities regarding Alachua County's evaluation of wetland policies

Fiscal Consideration: N/A

Recommended Action: Authorize Chair to sign the letters to Municipalities.

25. Amendment #1 to the Agreement for Contractual Services between Alachua County and Brooks Building Solutions to provide Maintenance of Building Controls adding the Josiah T. Walls Building

Fiscal Consideration:

001.19.1912.519.46.30 - \$4,832.00 for eight months

Breakdown: 001.19.1912.519.46.30 - 204,708.00

001.19.1912.712.46.30 - 50,952.00

Total amount: \$255,660.00 annually

Recommended Action: Approve and execute Amendment #1 to the Agreement between Alachua County and Brooks Building Solutions, Inc. adding the Josiah T. Walls Building to the Alerton DDC Controls "only" services.

26. Janitorial Services Contract Extension

Fiscal Consideration: Approve and execute the First Amendment to the Agreement between Alachua County and TRIBOND, LLC for Janitorial Services in various County buildings and the budget amendment for the use of reserves.

001.19.1912.519.34-11 \$202,232.61

001.19.1912.712.34-11 7,137.72

Total for First Amendment - \$209,370.33

Recommended Action: Approve and execute the First Amendment to the Agreement between Alachua County and TRIBOND, LLC, for Janitorial Services in various County Buildings shown at Attachment B for the period of January 1, 2017 through September 30, 2017 and approve the budget amendment for the use of reserves.

27. Assistance to Firefighters Grant - Ballistic Protective Equipment

Fiscal Consideration:

1. Approve the 10% match for the grant so that the equipment can be purchased.

2. Do not approve the 10% match.

Recommended Action: Approve the 10% match for the Grant so that the equipment can be purchased.

28. Contract with Stantec Consulting Services, Inc., for the development of a Fire Assessment Program

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Fiscal Consideration: The total estimated cost is \$150,000.00 (not to exceed). The FY2017 Adopted budget includes \$100,000.00 for the development of a Fire Assessment Program. Staff recommends transferring \$50,000.00 from MSTU-Fire reserves to cover the entire cost estimate. The current balance in the MSTU-Reserve for Contingency is \$736,857.00.

Recommended Action: Approve the agreement with Stantec Consulting Services, Inc. for an amount not to exceed \$150,000.00 and approve the budget

29. Plat for Celebration Pointe Blocks 16 and 17

Fiscal Consideration: N/A

Recommended Action: Approval of the Plat

30. NW 16th Avenue median planting

Fiscal Consideration: This is the replacement of smaller crape myrtles with larger crape myrtles to increase the canopy. Since this is the replacement of existing trees which were previously maintained, there should be no additional fiscal impact with this replacement.

Tree Mitigation Budget: 001.79.7900.541.46.60 = \$30,000

Recommended Action: Approve the planting of approximately 80, 45-gallon sized large variety crape myrtles in the medians of NW 16th Ave to replace small varieties.

31. Nextran Truck Center-Lake City: Finance Report and Purchase Order 2017-1229

Fiscal Consideration: Vehicle was budgeted to be replaced from the Gas Tax Vehicle Replacement Fund this fiscal year.

Recommended Action: Approve the Finance Report and Purchase Order 2017-1229, issued to Nextran Truck Center-Lake City and authorize the Purchasing Manager to sign the Purchase Order. Prices, terms and conditions are per Florida Sheriffs Association, Florida Association of Counties & Florida Fire Chiefs Association, Contract #FSA 16-VEH 14.0.

32. Report of contracts and grants signed by county manager and staff for November 2016

Fiscal Consideration: Accept the report. revenues and expenses for the contracts as reported are included in the budgets for the affected departments.

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

33. Hall Mark RTC PO 2017-1217

Fiscal Consideration: Funding exists in the Vehicle Replacement Fund; this vehicle replacement was planned and funded during the budget process for this Fiscal Year.

Recommended Action: Approve the Finance Report and Purchase Order 2017-1217 issued to Hall Mark RTC., in the amount of \$398,826.77, for the purchase

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of one (1) 2017 E-One Typhoon Pumper for Fire Rescue and authorize the Purchasing Manager to sign the Purchase Order. Prices, terms and conditions are per Florida Sheriff's Association & Florida Association of Counties & Florida Fire Chief's Associations, Bid #FSA16-VEF12.0, Fire Rescue Vehicles and Equipment.

34. Annual Architectural & Engineering Services for Capital Construction Less Than 2 Million: RFP 17-35

Fiscal Consideration: Approve the Finance Report to rank RFP 17-35 Annual Architectural & Engineering Services for Capital Construction Less Than \$2 Million and authorize staff to negotiate agreement(s) with the top ranked firm(s).

Recommended Action: Approve the Finance Report to rank RFP 17-35 Annual Architectural & Engineering Services for Capital Construction Less Than \$2 Million and authorize staff to negotiate agreement(s) with the top ranked firm(s) until three (3) contracts are awarded.

35. Annual Elevator Maintenance and Repair Services: Bid 17-8

Fiscal Consideration: Approve the award of Bid 17-8 Annual Elevator Maintenance and Repair Services; sufficient funding exists \$10,488 in account 001-1912-519.46-30 and \$26,904 in account 001-1912-712.46-30.

Recommended Action:

Approve the Finance Report to Award Bid 17-8 Annual Elevator Maintenance and Repair Services, to Mowrey Elevator Company, in the amount of \$37,392.00 as the lowest responsive and responsible bidder(s) meeting specifications and authorize staff to negotiate an agreement.