

Infrastructure Surtax Citizen Oversight Board

September 22, 2025

5:30 pm

County Administration Building - Grace Knight Conference Room

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

Pages

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 - 5.5 Hawthorne
 - 5.6 High Springs
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 - 5.8 Micanopy

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Infrastructure Surtax Citizen Oversight Board

Date: June 30, 2025
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 (Vice Chair), Eric Drummond (Chair), Steve Howard, Jack Kulas, and Nancy Wilkinson (alternate)

City of Gainesville Members Present: David Ruiz

Incorporated Cities (not Gainesville) Members Present: Ross Ambrose and Bonnie Burgess (alternate)

Members Absent: Mary Lou Hildreth (alternate) and Makyla Mafi

Staff Present: Gina Peebles

Other Municipal Staff Present: Betsy Waite

Outside Counsel: Patrice Boyes

2. Welcome and Introduction of Small Cities Alternate Member - Bonnie Burgess

Ms. Burgess was welcomed and introduced.

3. Approval of the Regular and Consent Agendas

David Ruiz made a motion to approve the Regular and Consent agendas as presented; Jack Kulas second; unanimous approval; motion carried. The Board requested Archer be reminded that their six-month grace period for submitting quarterly reports will soon expire.

4. Approval of Minutes

David Ruiz made a motion to approve the May 12 minutes as presented; Ross Ambrose second; unanimous approval; motion carried.

5. Consent Agenda

- 5.1 Accept 2nd Qtr. (Jan, Feb, Mar, 2025) Wild Spaces Public Places Expenditures for Hawthorne, LaCrosse, and Waldo**
- 5.2 Accept 2nd Qtr. (Jan, Feb, Mar, 2025) Infrastructure Expenditures for Alachua, Hawthorne, High Springs, LaCrosse, and Micanopy**
- 6. Review of Quarterly Wild Spaces Public Places Municipal / County Expenditures for 2nd Qtr. (Jan, Feb, Mar 2025)**

- 6.1 Alachua County**

Ross Ambrose made a motion to table the quarterly Alachua County report as presented as the 2023 Surtax 2nd Qtr. does not match what was reported; Jack Kulas seconded; unanimous approval; motion carried. The Board discussed whether or not to request grant and other project income/expense on quarterly reports, but determined the role of the Oversight Board was to review surtax expenses only.

- 6.2 Alachua**

The Board questioned why (1) the “World Series Field Berm Construction Fill Dirt” was listed on two lines (\$14,600 and \$9,000 respectively), rather than consolidated (2) if the “Criswell/Lewis Parks” security cameras were purchased/installed with 2023 surtax funds and (3) if the “Fuji Roll-Out Mats for Gym” and “Disc Golf Baskets and Hole Number Plates” have a useful life of five or more years, which if so, they should be coded as “capital” per the surtax state statute.

Ross Ambrose made a motion to table the quarterly Alachua report as presented; Jack Kulas seconded; unanimous approval; motion carried.

- 6.3 Gainesville**

Jack Kulas made a motion to approve the quarterly Gainesville report as presented; David Ruiz seconded; unanimous approval; motion carried.

- 6.4 High Springs**

Ross Ambrose made a motion to approve the quarterly High Springs report as presented; Jack Kulas seconded; unanimous approval; motion carried.

- 6.5 Micanopy**

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

6.6 Newberry

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

7. Review of Quarterly Infrastructure Municipal / County Expenditures for 2nd Qtr. (Jan, Feb, Mar 2025)

7.1 Alachua County

Ross Ambrose made a motion to approve the quarterly Alachua County report as presented; David Ruiz seconded; unanimous approval; motion carried. The Board requested future reports break down housing and roads revenue, interest, and expenditures as well as include the branding, "Living Spaces and Thriving Places".

7.2 Gainesville

Ross Ambrose made a motion to approve the quarterly Gainesville report as presented; Jill Cunningham seconded; Mr. Ambrose amended his motion to request more detail on "description of purchase;" unanimous approval; motion carried. Future reports should include the branding, "Streets, Stations, and Strong Foundations" as well as a breakdown for housing, if applicable.

7.3 Newberry

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

7.4 Waldo

Ross Ambrose made a motion to approve the quarterly Waldo report as presented; Jack Kulas seconded; unanimous approval; motion carried.

8. Old Business

8.1 Alachua County 1st Qtr 2025 Report

Ross Ambrose made a motion to approve the 1st Qtr. 2025 Alachua County report as presented; David Ruiz seconded; unanimous approval; motion carried.

8.2 Gainesville 1st Qtr 2025 Report

Ross Ambrose made a motion to table this report as the expenses itemized do not match the summary total reported; Jack Kulas seconded; unanimous approval; motion carried.

8.3 High Springs 2nd, 3rd, and 4th Qtr 2024 and 1st Qtr 2025 Reports

The consensus was to continue to table this report until the Canoe Outpost repayment matter has been resolved.

8.4 Additional Enhanced Monitoring Suggestions

The Board discussed adding an additional question on who is responsible for spending authority and to change the tense from present to future. The purpose of the form is as a "Risk Indicator." If responses cause concern, Ms. Boyes suggested they be referred back to the County Commission, and possibly the Auditor General. The questionnaire will be sent at the close of the fiscal year.

9. New Business

None.

10. Public Comment (3 Minutes)

Kali Blount shared concern about the delinquency of the High Springs financial reports.

11. Date/Time/Location of Next Meeting

The consensus was to next meet on Monday, Sep. 22, 2025 at 5:30 p.m. in the Grace Knight Conference Room.

12. Attendance Report

13. Adjournment

The meeting was adjourned at 7:06 p.m.

