

Wednesday, July 11, 2018 – 1:30 P.M.  
BoCC Special Meeting  
Grace Knight Conference Room  
County Administration Building  
12 Southeast First Street  
Gainesville, Florida

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

**PRESENT:** Chair Lee Pinkoson, Vice-Chair Charles “Chuck” Chestnut, Commissioners Mike Byerly, Ken Cornell, and Robert “Hutch” Hutchinson

**ALSO PRESENT:** Interim County Manager Michele Lieberman, Deputy County Manager Harriott, Interim County Attorney Sylvia Torres, and Clerk Tierra McClendon

## **WELCOME**

## **CALL TO ORDER**

The meeting was called to order by Chair Pinkoson at 1:31 P.M.

## **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 Cornell moved** the approval of the agenda. **The motion carried 4-0 with Commissioner Byerly out of the room.**

## **Commissioner Proposed Items for Discussion**

2. Alachua County Fairgrounds Discussion and Presentations

**Fiscal Consideration:** Varies, dependent upon the option selected by the Board.

**Recommended Action:** Discuss available options for the location of the Alachua County Fairgrounds, rank the proposed locations and provide direction to staff. The cities of Newberry, Hawthorne and Gainesville will propose locations for Commission consideration as well. Mr. Robert Pearce of the Stephen Foster Neighborhood and Mr. Rodney Long have also requested time to address the Board. Additionally, the County Attorney's Office is requesting authorization to

hire outside counsel to negotiate a lease/purchase contract if the Cabot /Koppers site is desired.

Commissioner Cornell and Interim County Manager Lieberman presented comments.

#### Plan East Gainesville Presentation – Weseman Tract on Waldo Road Site

Rodney Long presented the above item to the Board.

Commissioner Byerly entered the room at 1:38 P.M.

Commissioner Byerly, Rodney Long, Chair Pinkoson and Commissioner Hutchinson presented comments.

#### City of Gainesville Presentation - Citizen Field/MLK Center/Northeast Pool Site

Assistant City Manager Daniel Hoffman presented the above item to the Board.

Commissioner Cornell, Commissioner Byerly, Managing Partner at Trimark Properties John Fleming, Commissioner Hutchinson, Chair Pinkoson, City Commissioner Hayes-Santos, and Commissioner Cornell presented comments.

#### City of Hawthorne Presentation – Weyerhaeuser Site

Mayor of Hawthorne Matt Surrency presented the above item to the Board.

Commissioner Cornell and Commissioner Byerly presented comments.

#### Newberry Presentation – Canterbury Showplace Site

Newberry City Manager Mike New presented the above item to the Board.

Newberry City Commissioner Joy Glanzer, Commissioner Byerly, UF IFAS Extension Director Dr. Cindy Sanders, Commissioner Hutchinson, and Chair Pinkoson presented comments.

#### Stephen Foster Neighborhood Presentation - Cabot/Kopper Site

Chair of the Stephen Foster Neighborhood Association Robert Pearce presented the above item to the Board.

#### Alachua County Fairgrounds and Event Center Presentation

Interim County Manager Lieberman presented the above item to the Board.

Deputy County Manager Harriott, Commissioner Cornell, Scott Miller, UF IFAS Extension Director Dr. Cindy Sanders, Commissioner Byerly, Interim County Attorney Torres, Deputy County Manager Harriott, Chair Pinkoson, Commissioner Byerly, Alachua County Fair Coordinator Robert Mullen, Guy Hail, Interim County Attorney Torres, Scott Miller, Commissioner Byerly, Commissioner Hutchinson, Ron Gromwell, UF IFAS Extension Director Dr. Cindy Sanders, Interim County Attorney Torres, Vice-Chair Chestnut, Chair Pinkoson, Interim County Manager Lieberman, and UF IFAS Extension Director Dr. Cindy Sanders presented comments.

