

April 29, 2024

5:30 pm

County Administration Building - Grace Knight Conference Room

12 SE 1 Street, 2nd Floor, Gainesville, FL 32601

Pages

| | | |
|------|--|----|
| 1. | Call to Order | |
| 2. | <i>Public Comment (3 Minutes)</i> | |
| 3. | <i>Introduction of New Members</i> | |
| 4. | <i>Election of Chair and Vice Chair</i> | |
| 5. | Approval of the Agenda | |
| 6. | Approval of Minutes | 1 |
| 7. | Review of Quarterly Wild Spaces Public Places Municipal / County Expenditures for 1st Qtr. (Oct., Nov., Dec. 2023) | 6 |
| 7.1 | Alachua County | |
| 7.2 | Alachua | |
| 7.3 | Archer | |
| 7.4 | Gainesville | |
| 7.5 | Hawthorne | |
| 7.6 | High Springs | |
| 7.7 | LaCrosse | |
| 7.8 | Micanopy | |
| 7.9 | Newberry | |
| 7.10 | Waldo | |
| 8. | Review of Quarterly Infrastructure Municipal / County Expenditures for 1st Qtr. (Oct., Nov., Dec. 2023) | 24 |

8.1 Alachua County

8.2 Alachua

8.3 Archer

8.4 Gainesville

8.5 Hawthorne

8.6 High Springs

8.7 LaCrosse

8.8 Micanopy

8.9 Newberry

8.10 Waldo

9. Other Business

37

10. Public Comment (3 Minutes)

11. Attendance Report

40

12. Date/Time/Location of Next Meeting

13. Adjournment

Infrastructure Surtax Citizen Oversight Board

Date: February 26, 2024
Time: 5:30 pm
Location: County Administration Building - Grace Knight Conference Room
12 SE 1 Street, 2nd Floor, Gainesville, FL 32601

1. Call to Order

The meeting was called to order at 5:32 p.m.

Alachua County Members Present: Jill Cunningham, Eric Drummond (Vice-Chair), Steve Howard, and Jack Kulas

City of Gainesville Members Present: David Ruiz (Chair)

Incorporated Cities (not Gainesville) Members Present: N/A

Members Absent: N/A

Staff Present: Claudia Tuck and Gina Peebles

Other Municipal Staff Present: Betsy Waite

Outside Counsel: Patrice Boyes (absent)

Chair Ruiz encouraged the public to come to the Oversight Board before going to the Board of County Commissioners with questions/comments.

2. Approval of the Agenda

Eric Drummond made a motion to approve the agenda as presented; Steve Howard second; unanimous approval; motion carried.

3. Approval of Minutes

Eric Drummond made a motion to approve the January 22 minutes as presented; Jack Kulas second; unanimous approval; motion carried.

4. January 22 Meeting Motions Review

Staff Liaison, Gina Peebles, reported that our January 22 meeting did not have a quorum per our adopted Resolution, which requires a minimum of four members to be present (rather than 50%+1). Therefore, all motions made at that meeting must be re-approved.

4.1 Approval of Oct. 23, 2023 Minutes

Steve Howard made a motion to approve the October 23 2023 minutes as presented; Jack Kulas seconded; unanimous approval; motion carried.

4.2 Review of Quarterly Wild Spaces Public Places Municipal / County Expenditures for 3rd Qtr. (Apr., May, Jun. 2023) - High Springs

Jack Kulas made a motion to approve the 3rd quarter Wild Spaces Public Places report for High Springs as presented; Eric Drummond seconded; unanimous approval; motion carried.

4.3 Review of Quarterly Wild Spaces Public Places Municipal / County Expenditures for 4th Qtr. (Jul, Aug, Sep, 2023)

Jack Kulas made a motion to approve the 4th quarter Wild Spaces Public Places reports for all cities (excluding Newberry) and the County as presented; Eric Drummond seconded; unanimous approval; motion carried.

4.4 Review of Quarterly Infrastructure Municipal / County Expenditures for 4th Qtr. (Jul, Aug, Sep, 2023)

Eric Drummond made a motion to approve the 4th quarter Infrastructure reports for all cities (excluding Newberry) and the county as presented; Jack Kulas seconded; unanimous approval; motion carried.

4.5 Thomas Center Renovations Pre Expenditure Review

Eric Drummond made a motion that the sectional roof partial replacement of the Thomas Center over the East Art Gallery is an approved use for WSPP funding; Jack Kulas seconded; unanimous approval; motion carried.

5. Affordable Housing/Economic Development Pre-Expenditure Review

Community Support Services Director, Claudia Tuck, presented a pre-expenditure review of the County's Infrastructure Surtax to contract with the Florida Housing Coalition for \$20,000 to provide (1) a written comparative analysis of permanently affordable/workforce housing model options using surtax dollars, actions items to implement the most plausible options and a recommendation(s) and (2) a presentation that highlights the key points and implications of the comparative analysis including the most plausible permanently affordable/workforce housing model options and recommendations to meet the County's affordable housing goals.

The County Commission earmarked 30% of their Infrastructure Surtax proceeds for Affordable Housing/Economic Development. The Commission is interested in home ownership. Developing a community land trust to purchase land for perpetual County ownership and issue a Request for Proposals (RFP) for developers/financial institutions to build/subsidize homes on the County owned land for those who qualify is a viable way to implement the Commission's direction.

This suggestion was reviewed and approved by the Affordable Housing Committee, but the County needs an expert in the field to assist with setting up the community land trust structure. Steve Howard made a motion that the \$20,000 for the Florida Housing Coalition contract is an appropriate use of the County's Affordable Housing/Economic Development (Infrastructure) funding; Jack Kulas seconded; ; motion carried (4:1) with Eric Drummond in dissent.