Wild Spaces Public Places						
FY 2025 2nd Qtr Expenditures Report (Jan. 1, 2025 - Mar. 31, 2025)						
Alachua County						
		Cash on Hand (2017 + 2023 Surtax Ending Balance):		\$ 47,958,881.67		
2017 Surtax Ending Q1 Balance		\$ 20,666,504.54		2023 Surtax Ending Q1 Balance		\$ 21,789,793.48
Less 2017 Surtax Q2 Expenditures:		\$ (1,745,571.10)		Plus 2023 Surtax Q2 Revenue:		\$ 4,170,802.90
Plus 2017 Interest Q2:		\$ 260,181.85		Plus 2023 Interest Q2:		\$ 263,368.58
2017 Surtax Ending Balance:		\$ 22,672,257.49		Less 2023 Surtax Q2 Expenditures:		\$ 937,340.78
				2023 Surtax Ending Balance:		\$ 25,286,624.18
Surtax Expense	Capital / Operating	Where Used	Amount Expensed	Description of Purchase		
<i>2017 Surtax Expense</i>	Operating	Land Acquisition - Negotiation and Due Diligence: Austin Cary - Inmon, program-level negotiator services	\$ 38,289.00	Professional services for land acquisition due diligence process: Title search, Appraisal, Phase 1 Environmental Assessments, Boundary Surveys, Baseline Documentation Reports for Conservation Easements, Land Acquisition Negotiator Services.		
<i>2017 Surtax Expense</i>	Operating	Land Stewardship - Initial Improvements and Operating Supplies: Black Lake Preserve, Lochloosa Slough Preserve, Phifer Flatwoods Preserve, Buck Bay Flatwoods Preserve, Bee Tree Creek Preserve	\$ 158,838.25	Initial site improvements on WSPP-acquired properties (e.g. fireline establishment and maintenance, service road improvements, culverts, wildfire fuel reduction, invasive plant management, reforestation, solid waste removal, reforestation, recreational master planning, trail establishment and maintenance, fence repair and installation, preserve stewardship equipment, etc.).		

2017 Surtax Expense	Operating	Land Acquisition - Reimbursement of portion of land acquisition costs for Lochloosa Slough - Fox Pen Connector acquisition.	\$ (2,000,000.00)	Alachua County was awarded a North American Wetlands Conservation Act grant award, in partnership with Alachua Conservation Trust, for land acquisition reimbursement. The grant was a multi-year project, and reimbursement of \$2 million toward the county acquisition costs on the Lochloosa Slough - Fox Pen Connector property occurred during this quarter.
2017 Surtax Expense	Operating	Cuscowilla	\$ (270.00)	Credit for a cancelled American Camp Association conference that was
2017 Surtax Expense	Capital	Jonesville Park	\$ 3,033.08	Vets Park Recreation Improvements, including stormwater
2017 Surtax Expense	Operating	Cuscowilla	\$ 54,538.57	Cuscowilla Operating Expenses including, but not limited to, water
		Subtotal	\$ (1,745,571.10)	
2023 Surtax Expense	Operating	Land Acquisition - Due Diligence: Watermelon Pond (Biro, Johnson, Eichhorn), Santa Fe River (Block), Lake Santa Fe (Tyrone), East Newnan's Lake (Putz), Lake Forest Creek (K Squared Holdings),	\$ 84,026.03	Professional services for land acquisition pre-contract negotiations and post contract due diligence process: Title search, Appraisal, Phase 1 Environmental Assessments, Boundary Surveys, Baseline Documentation Reports for Conservation Easements.
2023 Surtax Expense	Operating	Land Stewardship - Initial Improvements and Operating Supplies: Santa Fe River Preserve, Watermelon Pond Preserve	\$ 54,529.61	Initial site improvements on WSPP-acquired properties (e.g. fireline establishment, service road improvements, wildfire fuel reduction, invasive plant management, solid waste removal, reforestation, recreational master planning, etc.), Board-approved personnel costs.
2023 Surtax Expense	Capital	Land Conservation Facility	\$ 42,670.87	Professional Services for Land Conservation Facility - Planning and Permitting Phase.
2023 Surtax Expense	Capital	Land Acquisition: Watermelon Pond - Dumford	\$ 1,000.00	Option Payment for Watermelon Pond - Dumford option contract.
2023 Surtax Expense	Capital	Land Acquisition: Watermelon Pond - Johnson	\$ 1,000.00	Option Payment for Watermelon Pond - Johnson option contract.

2023 Surtax Expense	Capital	Land Acquisition: Watermelon Pond - Eichhorn	\$ 1,000.00	Option Payment for Watermelon Pond - Eichhorn option contract.
2023 Surtax Expense	Capital	Land Acquisition: Watermelon Pond - MPT	\$ 1,000.00	Option Payment for Watermelon Pond - Moore, Purcell Trammell (MPT) option contract.
2023 Surtax Expense	Capital	Land Acquisition: Watermelon Pond - Biro	\$ 368,735.50	Land Acquisition: Watermelon Pond - Biro Property - Acquisition of conservation easement over 96.45 acres of environmentally sensitive lands (including closing costs and closing attorney fees).
2023 Surtax Expense	Capital	Land Acquisition: Watermelon Pond - Johnson	\$ 251,902.25	Land Acquisition: Watermelon Pond - Johnson Property - Acquisition of 30.25 acres of environmentally sensitive lands (including closing costs and closing attorney fees).
2023 Surtax Expense	Operating	Land Acquisition - Reimbursement of Closing Costs buffer for Watermelon Pond - Biro and Watermelon Pond - Howell	\$ (7,330.00)	All land acquisitions are budgeted with a buffer to cover additional due diligence and closing/legal fees that are required due to discoveries during the contract period. If there are funds remaining post-closing from the buffer they are reimbursed.
2023 Surtax Expense	Operating	West End Park	\$ 12,540.39	Personnel Expenses for Parks Maintenance Worker assigned to West
2023 Surtax Expense	Operating	West End Park	\$ 30,627.13	Operating Expenses for West End Park. Includes electrical work, tree and
2023 Surtax Expense	Capital	West End Park	\$ 87,749.00	Capital Expenses for West End Park. Includes land development with
2023 Surtax Expense	Capital	Jonesville Park	\$ 7,175.00	Jonesville Park A&E services provided by Brame Heck Architects
2023 Surtax Expense	Capital	Monteocha Park	\$ 715.00	Monteocha Park A&E services provided by Brame Heck Architects
		Subtotal	\$ 937,340.78	



Annual Infrastructure Surtax Audit Findings Attestation

I, Robert A. Bonetti (printed name) hereby certify that the
City of Alachua (name of city, town, or County) FY 24 audit, covering the
period of Oct. 1, 2023 through September 30, 2024 was completed by an independent auditor and that
no findings were made with regard to Infrastructure Surtax expenditures.