**Commissioner Byerly moved the following:**

1. The Board expresses that as the Board's first preference the staff recommendation of the Cabot Koppers Site for a combined fairgrounds and event center and authorizes the outside counsel to assist in negotiations.
2. The Board's second preference would be the Newberry/Canterbury Equestrian Center as Fairgrounds only.

**Commissioner Hutchinson moved a substitute motion:**

1. That the two sites be split so that the Cabot Koppers Site be used as an Civic Center/Park in collaboration with the City of Gainesville and that the Canterbury Site be used for the Fairgrounds and that the IFAS Ag Extension Office be on or near the Canterbury site with a second extension office in East Gainesville with one idea being in the food hob developing in East Gainesville. Authorize the outside counsel to assist in negotiations.
2. Solicit a position from the City of Gainesville/City of Newberry and request a Joint Meeting as soon as possible.
3. A recommendation from staff for soliciting more information on the Health Risk of an event center on the Cabot Koppers site from Health Professionals. The goal is to determine if there is a difference of opinions on the safety from Health Professionals.

Commissioner Byerly and Chair of the Stephen Foster Neighborhood Association Robert Pearce presented comments.

Public Comment

Paul Roffstein, Beuford Roland, Michael Silvester, Bob Hallman, Assistant City Manager Daniel Hoffman, Larry McDaniel, Ann Sherman, Chair of Alachua County Environmental Protection Advisory Committee David Morris, Susan Milbrath, Robert Mullen, Ruth Steiner, Vice-President of NAACP Kerry Bryant, Gainesville City Commissioner Helen Warren, Phillip Calvert, Patty Williams, Newberry City Commissioner Glanzer, Doug Engh, Rachel Meek, Chair of the Stephen Foster Neighborhood Association Robert Pearce, Rodney Long, and Mark Hezuberger presented comments.

**Commissioner Cornell moved a substitute-substitute motion to:**

1. Direct staff to meet with Newberry and Hawthorne to discuss what a combined Agricultural Center and Fairgrounds Facility would look like and to bring back to the Board as soon as possible what the financial contribution from each municipality would consist of.
2. Direct Staff to present the Alachua County Fairgrounds and Event Center Presentation to the City of Gainesville and ask that the City of Gainesville considers this Cabot/Kopper site and any others that would work for a Civic Center location consistent with the County's business plan and schedule joint meeting with board to discuss options which may include those discussed today.

**The motion failed for lack of a second.**

Commissioner Byerly and Newberry City Manager Mike New presented comments.

**Commissioner Byerly moved a substitute motion to:**

1. Propose that the new Fairground and the Extension Office be located at the Newberry/Canterbury Site.
2. Request a joint meeting with Gainesville City Commission as soon as possible regarding the location of an event facility at the Koppers Site and to authorize outside counsel for negotiations as needed.
3. Direct staff to attempt to determine if there is a professional difference of opinion regarding the health risks of an event Facility at the Koppers Superfunds Site.
4. Revise cost projections for two separate facilities from Staff.

5. Request clarification from the City of Newberry regarding cost sharing and the acquisition and operation of a potential Fairground at the Canterbury Site.
6. Ask the City of Gainesville if they would like a presentation prior to joint meeting.
7. Ask Staff to communicate with IFAS regarding best locations for a Satellite Office.

Interim County Manager Lieberman, Chair Pinkoson, Commissioner Hutchinson, Chair Pinkoson, Interim County Attorney Torres, Interim County Manager Lieberman, Commissioner Byerly, and Chair Pinkoson presented comments.

**The motion carried 5-0.**

### **Closing Comments**

3. Public comments  
**Fiscal Consideration:** N/A  
**Recommended Action:** Hear Public Comments

Larry McDaniel presented comments.

4. Commission comments  
**Fiscal Consideration:** N/A  
**Recommended Action:** Hear Commission comments

Commissioner Hutchinson referenced Depot Park and its qualification as a Super Fund Site, and stated that it did not officially qualify because of the timing of the Super Fund Act.

### **Adjourn**

There being no further business before the Board, the meeting was adjourned at 7:44 P.M.