6. Review of Quarterly Wild Spaces Public Places Municipal / County Expenditures for 4th Qtr. (Jul, Aug, Sep, 2023)

6.1 Newberry

At your January 22 meeting, you moved to send a strongly worded letter to the City of Newberry Commission advising them that their quarterly report is past due and, per the ballot language approved by voters, citizen oversight of their expenditures is required for transparency, authorizing the ISOB Chair to sign. The report was received before the letter could be drafted and is being presented for Oversight Board review/approval. Jack Kulas made a motion to approve the 4th quarter WSPP report for Newberry as presented; Jill Cunningham seconded; unanimous approval; motion carried.

7. Review of Quarterly Infrastructure Municipal / County Expenditures for 4th Qtr. (Jul, Aug, Sep, 2023)

7.1 Newberry

Jill Cunningham made a motion to approve the quarterly Newberry report as presented; Jack Kulas seconded; unanimous approval; motion carried.

8. Old Business

8.1 City of Alachua Sr. Center Project Update

The Council agreed that additional information is necessary to determine whether or not the City of Alachua's and Town of Micanopy's projects can be funded by either Wild Spaces Public Places or Infrastructure. Eric

Drummond made a motion to request Patrice Boyce research the definition of infrastructure for a public space vs. construction of a public facility and provide background for the Board to discuss; Jill Cunningham second; unanimous approval; motion carried.

8.2 Town of Micanopy Thrasher Museum Project Update

9. New Business

9.1 Attendance Tracking Report

At the September 26, 2019 Wild Spaces Public Places Citizens Oversight Board meeting, the Board made a motion to include an attendance report in each agenda packet. Since this is a new Oversight Board with mostly new members, staff requested direction to reimplement this practice. Steve Howard made a motion to include an attendance report in meeting packets; there being no second, the motion died.

9.2 Proposed Financial Report

The consensus of the Oversight Board was to add an additional title of "Wild Spaces Public Places" and "Infrastructure" at the top of the reports; add "2023 Cash Remaining"; and replace Revenue with Cash for consistency. As cities and the County are currently submitting their first quarter reports, the new reports will be made available for their second quarter reports.

10. Public Comment

Jo Beatty noted that the City of Gainesville's Possum Creek Park perimeter walking trail is in disrepair with uneven surfaces. Betsy Waite replied that concrete is being poured in the coming weeks to provide accessibility to the restrooms. The limerock trails are in need of maintenance, especially after it rains. Because the trails were not constructed with recent Wild Spaces Public Places funding, it has to be done within the department's regular operating budget.

In response to Ms. Beatty's request for a Thelma Bolton update, Ms. Waite reported that the project is proceeding with a very limited budget. Professional services are under contract for the structural elements to make it safe. The City has a list of other desired improvements/renovations, but what can be done is contingent upon the available budget after the required improvements are completed.

Tamara Robbins asked the Oversight Board to reconsider their attendance tracking report motion to highlight vacancies and provide easy access for the public. Sarah Bernard agreed. Eric Drummond made a motion to include a quarterly summary attendance report by position that shows attendance, absence, and unfilled positions; Jill Cunningham seconded; unanimous approval; motion carried.

11. Date/Time/Location of Next Meeting

Our next quarterly meeting is scheduled for Monday, April 29 at 5:30 p.m. in the Grace Knight Conference Room.

12. Adjournment

The meeting was adjourned at 6:42 p.m.

Wild Spaces Public Places
FY 2024 1st Qtr Expenditures Report (Oct. 1, 2023 - Dec. 31, 2023)

Alachua County

Quarterly Revenue Received: \$ 2,932,686.20

Cash on Hand: \$ \$ 38,589,587.10

| Funding Source | Capital / Operating | How Used | Where Used | Description of Purchase | Amount Expensed |
|------------------------------|----------------------------|--------------------------------|--|---|------------------------|
| <i>WSPP Example</i> | <i>Capital</i> | <i>Open to the Public</i> | <i>ABC Park</i> | <i>Playground Equipment</i> | <i>\$30,000</i> |
| WSPP (2016) | Capital | Land Acquisition - Acquisition | Lake Santa Fe - Dinh Property | Acquisition of 227.2 acres of environmentally sensitive conservation lands (including closing costs and closing attorney fees). | \$ 381,443.73 |
| WSPP (2016) | Capital | Land Acquisition - Acquisition | Lochloosa Slough Flatwoods - Jackson Heirs | Option Payment | \$ 1,000.00 |
| WSPP (2016) | Capital | Land Acquisition - Acquisition | Lochloosa Creek Flatwoods - Sherouse and Flowers | Option Payment | \$ 1,000.00 |
| WSPP (2022) | Capital | Professional Service | Land Conservation Facility | Professional Services for Land Conservation Facility, planning phase | \$ 5,267.50 |
| Total Capital (Lands) | | | | | \$ 388,711.23 |

| | | | | | |
|--------------------------------|-----------|---|--|---|----------------------|
| WSPP (2016) | Operating | Land Acquisition - Due Diligence | Mill Creek-Rembert, Watermelon Pond - Sheffield, Santa Fe River - Block, Lake Santa Fe - Winchester, Paynes Prairie-Koppaka, Watermelon Pond - Elliot, Santa Fe River - Ewel, Kanapaha Prairie - Lane, Lake Santa Fe - Tyrone, Austin Cary - Richard, Lochloosa Creek Flatwoods - Burry, Lochloosa Slough - Odom | Professional services for land acquisition due diligence process: Phase 1 Environmental Assessments, Boundary Surveys, Baseline Documentation Reports for Conservation Easements, Land Acquisition Negotiator Services. | \$ 91,077.95 |
| WSPP (2016) | Operating | Land Stewardship - Initial Improvements | Bee Tree Creek Preserve, Lochloosa Slough Preserve | Initial site improvements on WSPP-acquired properties (fireline establishment, service road improvements, wildfire fuel reduction, invasive plant management, solid waste removal, reforestation, recreational master planning, etc.) | \$ 74,492.99 |
| Total Operating (Lands) | | | | | \$ 165,570.94 |

| | |
|---|----------------------|
| Total Capital + Operating (Conservation Lands) | \$ 554,282.17 |
|---|----------------------|