Robert A. Bonetti Digitally signed by Robert A. Bonetti
DN: cn=Robert A. Bonetti, o=City of Alachua, ou=FAS
Director, email=rbonetti@cityofalachua.org, c=US
Date: 2025.07.02 06:48:08 -04'00

Signature

07-02-25

Date

From: [Robert Bonetti](#)
To: [Gina Peebles](#)
Cc: [Damon J. Messina](#); [Tyler Williams](#)
Subject: WSPP - 2nd Quarter Report
Date: Tuesday, July 1, 2025 4:04:22 PM
Attachments: [image001.png](#)
[FY 25 2nd Qtr Report Jan Feb Mar WSPP.xlsx](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon Gina,

Please accept my revised 2nd Quarter Report for WSPP.

In response to your concerns, I submit the following:

- A. The berm construction fill dirt was originally tallied by our ERP system posting date and, instead, should have been a consolidation of 3 invoices;
- B. The security cameras were acquired last fiscal year with 2023 surtax funds;
- C. The Fuji mats had been listed as operating (per our City fiscal policies), however, they have a life which will exceed 5 years; and,
- D. The Disc Golf Baskets had been listed as operating (per our City fiscal policies), however, they have a life which will exceed 5 years.

Thanks for clarifying the reporting of operating versus capital as pertains to the surtax.

Please let me know if you require any additional information.

Regards.



ROBERT A. BONETTI

Finance & Administrative Services Director

📞 386.418.6165

✉ rbonetti@cityofalachua.org

🌐 www.cityofalachua.org

Wild Spaces Public Places						
FY 2025 2nd Qtr Expenditures Report (Jan. 1, 2025 - Mar. 31, 2025)						
Alachua						
		Cash on Hand (2017 + 2023 Surtax Ending Balance):		\$ 175,078.11		
2017 Surtax Ending Q1 Balance		\$ -		2023 Surtax Ending Q1 Balance		\$ 265,974.83
Less 2017 Surtax Q2 Expenditures:				Plus 2023 Surtax Q2 Revenue:		\$ 197,379.79
Plus 2017 Interest Q2:				Plus 2023 Interest Q2:		\$ 852.15
2017 Surtax Ending Balance:		\$ -		Less 2023 Surtax Q2 Expenditures:		\$ 289,128.66
				2023 Surtax Ending Balance:		\$ 175,078.11
Surtax Expense	Capital / Operating	Where Used	Amount Expensed	Description of Purchase		
<i>2023 Surtax Expense</i>	Capital	HBRC Skate Park	\$ 229,702.46	Skate Park Renovation and Reconfiguration		
<i>2023 Surtax Expense</i>	Capital	HBRC Skate Park	\$ 13,500.00	Skate Park Fencing		
<i>2023 Surtax Expense</i>	Capital	HBRC WS Field	\$ 23,600.00	World Series Field Berm Construction Fill Dirt		
<i>2023 Surtax Expense</i>	Operating	Criswell/Lewis Parks	\$ 9,000.00	Annual Fee for Security Cameras		
<i>2023 Surtax Expense</i>	Capital	Legacy Park	\$ 3,999.20	Fuji Roll-Out Mats for Gym		
<i>2023 Surtax Expense</i>	Capital	Legacy Park	\$ 9,327.00	Disc Golf Baskets and Hole Number Plates		
Anticipated Projects						
Project Title	Estimated Cost	Estimated Completion Date	Notes			
Sunshades	\$ 35,000	TBD	Upgrades for safety and protection			
Fencing/Backstops	\$ 65,000	TBD	Reshaping fields with backstop kneewall			
Teepee Netting	\$ 30,000	TBD	Enhanced netting - safety			
PA System	\$ 15,000	TBD	Tournament/Event/activities			
Field Lining Robot	\$ 17,700	TBD	Field Lining Robot Implementation / Yearly Subscription			

From: [Diane Wilson](#)
To: [Gina Peebles](#)
Cc: [Jeremy Marshall](#)
Subject: Re: ISOB 1st Qtr Infrastructure Report Update/Clarification
Date: Thursday, June 5, 2025 11:57:19 AM
Attachments: [image008.png](#)
[image009.png](#)
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[FY 25 1st Qtr Report Oct Nov Dec Infrastructure.xlsx](#)

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Please see revised report.

Thank you!

Diane

From: Gina Peebles <gpeebles@alachuacounty.us>
Sent: Wednesday, May 14, 2025 3:03 PM
To: Diane Wilson <dwilson@highsprings.gov>
Cc: Jeremy Marshall <jmarshall@highsprings.gov>
Subject: ISOB 1st Qtr Infrastructure Report Update/Clarification

At Monday evening's Infrastructure Surtax Oversight Board (ISOB) meeting, they tabled your 1st Qtr Infrastructure Report because it shows \$637.38 in expenses in the top summary area, but "no expenses this quarter" in the detail area.



