

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. ***Public Comment (3 Minutes)***
3. ***Introduction of New Members***
4. ***Election of Chair and Vice Chair***
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

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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 Expended
<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
<b>Total Capital (Lands)</b>					<b>\$ 388,711.23</b>

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
<b>Total Operating (Lands)</b>					<b>\$ 165,570.94</b>

<b>Total Capital + Operating (Conservation Lands)</b>	<b>\$ 554,282.17</b>
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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 amentities as appropriate
Monteocha Park Improvements	310,000	2025	Replacement/upgrade of existing playground, accessibility improvements, and addt amentities 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**

<b>Funding Source</b>	<b>Capital / Operating</b>	<b>How Used</b>	<b>Where Used</b>	<b>Description of Purchase</b>	<b>Amount Expensed</b>
<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**

<b>Project Title</b>	<b>Estimated Cost</b>	<b>Estimated Completion</b>		<b>Notes</b>
		<b>Date</b>	<b>Date</b>	
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

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**

<b>Funding Source</b>	<b>Capital / Operating</b>	<b>How Used</b>	<b>Where Used</b>	<b>Description of Purchase</b>	<b>Amount Expensed</b>
<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			
<b>Project Title</b>	<b>Estimated Cost</b>	<b>Estimated Completion Date</b>	<b>Notes</b>

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**

<b>Funding Source</b>	<b>Capital / Operating</b>	<b>How Used</b>	<b>Where Used</b>	<b>Description of Purchase</b>	<b>Amount Expensed</b>
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

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

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

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**

<b>Funding Source</b>	<b>Capital / Operating</b>	<b>How Used</b>	<b>Where Used</b>	<b>Description of Purchase</b>	<b>Amount Expensed</b>
<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					

<b>Anticipated Projects</b>			
<b>Project Title</b>	<b>Estimated Cost</b>	<b>Estimated Completion Date</b>	<b>Notes</b>

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**

<b>Funding Source</b>	<b>Capital / Operating</b>	<b>How Used</b>	<b>Where Used</b>	<b>Description of Purchase</b>	<b>Amount Expensed</b>
<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
	Capital	Open to the Public	Civic Center	4 Pickleball Courts, 1 tennis court resurfacing and nets, payment 2 of 2	\$ 14,839.45
	Operating	Open to the Public	Civic Center	Pickleball Ribbon Cutting	\$ 117.15
	Operating	Open to the Public	Civic Center	Paint Basketball Goals/Post	\$ 207.67
	Operating	Open to the Public	Civic Center	Supplies for court nets, basketball goal repair	\$ 608.43
	Operating	Open to the Public	Civic Center	Certified Playground Chips	\$ 1,662.00
	Operating	Open to the Public	City Wide	Parks Master Plan Progress Payment	\$ 866.35
	Operating	Open to the Public	City Wide	Salary & Benefits, 25% Parks & Rec Asst Dir and Director	\$ 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)**

<b>Funding Source</b>	<b>Capital / Operating</b>	<b>How Used</b>	<b>Where Used</b>	<b>Description of Purchase</b>	<b>Amount Expensed</b>
<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

<b>Estimated Completion</b>			
<b>Project Title</b>	<b>Estimated Cost</b>	<b>Date</b>	<b>Notes</b>

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**

<b>Funding Source</b>	<b>Capital / Operating</b>	<b>How Used</b>	<b>Where Used</b>	<b>Description of Purchase</b>	<b>Amount Expensed</b>
<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					

<b>Anticipated Projects</b>			
<b>Project Title</b>	<b>Estimated Cost</b>	<b>Estimated Completion Date</b>	<b>Notes</b>

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**

<b>Funding Source</b>	<b>Capital / Operating</b>	<b>How Used</b>	<b>Where Used</b>	<b>Description of Purchase</b>	<b>Amount Expensed</b>
<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**

<b>Project Title</b>	<b>Estimated Cost</b>	<b>Estimated Completion Date</b>	<b>Notes</b>
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**

<b>Funding Source</b>	<b>Capital / Operating</b>	<b>How Used</b>	<b>Where Used</b>	<b>Description of Purchase</b>	<b>Amount Expensed</b>
<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

<b>Estimated Completion</b>			
<b>Project Title</b>	<b>Estimated Cost</b>	<b>Date</b>	<b>Notes</b>

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)	\$20,000	6/1/2024	Florida Housing Coalition - Community Land Trust
SW24 Ave Minor Rehab (Fr SW122 St to SW 75th St)	\$519,921	Spring 2024	
	\$2,857,429	Work to Begin Spring 2024	
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)	\$171,399	Maintenance activities began in December and are expected to be completed in March, 2024
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
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N/A

Anticipated Projects

Project Title	Estimated Cost	Estimated Completion		Notes
		Date		
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 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		Notes
		Date		

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
<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>
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**

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

Anticipated Projects

<b>Project Title</b>	<b>Estimated Cost</b>	<b>Estimated Completion Date</b>	<b>Notes</b>
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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
Infrastructure Surtax	Capital	SW 266 St/SW 282 St/SW 46 Ave	SW 46 Ave	SW 127 Ave (Levy Count	26,567	\$13,030,937.51

None

Anticipated Projects

Project Title	Estimated Cost	Estimated Completion		Notes
		Date		
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 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		Notes
		Date		

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 Expended	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
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**Patrice Boyes, Esq.**

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March 22, 2024

Gina Peebles, Assistant County Manager  
Alachua County Manager's Office  
12 SE 1<sup>st</sup> Street  
Gainesville, Florida 32601  
[gpeebles@alachuacounty.us](mailto: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 proceeds<sup>1</sup>. 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

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<sup>1</sup> 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.

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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.

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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)						
<b>City of Gainesville</b>						
Vacant						
Vacant (alternate)						
David Ruiz	P	P	P	P	P	P
<b>Small Cities (not Gainesville)</b>						
Vacant						
Vacant (alternate)						