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|------|-----------|--------------------|------------|---------------------|--------------|
| WSPP | Operating | Open to the Public | Cuscowilla | Operational Expense | \$ 37,130.98 |
|------|-----------|--------------------|------------|---------------------|--------------|

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|------|---------|--------------------|-------------------|-----------|----|------------|
| WSPP | Capital | Open to the Public | Veterans Memorial | Play Area | \$ | 240,079.54 |
|------|---------|--------------------|-------------------|-----------|----|------------|

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|----------------------|--|--|--|--|--|--|
| Anticipated Projects | | | | | | |
|----------------------|--|--|--|--|--|--|

| Project Title | Estimated Cost | Estimated Completion Date | Notes |
|-------------------------------------|----------------|---------------------------|---|
| Veterans Memorial Park Improvements | 1,412,061 | 7/2024 | Inclusive playground, addt parking, accessibility improvements, and stormwater mgmt |
| Cuscowilla Pavilion | 326,000 | 5/2024 | 65'x120' red-iron, metal roofed pavilion over existing asphalt sports court |
| Jonesville Park | 300,000 | 5/2024 | Rebuild soccer fields 2 & 3 |
| Poe Springs Restrooms | 230,000 | 12/2024 | Replacement/upgrade of existing restrooms at spring |
| Copeland Park Improvements | 310,000 | 2025 | Replacement/upgrade of existing playground, accessibility improvements, and addt amenities as appropriate |
| Monteocha Park Improvements | 310,000 | 2025 | Replacement/upgrade of existing playground, accessibility improvements, and addt amenities as appropriate |

Wild Spaces Public Places
FY 2024 1st Qtr Expenditures Report (Oct. 1, 2023 - Dec. 31, 2023)

Alachua

Quarterly Revenue Received: \$ \$ 102,372.23 Cash on Hand: \$ \$ 413,855.37

| Funding Source | Capital / Operating | How Used | Where Used | Description of Purchase | Amount Expensed |
|-----------------------|----------------------------|---------------------------|-------------------|--|------------------------|
| <i>WSPP Example</i> | <i>Capital</i> | <i>Open to the Public</i> | <i>ABC Park</i> | <i>Playground Equipment</i> | <i>\$30,000</i> |
| WSPP | Operating | Open to the Public | Maude Lewis Park | Court modifications/Striping | \$12,500.00 |
| WSPP | Operating | Open to the Public | Cleather Hathcock | Parking modifications/Striping/ Addl. Parking | \$2,499.00 |

| Anticipated Projects | | | | |
|-----------------------------|-----------------------|----------------------------------|---|--|
| Project Title | Estimated Cost | Estimated Completion Date | Notes | |
| Musco Lighting | \$ 750,000 | TBD | Upgrades to ballfields - address standards and safety | |
| Sunshades | \$ 35,000 | TBD | Upgrades for safety and protection | |
| Fencing/Backstops | \$ 65,000 | TBD | Reshaping fields with backstop kneewall | |

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|---------------------------|----|--------|--------------|--|
| Teepee Netting | \$ | 30,000 | TBD | Enhanced netting - safety |
| ADA mulch for Playgrounds | \$ | 35,000 | January 2024 | New/ADA |
| Basketball Court Cleaner | \$ | 60,000 | April 2024 | Legacy court cleaners |
| ADA Picnic Tables | \$ | 14,600 | January 2024 | New/ADA |
| PA System | \$ | 15,000 | TBD | Tournament/Event/activities |
| Repurpose Courts | \$ | 20,000 | TBD | Addition of pickleball courts HBRC/Skinner |
| Legacy Canopies | \$ | 41,000 | July 2024 | Cantilever canopies on nothside of Legacy |

Wild Spaces Public Places
FY 2024 1st Qtr Expenditures Report (Oct. 1, 2023 - Dec. 31, 2023)

Archer

Quarterly Revenue Received: \$ \$15,971.66 Cash on Hand: \$ \$80,762.00

| Funding Source | Capital / Operating | How Used | Where Used | Description of Purchase | Amount Expensed |
|----------------|---------------------|--------------------|------------|-------------------------|-----------------|
| WSPP Example | Capital | Open to the Public | ABC Park | Playground Equipment | \$30,000 |
| None | | | | | |

| Anticipated Projects | | | |
|----------------------|----------------|---------------------------|-------|
| Project Title | Estimated Cost | Estimated Completion Date | Notes |

Wild Spaces Public Places
FY 2024 1st Qtr Expenditures Report (Oct. 1, 2023 - Dec. 31, 2023)

Gainesville

**Quarterly
Revenue**

Received: \$ \$ 2,520,486.04

Cash on Hand: \$ \$ 24,031,992.00

| Funding Source | Capital / Operating | How Used | Where Used | Description of Purchase | Amount Expensed |
|-----------------------|----------------------------|--------------------|---|--|------------------------|
| WSPP | Capital | Open to the Public | Bo Diddley Community Plaza | Stage improvements and viewing area improvements (hardscape and landscaping) | \$ 29,892.31 |
| WSPP | Capital | Open to the Public | Boulware Springs Nature Park & Boulware Springs Historic Water Works Building | Design services | \$ 17,457.45 |
| WSPP | Capital | Open to the Public | Clarence R. Kelly Community Center and Park | Replacement water fountain | \$ 1,328.58 |
| WSPP | Capital | | Construction Administration; Payroll, Benefits, Work Comp | Project management staffing and office supplies | \$ 95,214.49 |
| WSPP | Capital | Open to the Public | Dreamer's Garden | Construction of masonry columns and new sidewalk for the gate installation | \$ 8,600.00 |