Infrastructure					
FY 2025 1st Qtr Expenditures Report (Oct. 1, 2024 - Dec. 31, 2024)					
High Springs					
		Cash on Hand (2023 Surtax Ending Balance):		\$ 674,114.85	
				2023 Surtax Ending Q4 Balance	\$ 561,663.19
				Plus 2023 Surtax Q1 Revenue:	\$ 113,089.04
				Plus 2023 Interest Q1:	\$ -
				Less 2023 Surtax Q1 Expenditures:	\$ 637.38
				2023 Surtax Ending Balance:	\$ 674,114.85
Surtax Expense	Capital / Operating	Where Used	Amount Expensed	Description of Purchase	
	Capital	no expenses this quarter			

Please update/correct/return the attached by June 13. Thanks and please let me know if you have questions.

Gina Peebles, CPRP
 Assistant County Manager - Chief of Staff

County Manager's Office
12 SE 1st Street • Gainesville • FL • 32601
352-337-6279 (office) • 352-538-8265 (mobile)



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All e-mails to and from County Officials and County Staff are kept as public records. Your e-mail communications, including your e-mail address, may be disclosed to the public and media at any time.

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Infrastructure						
FY 2025 1st Qtr Expenditures Report (Oct. 1, 2024 - Dec. 31, 2024)						
High Springs						
		Cash on Hand (2023 Surtax Ending Balance):		\$ 674,752.23		
				2023 Surtax Ending Q4 Balance	\$ 561,663.19	
				Plus 2023 Surtax Q1 Revenue:	\$ 113,089.04	
				Plus 2023 Interest Q1:		
				Less 2023 Surtax Q1 Expenditures:		
				2023 Surtax Ending Balance:	\$ 674,752.23	
Surtax Expense	Capital / Operating	Where Used	Amount Expensed	Description of Purchase		
	Capital	no expenses this quarter				
		<i>Subtotal</i>	\$ -			
Anticipated Projects						
Project Title	Estimated Cost	Estimated Completion Date	Notes			



Alachua County Community and Administrative Services

Gina Peebles
Assistant County Manager – Chief of Staff

March 27, 2025

Ms. Diane Wilson
City of High Springs
23718 W US Hwy 27
High Springs, FL 32643

RE: Repayment of 2023 Surtax Funds

Dear Ms. Wilson:

On behalf of the Infrastructure Surtax Oversight Board, I am advising you that, on April 22, we will be requesting the Alachua County Commission to ask the City of High Springs to take immediate steps to repay all 2023 surtax funds that were used for the acquisition of the Canoe Outpost.

As outlined in the February 3, 2025 legal opinion provided by our Outside Counsel, Patrice Boyes, the City initially acquired the Canoe Outpost under the assumption that surtax revenue would be available for eight (8) years to repay the loan and cover operational and maintenance costs. However, due to the 2023 surtax's approval and the 2017 surtax's early sunset, the funding timeline was shortened by two (2) years, creating an unexpected financial situation for the City.

Given that Attorney General opinions and statutory provisions prohibit the use of new surtax revenues to service debt incurred under a previous surtax, we urge the City to take the following actions:

1. Cease using 2023 surtax revenue for debt service on projects originally funded under the 2017 surtax.
2. Repay any and all 2023 surtax revenues used toward the acquisition of the Canoe Outpost.
3. Update and resubmit all 2023 surtax quarterly financial reports to reflect this correction.
4. Seek an advisory opinion from the Attorney General's Office regarding the eligibility of using 2023 surtax revenue for refinancing the outstanding debt on a 2017 surtax-funded project.
5. Consider advocating for a legislative amendment to Section 212.055, Florida Statutes, to allow for the use of new surtax revenues to service prior infrastructure-related debts.

This action is essential to maintaining compliance with state law and financial transparency. We look forward to working with you on this and on your planned course of action.

Sincerely,

A handwritten signature in blue ink, appearing to be 'ED', with a large, stylized loop at the end.

Eric Drummond, Chair
Infrastructure Surtax Oversight Board

cc: Alachua County Board of County Commissioners
Infrastructure Surtax Oversight Board
Patrice Boyes, Outside Counsel
Jeremy Marshall, High Springs Manager

From: [Mann, Philip R](#)
To: [Gina Peebles](#)
Cc: [Singleton, Brian M](#)
Subject: RE: [EXTERNAL] ISOB 1st Qtr Report Update/Clarification
Date: Wednesday, July 2, 2025 9:30:15 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
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[image008.png](#)
[image009.png](#)
[image010.png](#)
[FY 25 1st Qtr Report Oct Nov Dec Infrastructure.xlsx](#)

Gina:
Please see the attached.

Let me know if the ISOB needs any additional information.

Thanks,
Phil

Philip R. Mann, P.E. | Special Projects Administrator
City Manager's Office | City of Gainesville
Office 352-334-5010 |
email mannpr@cityofgainesville.org

Note: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

From: Gina Peebles <gpeebles@alachuacounty.us>
Sent: Tuesday, July 1, 2025 5:10 PM
To: Mann, Philip R <mannpr@cityofgainesville.org>
Cc: Singleton, Brian M <SingletonBM@cityofgainesville.org>
Subject: RE: [EXTERNAL] ISOB 1st Qtr Report Update/Clarification

The Oversight Board requested your 1st Qtr report be updated as your expenses don't match (noted in red font below). Please update and resend to me for approval at their Sept. 22 meeting. Thanks!

From: Mann, Philip R <mannpr@cityofgainesville.org>
Sent: Thursday, June 5, 2025 3:16 PM
To: Gina Peebles <gpeebles@alachuacounty.us>
Cc: Singleton, Brian M <SingletonBM@cityofgainesville.org>
Subject: FW: [EXTERNAL] ISOB 1st Qtr Report Update/Clarification

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Gina:

Please find the attached revised 1st quarter Infrastructure Surtax report. It now includes the missing information.

Let me know if you need anything else.