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|------|---------|--------------------|---------------------------|--|--------------|
| WSPP | Capital | Open to the Public | Duval Park | Design and permitting services for park improvements | \$ 1,155.95 |
| WSPP | Capital | Open to the Public | Forest Park | Design services, scoreboard installation, irrigation pump replacement, stump grinding and clearing in the dog park, park signage | \$ 78,024.87 |
| WSPP | Capital | Open to the Public | H. Spurgeon Cherry Pool | Electrical upgrades, drop ceiling in the IT equipment room, new variable frequency drive pump, concrete ADA ramp construction | \$ 1,731.15 |
| WSPP | Capital | Open to the Public | Lincoln Yard Trail | Design services, construction sign, mailer to the neighborhood, park construction (site work and playground installation) | \$ 57,602.71 |
| WSPP | Capital | Open to the Public | Morningside Nature Center | Schoolhouse deck replacement, gutters for the schoolhouse building, new fence around the living history farm | \$ 34,497.18 |

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|------|-----------|--------------------|--|--|---------------|
| WSPP | Capital | Open to the Public | Northside Park | Lighting design services for Petanque courts | \$ 1,450.00 |
| WSPP | Operating | Open to the Public | Operations & Maintenance | O&M for improvements at Fred Cone Park, Hogtown Creek Headwaters Nature Park, Oakview Park, Reserve Park, Unity Park, Clarence R. Kelly Community Center and Northside Park. Utility costs, restroom cleaning, field maintenance, etc. | \$ 78,520.36 |
| WSPP | Capital | Open to the Public | Park and Field Lighting Overhaul - Greentree Park and Albert "Ray" Massey Park | Lighting improvements at Albert "Ray" Massey Park and Greentree Park | \$ 632,592.00 |
| WSPP | Capital | Open to the Public | Park Signage - Split Rock Conservation Area, Tom Petty Park and others | Kiosk purchase (Split Rock Conservation Area) and printing for signs at multiple park locations | \$ 4,715.64 |
| WSPP | Capital | Open to the Public | Thelma A. Boltin Center | Shoring services | \$ 2,651.00 |

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|------|---------|--------------------|--------------------------|---|---------------|
| WSPP | Capital | Open to the Public | Tom Petty Park | Scoreboards, pickleball court design, completion of the softball field improvement project, kiosk, team bench seats and frames for the softball field dugouts | \$ 175,214.64 |
| WSPP | Capital | Open to the Public | Trailheads & Bike Trails | Design services for the NE 31st Avenue Trail, SW 47th Avenue Trail and Sweetwater Recreation Trail | \$ 40,002.75 |
| WSPP | Capital | Open to the Public | Unity Park | Project credit - Liquidated damages for the contractor completing the project late | \$ (6,993.71) |

Total for FY2024 1st

Qtr. Unaudited

Expenditures: \$ 1,253,657.37

Anticipated Projects

Estimated Completion

| Project Title | Estimated Cost | Date | Notes |
|---------------|----------------|------|-------|
|---------------|----------------|------|-------|

Wild Spaces Public Places
FY 2024 1st Qtr Expenditures Report (Oct. 1, 2023 - Dec. 31, 2023)

Hawthorne

Quarterly Revenue Received: \$ \$26,362.65 Cash on Hand: \$ \$221,031.73

| Funding Source | Capital / Operating | How Used | Where Used | Description of Purchase | Amount Expended |
|----------------|---------------------|--------------------|------------|-------------------------|-----------------|
| WSPP Example | Capital | Open to the Public | ABC Park | Playground Equipment | \$30,000 |
| None | | | | | |

| Anticipated Projects | | | |
|----------------------|----------------|------|-------|
| Estimated Completion | | | |
| Project Title | Estimated Cost | Date | Notes |

Wild Spaces Public Places
FY 2024 1st Qtr Expenditures Report (Oct. 1, 2023 - Dec. 31, 2023)

High Springs

Quarterly Revenue Received: \$ \$ 114,339.27 Cash on Hand: \$ \$ 377,883.49

| Funding Source | Capital / Operating | How Used | Where Used | Description of Purchase | Amount Expensed |
|---------------------|---------------------|---------------------------|-----------------|--|-----------------|
| <i>WSPP Example</i> | <i>Capital</i> | <i>Open to the Public</i> | <i>ABC Park</i> | <i>Playground Equipment</i> | <i>\$30,000</i> |
| | Capital | Open to the Public | Canoe Outpost | Rewiring of Canoe Outpost | \$ 6,424.20 |
| | Operating | Open to the Public | Canoe Outpost | Prop & Liab Insurance | \$ 3,888.00 |
| | | | | 4 Pickleball Courts, 1 tennis court resurfacing and nets, payment 2 of 2 | |
| | Capital | Open to the Public | Civic Center | Pickleball Ribbon Cutting | \$ 14,839.45 |
| | Operating | Open to the Public | Civic Center | Paint Basketball Goals/Post | \$ 117.15 |
| | Operating | Open to the Public | Civic Center | | \$ 207.67 |
| | | | | Supplies for court nets, basketball goal repair | |
| | Operating | Open to the Public | Civic Center | Certified Playground Chips | \$ 608.43 |
| | | | | Parks Master Plan Progress Payment | |
| | Operating | Open to the Public | City Wide | Salary & Benefits, 25% Parks & Rec Asst Dir and Director | \$ 1,662.00 |
| | | | | | \$ 866.35 |
| | Operating | Open to the Public | City Wide | | \$ 22,037.53 |

| Anticipated Projects | | | | |
|--|----------------|---------------------------|---|--|
| Project Title | Estimated Cost | Estimated Completion Date | Notes | |
| Cathering Taylor Park, completion of renovation of Douglas School. Total Project Cost. | \$375,745.00 | 5/1/2024 | Building at Catherine Taylor Park is former neighborhood school and is being renovated to become a Community Center | Project is active and no billing has been submitted to the City by contractor as of 12/31/23 |
| Other projects are on hold until Parks Master Plan is Complete | | | | |

Wild Spaces Public Places
FY 2024 1st Qtr Expenditures Report (Oct. 1, 2023 - Dec. 31, 2023)

LaCrosse

Quarterly Revenue Received: \$ \$ 5,059.51 Cash on Hand: \$ \$ (24,581.95)

| Funding Source | Capital / Operating | How Used | Where Used | Description of Purchase | Amount Expensed |
|---------------------|---------------------|---------------------------|-----------------|-----------------------------|-----------------|
| <i>WSPP Example</i> | <i>Capital</i> | <i>Open to the Public</i> | <i>ABC Park</i> | <i>Playground Equipment</i> | <i>\$30,000</i> |
| None | | | | | |

| Anticipated Projects | | | |
|----------------------|----------------|---------------------------|-------|
| Project Title | Estimated Cost | Estimated Completion Date | Notes |

Wild Spaces Public Places
FY 2024 1st Qtr Expenditures Report (Oct. 1, 2023 - Dec. 31, 2023)

Micanopy

Quarterly Revenue Received: \$11,381

Cash on Hand: \$98,179

| Funding Source | Capital / Operating | How Used | Where Used | Description of Purchase | Amount Expensed |
|----------------|---------------------|--------------------|------------|-------------------------|-----------------|
| WSPP Example | Capital | Open to the Public | ABC Park | Playground Equipment | \$30,000 |
| None | | | | | |

| Anticipated Projects | | | |
|----------------------|----------------|---------------------------|-------|
| Project Title | Estimated Cost | Estimated Completion Date | Notes |

Wild Spaces Public Places
FY 2024 1st Qtr Expenditures Report (Oct. 1, 2023 - Dec. 31, 2023)

Newberry

Quarterly Revenue Received: \$ \$139,940.26 Cash on Hand: \$ \$1,413,396.66

| Funding Source | Capital / Operating | How Used | Where Used | Description of Purchase | Amount Expensed |
|-----------------------|----------------------------|---------------------------|-------------------|--------------------------------|------------------------|
| <i>WSPP Example</i> | <i>Capital</i> | <i>Open to the Public</i> | <i>ABC Park</i> | <i>Playground Equipment</i> | <i>\$30,000</i> |
| WSPP | Capital | Open to the Public | ENSC | Multipurpose Fields | \$2,125.00 |

Anticipated Projects

| Project Title | Estimated Cost | Estimated Completion Date | Notes |
|---|-----------------------|----------------------------------|-------------------------------------|
| ENSC Interior Roads & Parkings | \$450,000.00 | 9/30/2024 | |
| Municipal Bldg Kitchen (Community Center) | \$30,000.00 | 9/30/2023 | |
| ENSC Walking Paths | \$152,000.00 | 9/30/2023 | |
| ADA Accessible Playground Equipment | \$150,000.00 | 9/30/2023 | \$105k - Funded through FRDAP Grant |

Wild Spaces Public Places
FY 2024 1st Qtr Expenditures Report (Oct. 1, 2023 - Dec. 31, 2023)

Waldo

Quarterly Revenue Received: \$ \$12,141.79 Cash on Hand: \$ \$12,141.79

| Funding Source | Capital / Operating | How Used | Where Used | Description of Purchase | Amount Expensed |
|----------------|---------------------|--------------------|------------|-------------------------|-----------------|
| WSPP Example | Capital | Open to the Public | ABC Park | Playground Equipment | \$30,000 |
| None | | | | | |

| Anticipated Projects | | | |
|----------------------|----------------|---------------------------|-------|
| Project Title | Estimated Cost | Estimated Completion Date | Notes |

Infrastructure
FY 2024 1st Qtr Expenditures Report (Oct. 1, 2023 - Dec. 31, 2023)

Alachua County

Housing Quarterly Cash Received: \$ \$ 913,302.14 Cash on Hand: \$ \$ 3,916,197.34

Roads Quarterly Cash Received: \$ \$ 2,131,038.32 Cash on Hand: \$ \$ 9,137,793.79

| Funding Source | Capital / Operating | Location | Begin Location | End Location | Length | Lump Sum Value |
|-----------------------|---------------------|-------------------------------|----------------|---------------------------|--------|-----------------|
| Infrastructure Surtax | Capital | SW 266 St/SW 282 St/SW 30 Ave | SW 46 Ave | SW 127 Ave (Levy County L | 26,567 | \$13,030,937.51 |
| None | | | | | | |

| Anticipated Projects | | | |
|---|--|--|---|
| Project Title | Estimated Cost | Estimated Completion Date | Notes |
| Economic Development - Workforce Housing Staff | \$100,000 | Annual staffing | Housing Strategic Development Coordinator |
| Economic Development - Workforce Housing Consultant SW 20 Ave/SW 24 Ave Preservation (Fr SW75th St to Hogtowne Creek) SW24 Ave Minor Rehab (Fr SW122 St to SW 75th St) | \$20,000 \$519,921 \$2,857,429 | Spring 2024 Work to Begin Spring 2024 | Florida Housing Coalition - Community 6/1/2024 Land Trust |
| N CR 225 Crack Seal (Fr Gainesville Raceway to NW 156th Ave) | \$70,231 | Spring 2024 | |
| N CR225 Crack Seal (Fr NE 53rd Ave to Gainesville Raceway) | \$104,322 | Spring 2024 | |

| | |
|--|--|
| N Main St Crack Seal (Fr NW 16th Ave to NE 39th Ave) | \$119,330 Spring 2024 |
| Idlywild Area Roads (SE 18 ST, SW 19 ST, SW 20 St, and SW 35 Ave) | \$515,582 In Design Phase |
| Celebration Oaks Roads (SE 21 Ln, SE 22 Pl, SE 30 Dr, and SE 30 St) | \$114,982 In Design Phase |
| Kincaid Area Roads (SE 19 Ave, SE 20 Ave, SE 32 ST, and SE 32 Terr) | \$422,104 In Design Phase |
| SW 20 Avenue Rehab – Minor Rehab | \$1,878,523 Work scheduled for Summer 2024 |
| NE1 St/CR2082/CR234 Major PP Maint Office to US441 | \$5,922,472 In Design Phase |
| Lochloosa Area Roads (SE 162 Ave, SW 163 Ave, SE 165 Ave and SE 207 St) | Design to Be completed In March \$158,386 2024 |
| Pinewoods Area Roads (NW 46 Ter, NW 55 Ter, NW 19 Pl, NW 22 Pl, NW 56 Ter, NW 57 Ter, NW 58 Ter) | Design to Be completed In \$718,367 February 2024 |
| Arredondo Area Roads (SW 49 Pl, SW 63 Ct, SW 64 St, SW 65 Ct, SW 66 St, SW 52 Ave, SW 53 Ave, SW 51 Ave, SW 54 Ave, SW 55 Pl, SW 67 St, SW 67 Ter, SW 68 St, SW 69 St, SW 70 Ter, and SW 69 Ter) | Design to Be completed In March \$738,799 2024 |