Phil

Philip R. Mann, P.E. | Special Projects Administrator
City Manager's Office | City of Gainesville
Office 352-334-5010 |
email mannpr@cityofgainesville.org

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From: Nguyen, Dennis D <NguyenDD@cityofgainesville.org>
Sent: Thursday, June 5, 2025 3:06 PM
To: Mann, Philip R <mannpr@cityofgainesville.org>
Cc: Singleton, Brian M <SingletonBM@cityofgainesville.org>; Celpa-Morris, Noemi <CelpaMorrN1@cityofgainesville.org>
Subject: Re: [EXTERNAL] ISOB 1st Qtr Report Update/Clarification

Hi Phil,

Sorry for the delay on this.

See attached updated cash balance for SSSF as of Dec 31, 2024. I also updated the beginning balance, please let

me know if you have any questions regarding my changes. I made a note in the attachment to disclose the change.

-Dennis

From: Mann, Philip R <mannpr@cityofgainesville.org>
Sent: Thursday, June 5, 2025 8:13 AM
To: Nguyen, Dennis D <nguyendd@cityofgainesville.org>
Cc: Singleton, Brian M <SingletonBM@cityofgainesville.org>
Subject: RE: [EXTERNAL] ISOB 1st Qtr Report Update/Clarification

Has this been addressed?

Thanks,

Phil

Philip R. Mann, P.E. | Special Projects Administrator
City Manager's Office | City of Gainesville
Office 352-334-5010 |
email mannpr@cityofgainesville.org

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From: Mann, Philip R <mannpr@cityofgainesville.org>
Sent: Friday, May 16, 2025 3:32 PM
To: Nguyen, Dennis D <nguyendd@cityofgainesville.org>
Cc: Singleton, Brian M <SingletonBM@cityofgainesville.org>
Subject: FW: [EXTERNAL] ISOB 1st Qtr Report Update/Clarification

Dennis:

Can your team please provide the revenue for the 1st quarter of FY25 and the interest?

Thanks,

Phil

Philip R. Mann, P.E. | Special Projects Administrator
City Manager's Office | City of Gainesville
Office 352-334-5010 |
email mannpr@cityofgainesville.org

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From: Gina Peebles <gpeebles@alachuacounty.us>
Sent: Wednesday, May 14, 2025 2:58 PM
To: Mann, Philip R <mannpr@cityofgainesville.org>
Cc: Singleton, Brian M <singletonbm@cityofgainesville.org>
Subject: [EXTERNAL] ISOB 1st Qtr Report Update/Clarification

At Monday evening's Infrastructure Surtax Oversight Board (ISOB) meeting, they tabled your 1st Qtr Infrastructure Report pending updates/clarification as follows:

1. The City's WSPP report shows interest received during the quarter (see screenshot below), but your Infrastructure report did not show quarterly revenue or interest.

Wild Spaces Public Places					
FY 2025 1st Qtr. Expenditures Report (Oct. 1, 2024 - Dec. 31, 2024)					
Gainesville					
		Cash on Hand (2017 + 2023 Surtax Ending Balance):		\$ 30,134,051.50	
2017 Surtax Ending Q3 Balance		\$ 12,941,590.48		2023 Surtax Ending Q3 Balance	\$ 16,688,676.47
Less 2017 Surtax Q1 Expenditures:	\$	1,126,536.18		Plus 2023 Surtax Q1 Revenue:	\$ 1,370,632.95
Plus 2017 Interest Q1:	\$	188,444.00		Plus 2023 Interest Q1:	\$ 225,007.00
2017 Surtax Ending Balance:	\$	12,003,498.30		Less 2023 Surtax Q1 Expenditures:	\$ 153,763.22
				2023 Surtax Ending Balance:	\$ 18,130,553.20

Infrastructure					
FY 2025 1st Qtr Expenditures Report (Oct. 1, 2024 - Dec. 31, 2024)					
Gainesville					
		Cash on Hand (2023 Surtax Ending Balance):		\$ 8,432,308.93	
				2023 Surtax Ending Q4 Balance	\$ 8,897,687.91
				Plus 2023 Surtax Q1 Revenue:	
				Plus 2023 Interest Q1:	
				Less 2023 Surtax Q1 Expenditures:	\$ 465,378.98
				2023 Surtax Ending Balance:	\$ 8,432,308.93

Kindly update/respond by June 13. Thanks and please let me know if you have questions.

Gina Peebles, CPRP

Assistant County Manager - Chief of Staff
County Manager's Office
12 SE 1st Street • Gainesville • FL • 32601
352-337-6279 (office) • 352-538-8265 (mobile)



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Infrastructure						
FY 2025 1st Qtr Expenditures Report (Oct. 1, 2024 - Dec. 31, 2024)						
Gainesville						
		Cash on Hand (2023 Surtax Ending Balance):		\$ 16,662,349.07		
				2023 Surtax Ending Q4 Balance		\$ 14,353,237.00
				Plus 2023 Surtax Q1 Revenue:		\$ 2,636,796.13
				Plus 2023 Interest Q1:		\$ 194,096.92
				Less 2023 Surtax Q1 Expenditures:		\$ 521,780.98
				2023 Surtax Ending Balance:		\$ 16,662,349.07
Note the Ending Balance amount was adjusted from \$8,897,687.91 to match the beginning balance of cash per audited financial reports.						
Surtax Expense	Capital / Operating	Where Used	Amount Expensed	Description of Purchase		
2023 Surtax Expense	Capital	PROGRAM-3-508 Infrastructure Administration	\$ 56,402.00	Payroll		
2023 Surtax Expense	Capital	PRJ-000713 GPD Property and Evidence Bldg	465,378.98	Architectural and engineering fees		
		<i>Subtotal</i>	\$ 521,780.98			
Anticipated Projects						
Project Title	Estimated Cost	Estimated Completion Date	Notes			
PRJ-000706 GFR Administration/Headqu arters	\$ 1,000,000.00	9/30/2026	Phase 1 completed summer 2024. Phase 2 TBD			
PRJ-000709 NE 9th Street-University Ave to NE 23rd Ave	\$ 5,200,000.00	5/31/2027				
PRJ-000711 Southwest Public Safety Center/Fire Station #9	\$ 28,500,000.00	9/30/2026				

PRJ-000712 Eastside Fire Station (EHEDI Site)	\$ 15,500,000.00	9/30/2026				
PRJ-000713 GPD Property and Evidence Bldg	\$ 18,000,000.00	6/30/2027				
PRJ-000714 Public Works Hurricane Hardened Building	\$ 26,800,000.00	TBD				
Program-3-509 Affordable Housing Setaside	\$ 870,000.00	TBD	Estimated cost is an annual appropriation			

From: [Mann, Philip R](#)
To: [Gina Peebles](#); [Singleton, Brian M](#)
Cc: [Walkin-Boothe, Neysa E](#); [Mowry, Gail L](#)
Subject: RE: [EXTERNAL] 2nd Qtr Report
Date: Tuesday, July 1, 2025 5:35:11 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[FY 25 2nd Qtr Report Jan Feb Mar Infrastructure v3 \(002\).xlsx](#)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Gina:

Please find attached the revised ISOB 2nd Quarter report.

Let me know if you need any additional information.

Phil

Philip R. Mann, P.E. | Special Projects Administrator
City Manager's Office | City of Gainesville
Office 352-334-5010 |
email mannpr@cityofgainesville.org

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From: Mann, Philip R <mannpr@cityofgainesville.org>
Sent: Tuesday, July 1, 2025 5:17 PM
To: Gina Peebles <gpeebles@alachuacounty.us>; Singleton, Brian M <SingletonBM@cityofgainesville.org>
Cc: Walkin-Boothe, Neysa E <boothene@cityofgainesville.org>; Mowry, Gail L <MowryGL@cityofgainesville.org>
Subject: RE: [EXTERNAL] 2nd Qtr Report

Gina:

Yes, we will provide detail on the "Description of Purchase".

On the affordable housing piece, the City Commission opted to set aside 10%. That 10% will be spent in accordance with Ordinance and state statutes.

Phil

Philip R. Mann, P.E. | Special Projects Administrator
City Manager's Office | City of Gainesville
Office 352-334-5010 |
email mannpr@cityofgainesville.org

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From: Gina Peebles <gpeebles@alachuacounty.us>
Sent: Tuesday, July 1, 2025 5:04 PM
To: Mann, Philip R <mannpr@cityofgainesville.org>; Singleton, Brian M
<singletonbm@cityofgainesville.org>
Subject: [EXTERNAL] 2nd Qtr Report

At last night's Infrastructure Surtax Oversight Board meeting, they requested more detail on your "description of purchase" on your 2nd Qtr. Infrastructure report. For example, "Draw 1 for the xyz Fire Station."

Also, did the City Commission allocate a certain amount dedicated for housing? Betsy thought it was 10%. If so, I will update your report to reflect 10% for housing and 90% for other infrastructure, if applicable.

They next meet on Sept. 22, so please respond/advise by Sept. 12. Thanks for your help and please let me know if you have questions.

Gina Peebles, CPRP

Assistant County Manager - Chief of Staff
County Manager's Office
12 SE 1st Street • Gainesville • FL • 32601
352-337-6279 (office) • 352-538-8265 (mobile)



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Infrastructure						
FY 2025 2nd Qtr Expenditures Report (Jan. 1, 2025 - Mar. 31, 2025)						
Gainesville						
		Cash on Hand (2023 Surtax Ending Balance):		\$ 19,139,889.34		
				2023 Surtax Ending Q4 Balance		\$ 16,718,751.07
				Plus 2023 Surtax Q1 Revenue:		\$ 2,637,828.91
				Plus 2023 Interest Q1:		\$ 203,468.51
				Less 2023 Surtax Q1 Expenditures:	\$ 420,159.15	
				2023 Surtax Ending Balance:		\$ 19,139,889.34
Note the beginning balance amount was adjusted to match the beginning balance of cash per audited financial reports.						
Surtax Expense	Capital / Operating	Where Used	Amount Expensed	Description of Purchase		
2023 Surtax Expense	Capital	PROGRAM-3-508	\$ 67,734.05	Payroll		
2023 Surtax Expense	Capital	PRJ-000706 GFR Administration/Headquarters	\$ 200,000.71	Architectural & Engineering Fees & Land Purchase (\$156,500)		
2023 Surtax Expense	Capital	PRJ-000709 NE 9th Street-University Ave to NE 23rd Ave	\$ 5,822.56	Architectural & Engineering Fees		
2023 Surtax Expense	Capital	PRJ-000711 Southwest Public Safety Center/Fire Station #9	\$ 76,785.60	Architectural & Engineering Fees		
2023 Surtax Expense	Capital	PRJ-000713 GPD Property and Evidence Bldg	\$ 16,289.38	Architectural & Engineering Fees		
2023 Surtax Expense	Capital	PRJ-000714 Public Works Hurricane Hardened Building	\$ 53,526.85	Architectural & Engineering Fees		
		Subtotal	\$ 420,159.15			
Anticipated Projects						
Project Title	Estimated Cost	Estimated Completion Date	Notes			

PRJ-000706 GFR Administration/Headquarters	\$ 1,000,000.00	9/30/2026	Phase 1 completed summer 2024. Phase 2 TBD			
PRJ-000709 NE 9th Street-University Ave to NE 23rd Ave	\$ 5,200,000.00	5/31/2027				
PRJ-000711 Southwest Public Safety Center/Fire Station #9	\$ 28,500,000.00	9/30/2026				
PRJ-000712 Eastside Fire Station (EHEDI Site)	\$ 15,500,000.00	9/30/2026				
PRJ-000713 GPD Property and Evidence Bldg	\$ 18,000,000.00	6/30/2027				
PRJ-000714 Public Works Hurricane Hardened Building	\$ 26,800,000.00	TBD				
Program-3-509 Affordable Housing Setaside	\$ 870,000.00	TBD	Estimated cost is an annual appropriation			