| | |
|---|---|
| Fairbanks Area Roads (NE 73rd Ave, NE 74th Pl, NE 76th Ave, NE 51st Terr, NE 52nd Terr, and NE 53rd Terr) | Maintenance activities began in December and are expected to be completed in March, 2024 \$171,399 |
| NE CR 1471 (US 301 to Brandford County Line) | \$8,031,834 Design only in FY24 |
| Orange Heights Area Roads (NE 172 Terr, NE 70 Ave, NE 71 Pl, NE 72 Pl) | \$492,917 Design only in FY24 |
| Lake Ridge Area Roads (NE 2 Ave, NE 3 Pl, NE 4 Pl, NE 47 Terr, NE 48 St, NE 48 Ter, NE 50 Terr) | \$231,010 Design only in FY24 |
| Lake Forest Farms Area (NE 1 Ave, NE 4 Rd, NE 45 Terr, NE 46 St, NE 46 Terr) | \$220,369 Design only in FY24 |
| NE/NW 156 Avenue Minor Rehab | \$3,801,845 Design only in FY24 |
| NW 76 Drive / West University Avenue Sidewalk | \$333,946 Design only in FY24 |
| NW 75 Drive Sidewalk | \$171,635 Design only in FY24 |
| NW 76 Boulevard Sidewalk | \$682,780 Design only in FY24 |

Infrastructure
FY 2024 1st Qtr Expenditures Report (Oct. 1, 2023 - Dec. 31, 2023)

Alachua

Quarterly Revenue Received: \$ \$ 102,985.11 Cash on Hand: \$ \$ 614,599.57

| Funding Source | Capital / Operating | Location | Begin Location | End Location | Length | Lump Sum Value |
|----------------|---------------------|----------|----------------|--------------|--------|----------------|
|----------------|---------------------|----------|----------------|--------------|--------|----------------|

N/A

Anticipated Projects

| Project Title | Estimated Cost | Estimated Completion Date | Notes |
|-----------------------------------|----------------|------------------------------|--|
| New Community/Senior Center | \$1,400,000.00 | FY 25 | Demolish and build at existing location |

NOTE: Quarterly Revenue Received includes interest allocation

Infrastructure
FY 2024 1st Qtr Expenditures Report (Oct. 1, 2023 - Dec. 31, 2023)

Archer

Quarterly Revenue Received: \$ \$15,971.66 Cash on Hand: \$ \$58,125.44

| Funding Source | Capital / Operating | Location | Begin Location | End Location | Length | Lump Sum Value |
|------------------------------|---------------------|--------------------------------------|----------------|-------------------------------|---------------|------------------------|
| <i>Infrastructure Surtax</i> | <i>Capital</i> | <i>SW 266 St/SW 282 St/SW 46 Ave</i> | | <i>SW 127 Ave (Levy Count</i> | <i>26,567</i> | <i>\$13,030,937.51</i> |

Anticipated Projects

| Project Title | Estimated Cost | Estimated Completion Date | Notes |
|---------------|----------------|------------------------------|-------|
|---------------|----------------|------------------------------|-------|

Infrastructure
FY 2024 1st Qtr Expenditures Report (Oct. 1, 2023 - Dec. 31, 2023)

Gainesville

Quarterly Revenue Received: \$ \$2,522,566.94 Cash on Hand: \$ \$ 9,710,935.48

| Funding Source | Capital / Operating | Location | Begin Location | End Location | Length | Lump Sum Value |
|-----------------------|---|---|----------------|------------------------|--------|-----------------|
| Infrastructure Surtax | Capital | SW 266 St/SW 282 St/SW 46 Ave | | SW 127 Ave (Levy Count | 26,567 | \$13,030,937.51 |
| Capital | Infrastructure Administrative oversight | Program Management Payroll | | | | \$43,311.00 |
| Capital | Infrastructure Administrative oversight | Streets, Stations & Strong Foundations signage and decals | | | | \$697.00 |

| Anticipated Projects | | | |
|---|------------------|---------------------------|---|
| Project Title | Estimated Cost | Estimated Completion Date | Notes |
| PRJ-000706 GFR Administration/Headquarters | \$ 14,000,000.00 | | Phase 1 estimated completion summer TBD 2024. Phase 2 TBD |
| PRJ-000708 North Main Street-39th Ave to 53rd Ave | \$ 1,300,000.00 | 3/31/2024 | |
| PRJ-000709 NE 9th Street-University Ave to NE 23rd Ave | \$ 5,200,000.00 | 7/31/2027 | |
| PRJ-000711 Southwest Public Safety Center/Fire Station #9 | \$ 30,000,000.00 | 7/31/2026 | |

| | | | |
|--|----|---------------|-----------|
| PRJ-000712 Eastside fire Sttion (EHEDI Site) | \$ | 15,000,000.00 | 7/31/2027 |
| PRJ-000713 GPD Property and Evidence Bldg | \$ | 25,700,000.00 | TBD |
| PRJ-000714 Public Works Hurricane Hardened Building Program-3-509 | \$ | 26,800,000.00 | TBD |
| Affordable Housing Setaside | \$ | 870,000.00 | Annual |

Infrastructure
FY 2024 1st Qtr Expenditures Report (Oct. 1, 2023 - Dec. 31, 2023)

Hawthorne

Quarterly Revenue Received: **\$26,362.66** **Cash on Hand: \$** **\$95,999.06**

| Funding Source | Capital / Operating | Location | Begin Location | End Location | Length | Lump Sum Value |
|-------------------|---------------------|-------------------------------|----------------|-------------------------------|--------|-----------------|
| Infrastructure Su | Capital | SW 266 St/SW 282 St/SW 30 Ave | SW 46 Ave | SW 127 Ave (Levy County Line) | 26,567 | \$13,030,937.51 |
| None | | | | | | |

| Anticipated Projects | | | |
|----------------------|----------------|---------------------------|-------|
| Project Title | Estimated Cost | Estimated Completion Date | Notes |

Infrastructure
FY 2024 1st Qtr Expenditures Report (Oct. 1, 2023 - Dec. 31, 2023)

High Springs

Quarterly Revenue Received: \$ \$114,339.27 Cash on Hand: \$ \$378,277.27

| Funding Source | Capital / Operating | Location | Begin Location | End Location | Length | Lump Sum Value |
|------------------------------|---------------------|--------------------------------------|----------------|-------------------------------|---------------|------------------------|
| <i>Infrastructure Surtax</i> | <i>Capital</i> | <i>SW 266 St/SW 282 St/SW 46 Ave</i> | | <i>SW 127 Ave (Levy Count</i> | <i>26,567</i> | <i>\$13,030,937.51</i> |
| None | | | | | | |

Anticipated Projects

| Project Title | Estimated Cost | Estimated Completion Date | Notes |
|---------------|----------------|------------------------------|-------|
| TBD | | | |

Infrastructure
FY 2024 1st Qtr Expenditures Report (Oct. 1, 2023 - Dec. 31, 2023)

LaCrosse

Quarterly Revenue Received: \$ \$ 5,059.54 Cash on Hand: \$ \$ 16,883.09

| Funding Source | Capital / Operating | Location | Begin Location | End Location | Length | Lump Sum Value |
|------------------------------|---------------------|--------------------------------------|----------------|-------------------------------|---------------|------------------------|
| <i>Infrastructure Surtax</i> | <i>Capital</i> | <i>SW 266 St/SW 282 St/SW 46 Ave</i> | | <i>SW 127 Ave (Levy Count</i> | <i>26,567</i> | <i>\$13,030,937.51</i> |
| None | | | | | | |

Anticipated Projects

| Project Title | Estimated Cost | Estimated Completion Date | Notes |
|---------------|----------------|------------------------------|-------|
|---------------|----------------|------------------------------|-------|

Infrastructure
FY 2024 1st Qtr Expenditures Report (Oct. 1, 2023 - Dec. 31, 2023)

Town of Micanopy

Quarterly Revenue Received: \$11,381

Cash on Hand: \$37,124

| Funding Source | Capital / Operating | How Used | Where Used | Description of Purchase | Amount Expensed | Lump Sum Value |
|-------------------------------|---------------------|---------------------------|-----------------|--------------------------|-----------------|------------------------|
| <i>Infrastructure Example</i> | <i>Capital</i> | <i>Open to the Public</i> | <i>ABC Road</i> | <i>Repaving ABC Road</i> | <i>300,000</i> | <i>\$13,030,937.51</i> |
| No projects to report | | | | | | |

| Anticipated Projects | | | |
|------------------------|----------------|---------------------------|-------------|
| Project Title | Estimated Cost | Estimated Completion Date | Notes |
| Fire Station Bay Doors | 100,000 | 3/31/2024 | Urgent Need |
| Thrasher Museum Reno | 50,000 | 9/30/2024 | |
| Town Hall Roof Repair | 25,000 | 9/30/2024 | |

Infrastructure
FY 2024 1st Qtr Expenditures Report (Oct. 1, 2023 - Dec. 31, 2023)

Newberry

Quarterly Revenue Received: \$ \$139,940.26 Cash on Hand: \$ \$448,461.04

| Funding Source | Capital / Operating | Location | Begin Location | End Location | Length | Lump Sum Value |
|-----------------------|---------------------|-------------------------------|----------------|------------------------|--------|-----------------|
| Infrastructure Surtax | Capital | SW 266 St/SW 282 St/SW 46 Ave | | SW 127 Ave (Levy Count | 26,567 | \$13,030,937.51 |

None

Anticipated Projects

| Project Title | Estimated Cost | Estimated Completion Date | Notes |
|---------------------------------|----------------|---------------------------|--------------------|
| Veteran's Memorial Park | \$350,000.00 | | |
| Historic Power Plant Renovation | \$347,500.00 | | Match to DOS Grant |
| SW15th Road Project | \$1,279,000.00 | | |

Infrastructure
FY 2024 1st Qtr Expenditures Report (Oct. 1, 2023 - Dec. 31, 2023)

Waldo

Quarterly Revenue Received: \$ \$12,141.82 Cash on Hand: \$ \$12,254.93

| Funding Source | Capital / Operating | Location | Begin Location | End Location | Length | Lump Sum Value |
|------------------------------|---------------------|--------------------------------------|--------------------------------------|--------------------|---------------|------------------------|
| <i>Infrastructure Surtax</i> | <i>Capital</i> | <i>SW 266 St/SW 282 St/SW 46 Ave</i> | <i>SW 127 Ave (Levy County Line)</i> | | <i>26,567</i> | <i>\$13,030,937.51</i> |
| Infrastructure Surtax | Capital | water tower/well | 14750 Weeks Street | 17450 Weeks Street | | \$7,490.00 |
| Infrastructure Surtax | Capital | master lift station | 15185 NE Waldo Rd | 15185 NE Waldo Rd | | \$5,985.00 |
| Infrastructure Surtax | Capital | liftstations 1-4 | | | | \$28,440.00 |
| Infrastructure Surtax | Capital | all lift stations | | | | \$1,198.70 |
| | | | | | | \$43,113.70 |

Anticipated Projects

| Project Title | Estimated Cost | Estimated Completion Date | Notes |
|---------------|----------------|---------------------------|-------|
|---------------|----------------|---------------------------|-------|



Patrice Boyes, Esq.