From: [Gina Peebles](#)
Bcc: [Andi Christman](#); [Betsy Waite](#); [bonnburg@gmail.com](#); [cheaton@holtzmanvogel.com](#); [Damon Messina](#); [davidruiz@gmail.com](#); [edcenter@att.net](#); [Eric Drummond](#) ([edrummond2000@yahoo.com](#)); [gatorjillc@gmail.com](#); [Jack Kulas@hotmail.com](#); [Juan Parada](#); [Nancy Wilkinson](#) ([nwillkin21@gmail.com](#)); [pboyas@holtzmanvogel.com](#); [Phil Mann](#); [Ross Ambrose](#) ([Ross@WestSideStories.com](#)); [SingletonBM@cityofgainesville.org](#); [Stephen Howard](#) ([showard36@cox.net](#)); [tamararobbinsjm@cox.net](#)
Subject: FW: Black Lake Preserve Update - Road repairs needed badly
Date: Wednesday, July 9, 2025 8:52:49 AM
Attachments: [250x80-solid_1d829c46-8f9d-4188-a3fb-6f9ac2866e6b.png](#)
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[county_news_62f65719-1553-4875-a002-735233338cec.png](#)
[102323 Meeting Minutes.docx](#)

I am adding this to your Sep. 22 ISOB agenda for a pre-expenditure review. You did approve something similar for the City of Gainesville in October 2023 (minutes attached).

Thanks and please let me know if you have questions.

Gina Peebles, CPRP

Assistant County Manager - Chief of Staff
County Manager's Office
12 SE 1st Street • Gainesville • FL • 32601
352-337-6279 (office) • 352-538-8265 (mobile)



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From: Ken Cornell <kcornell@alachuacounty.us>
Sent: Wednesday, July 9, 2025 8:44 AM
To: lw@clearpassage.com
Cc: Ramon D. Gavarrete <rgavarrete@alachuacounty.us>; mavera@avera.com; Jesse Natwick <jnatwick@alachuacounty.us>; Gina Peebles <gpeebles@alachuacounty.us>; Michele Lieberman <mlieberman@alachuacounty.us>; angelacornell@bosshardtrealty.com
Subject: Re: Black Lake Preserve Update - Road repairs needed badly

Larry

Yesterday during our Board meeting the Commission unanimously requested that the infrastructure oversight board review this request to repave the portion of the road from highway 26 to the park entrance. Typically this tax will not pay for any road infrastructure it only pays for park infrastructure. If this request is "pre approved" as a qualifying use of surtax dollars, then the County's public works staff can then evaluate the cost of repaving the remainder of the neighborhoods road at the same time which would be the most cost effective way to handle repaving totem pole road.

This potential project would result in a specific benefit to the neighbors who live on this road. While I agree that the taxpayers that live on this road already pay their taxes, the reality of the situation with the counties road infrastructure back log and needs, is that this road does not have enough trips to justify it rising to the level for it to be repaved in the foreseeable future. In

fact, this neighborhood road is not in the Counties current work plan for repaving in the next 10 years.

If the neighbors desire for this road to be repaved, it would need to be done as a special improvement district. Again, the most cost-effective time to do this is when public works is performing other work nearby.

I hope this helps clarify things, I'm certainly available to discuss further if you have additional questions.

Best Regards,

Ken

Sent from my iPhone

Ken Cornell

County Commissioner
County Commissioner's Office
12 SE 1st ST • Gainesville • FL • 32601
352-264-6900 (office) • 352-756-8495 (mobile)



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On Jul 9, 2025, at 7:46 AM, Larry Wurn <lw@clearpassage.com> wrote:

Thanks Ken and Ramon,

This sounds possible, at least as far as the worst part of the road - before the curve. However the residents pay a LOT in property taxes and do not pose any burden on the school system. Hoping the county can at least extend paving over the worst of the road, before the curve.

Sent from Larry Wurn's iPhone

On Jul 8, 2025, at 8:07 AM, Ken Cornell <kcornell@alachuacounty.us> wrote:

Ramon

If the County could pave the road up to the park entrance, perhaps the neighbors could participate in finishing this pavement project to the end of the road. This would be a short extension. This seems like a perfect opportunity to solve a decade old problem with county/citizen cooperation. I've copied Mark Avera and Larry Wurn on this request and I'm happy to facilitate this process if public works could take an active role as the County approaches the opening of this park. Thanks a bunch!

Ken

Sent from my iPhone

Ken Cornell

County Commissioner
County Commissioner's Office
12 SE 1st ST • Gainesville • FL • 32601

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Begin forwarded message:

From: Jesse Natwick <jnatwick@alachuacounty.us>
Date: July 7, 2025 at 12:00:08 PM EDT
To: lw@clearpassage.com
Cc: Ryan Kennelly <rkennelly@alachuacounty.us>, Ken Cornell
<kcornell@alachuacounty.us>, "Ramon D. Gavarrete" <rgavarrete@alachuacounty.us>,
Andi Christman <achristman@alachuacounty.us>
Subject: RE: Black Lake Preserve Update - Road repairs needed badly

Hello Larry,

Thank you for the update and bringing this to our attention.
The county Land Conservation program is charged with the acquisition and management of the county conservation lands, including the acquisition of the Black Lake Preserve Property and provision of a public trailhead there in coming months. This program does not manage the county road system, but I have copied the Public Works Director, Ramon Gavarete, to make him aware of this discussion.