5700 SW 34th Street, Suite 1120
Gainesville, FL 32608
(352) 372-2684 ♦ (352) 379-0385 (fax)

March 22, 2024

Gina Peebles, Assistant County Manager
Alachua County Manager's Office
12 SE 1st Street
Gainesville, Florida 32601
gpeebles@alachuacounty.us

Email delivery only

Re: ISOB Question

Dear Gina:

At the Board's request, I have researched an issue that arose in the recent oversight board meeting and offer the following analysis.

Issue: "Definition of infrastructure for a public space vs. construction of a public facility and provide background for the Board to discuss" in response to the City of Alachua's and Town of Micanopy's upcoming projects proposed to be funded via their Infrastructure surtax."

Short answer: This is a distinction without much difference, if any.

Discussion: The half-cent WSPP Surtax Ordinance 16-06 was approved by referendum and took effect on January 1, 2017. The voters on November 8, 2022, approved repeal of the Wild Spaces/Public Places ("WSPP") Surtax and replaced it with the new 1.0 cent Infrastructure Surtax, which is in effect now (Ordinance 2022-08). Florida law authorizes the County Commission to levy and have in effect only one local government infrastructure surtax at a time.

The starting point of any analysis is the enabling statute, Sec. 212.055(2), Florida Statutes, to determine the permissible uses for local infrastructure surtax proceeds¹. The County Commission by ordinance, subject to the previous referendum, narrowed the statute's permissible uses to those set forth in the WSPP referendum, including conservation land acquisition and parks/recreational facilities.

The County Commission's newer Ordinance 2022-08, however, broadened the permissible uses beyond the previous WSPP surtax, although it still did not include all of the permissible uses

¹ Notably, the referendum was approved pursuant to §212.055(2) Local government infrastructure surtax, not §212.055(1) Charter county and regional transportation system surtax.

of proceeds authorized under the statute. The new Alachua County Infrastructure Surtax Ordinance 2022-08 in Section 4(a) requires that 50% of the surtax proceeds shall be used for conservation land acquisition and parks/recreation, dubbed “WSPP Uses.” Section 4(b) requires that 50% of the surtax proceeds shall be used for “Other Infrastructure Uses,” including to repair roads and improve road safety, **construct or renovate** fire stations and **other Public Facilities**, acquire lands for affordable housing, and fund economic development projects. (emphasis added, caveats omitted). Not more than 15% of the surtax proceeds may be allocated to funding economic development projects. Section 4(b).

Distribution to Alachua County and the nine municipalities of the surtax proceeds levied pursuant to Ordinance 2022-08 is governed by a statutory formula contained in §218.62, Florida Statutes.

The recreational projects to be constructed or renovated by the City of Alachua and the Town of Micanopy are proposed for surtax funding as “Other Infrastructure Uses.” The question before the ISOB is whether the parks/recreational projects may qualify as Other Infrastructure Uses. They do potentially qualify under the Ordinance because they fall within the definition of “other Public Facilities” that may be funded by a municipality’s share of its Infrastructure Surtax. Ordinance 2022-08, at Section 4(b)(ii).

Ordinance 2022-08 does not define “Public Facilities”; however, a definition of the term “public facilities” is set forth in Section 212.055(2)(d)(1)(a), Florida Statutes:

For purposes of this sub-paragraph, the term “public facilities” means facilities as defined in s. 163.3164(39), s. 163.3221(13), or s. 189.012(5), and includes facilities that are necessary to carry out governmental purposes, including, but not limited to, fire stations, general governmental office buildings, and animal shelters, regardless of whether the facilities are owned by the local taxing authority or another governmental entity.”

In turn, §163.3164(39), Florida Statutes, states:

(39) “Public facilities” means major capital improvements, including transportation, sanitary sewer, solid waste, drainage, potable water, educational, **parks and recreational facilities**. (emphasis added)

Sec. 163.3221(13), Florida Statutes, states:

(13) “Public facilities” means major capital improvements, including transportation, sanitary sewer, solid waste, drainage, potable water, educational, **parks and recreational facilities**. (emphasis added)

Sec. 189.012(5), Florida Statutes, states:

(5) “Public facilities” means major capital improvements, including, but not limited to, transportation facilities, sanitary sewer

facilities, solid waste facilities, water management and control facilities, potable water facilities, alternative water systems, educational facilities, **parks and recreational facilities**, health systems and facilities, and, except for spoil disposal by those ports listed in s. 311.09(1), spoil disposal sites for maintenance dredging in waters of the state. (emphasis added).

Conclusion: While the County Commission has set a floor of 50% of the Infrastructure Surtax proceeds that shall be spent on what the public understands the former and current “WSPP Uses” to include (i.e. conservation land acquisition, parks/recreational facilities), the County Commission did not set a ceiling for specific uses (other than qualifying economic development projects) for the other 50% of surtax proceeds, i.e. “Other Infrastructure Uses.” Consequently, a municipality could, in theory, spend all of its “Other Infrastructure Uses” surtax proceeds on parks and recreational facilities.

Sincerely,

/s/ PATRICE BOYES, ESQ.

Patrice Boyes, Esq.
Special Counsel to ISOB

Member Attendance Report

Infrastructure Surtax Citizen Oversight Board

| Alachua County | Jun 26, 2023 | Jul 24, 2023 | Sep 25, 2023 | Oct 24, 2023 | Jan 22, 2024 | Feb 26, 2024 |
|--------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Jill Cunningham | P | P | P | P | A | P |
| Eric Drummond | P | P | P | P | P | P |
| Steve Howard | | P | P | P | A | P |
| Jack Kulas | | | | | P | P |
| Vacant (alternate) | | | | | | |
| City of Gainesville | | | | | | |
| Vacant | | | | | | |
| Vacant (alternate) | | | | | | |
| David Ruiz | P | P | P | P | P | P |
| Small Cities (not Gainesville) | | | | | | |
| Vacant | | | | | | |
| Vacant (alternate) | | | | | | |