Some additional information on the County Road Projects can be found here:
<https://alachuacounty.civilspace.io/en/projects/road-projects>

Thank you,
Jesse

From: lw@clearpassage.com <lw@clearpassage.com>
Sent: Thursday, July 3, 2025 12:22 PM
To: Jesse Natwick <jnatwick@alachuacounty.us>
Cc: Ryan Kennelly <rkennelly@alachuacounty.us>; Ken Cornell <kcornell@alachuacounty.us>
Subject: Black Lake Preserve Update - Road repairs needed badly

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Thank you, Jesse,

With all the county is doing to acquire and maintain this wonderful park area, it would be terrific if they would resurface the entrance road. It's terrible, and has been getting much worse over the years. One of our household workers totally blew out a tire on a pothole in the road. Her chest hit the steering wheel, injuring her badly. While I don't believe she will sue the county she loves, this sort of injury to cars and people is bound to occur more and more often.

Your beautiful acreage deserves a professional entry road. Let us know if any of the residents, Lake Dwellers or others can help inspire the county to do that.

Warm regards,

Larry Wurn

Larry Wurn

6840 NE 225th St.

Melrose, FL 32666

352-339-6606 cell

lw@clearpassage.com

On Jul 3, 2025, at 10:30 AM, Jesse Natwick <jnatwick@alachuacounty.us> wrote:

Hello,

This is Jesse again from Black Lake Preserve. I just wanted to give you all another update. Obviously, the timber harvest has not happened yet at the preserve. There was a little miscommunication, and it is looking like the timber harvest may not happen until later in the year. That being said, as soon as I get information of a start date I will reach back out to share that info.

As before, please reach out if you have any questions or concerns.

Thank you,

Jesse

From: Jesse Natwick <jnatwick@alachuacounty.us>

Sent: Monday, April 7, 2025 1:38 PM

Cc: Ryan Kennelly <rkennelly@alachuacounty.us>

Subject: Black Lake Preserve Update

Hello Black Lake Preserve neighbors,

My name is Jesse Natwick, I am the Senior Environmental Specialist who has taken over the management of Black Lake Preserve. I just wanted to reach out and notify you all of upcoming activities. We are planning for a timber harvest in the coming weeks, and once started may take a couple weeks to complete. The timber harvest goal is to reduce the overall density to a more historically natural level, let more light reach the ground to encourage native

plants and wildflowers, and reduce overly thick areas. We will be mostly targeting small to medium, unhealthy, and/or deformed pine trees as well as hardwood species that have moved uphill from wetland edges. Once this is complete, staff will be moving forward with plans to open the site, hopefully by the end of this calendar year.

Attached is a map of the timber harvest area to help give a better picture of where the harvest will be.

Please reach out with any questions or concerns.

Thank you,
Jesse

Jesse Natwick

Senior Environmental Specialist
Environmental Protection Department
14 NE 1st Street • Gainesville • FL • 32601
352-264-6800 (office) • 352-664-8353 (mobile)

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Infrastructure Surtax Citizen Oversight Board

Date: October 23, 2023
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 5:30 p.m.

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

City of Gainesville Members Present: David Ruiz (Chair)

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

Members Absent: N/A

Staff Present: Gina Peebles

Other Municipal Staff Present: Debbie Leistner, Phil Mann, Andrew Persons, and Betsy Waite

Outside Counsel: Patrice Boyes

2. Approval of the Agenda

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

3. Approval of Minutes

Jill Cunningham made a motion to approve the September 27 minutes as presented; Steve Howard second; unanimous approval; motion carried.

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

4.1 High Springs

At our September 25 meeting, the Oversight Board requested more information on the \$38,898 in Salary & Benefits of Staff maintaining Parks and clarification for the Old School. The High Springs City Manager

provided an email response explaining the Old School is a recreation facility and additional background on their salaries. The consensus of the Oversight Board was to request additional information on the breakdown of salaries (for example, the percentage of General Fund vs. surtax split). This item will be tabled until our January meeting.

5. Opportunities to Enhance Direct Access to Park Facilities for Adjacent Neighborhoods

At our September 25 meeting the consensus of the Oversight Board was for the City of Gainesville to prioritize their list of proposed park access projects with concept plan(s) and a rationale to allow the Oversight Board to visualize their intent. Ms. Leistner presented the City's plans and priority list for nine projects. Mr. Persons stated that Wild Spaces Public Places is the only available funding source to ensure these pedestrian improvements are completed, as there are too many infrastructure projects for them to compete well.

Eric Drummond made a motion that, as a pre-expenditure review, the proposed park interconnection/roadway crossings are apparently eligible with the understanding that they directly connect to a park project and are subject to the selection criteria provided by the City; Jill Cunningham second; unanimous approval; motion carried.

6. Other Business

Ms. Cunningham reported that the gates for Parker are often (if not always) locked. As a City of Gainesville/School Board partnership project, the expectation is that the property is available to the public after school hours. The posted signs provide public hours and she proposed removing the locks altogether. Ms. Waite offered to again follow up.

7. Public Comment

None.

8. Date/Time/Location of Next Meeting

The Oversight Board will meet next on Monday, January 22 at 5:30 p.m. in the Grace Knight Conference Room.

9. Adjournment

The meeting was adjourned at 6:07 p.m.

Member Attendance Report

Infrastructure Surtax Citizen Oversight Board

Alachua County	Jul 22, 2024	Nov 19, 2024	Feb. 25, 2025	Mar. 24, 2025	May 12, 2025	Jun 30, 2025
Jill Cunningham	P	P	P	P	P	P
Eric Drummond	P	P	A	P	P	P
Steve Howard	A	P	P	A	P	P
Jack Kulas	P	P	P	P	P	P
Nancy Wilkinson (alternate)	P	P	P	P	P	P
City of Gainesville						
Vacant						
David Ruiz	P	P	P	P	P	P
Vacant (alternate)						
Small Cities (not Gainesville)						
Ross Ambrose	P	P	P	P	P	P
Bonnie Burgess (alternate)						P